
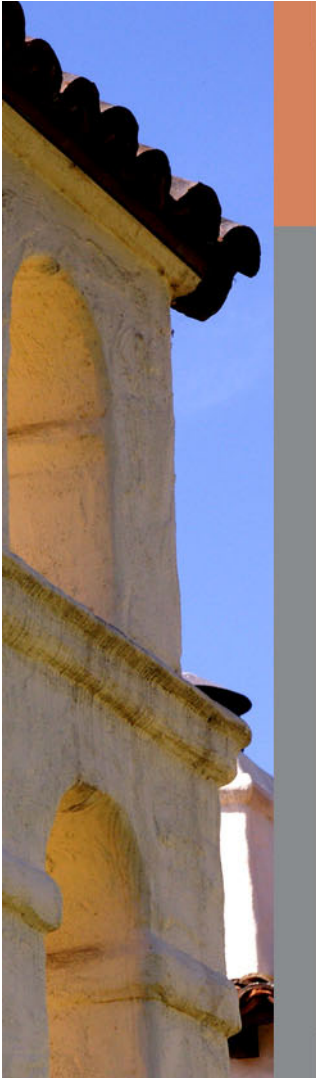




HOUSING ELEMENT UPDATE

General Plan Land Use Map and Zoning Map Amendments





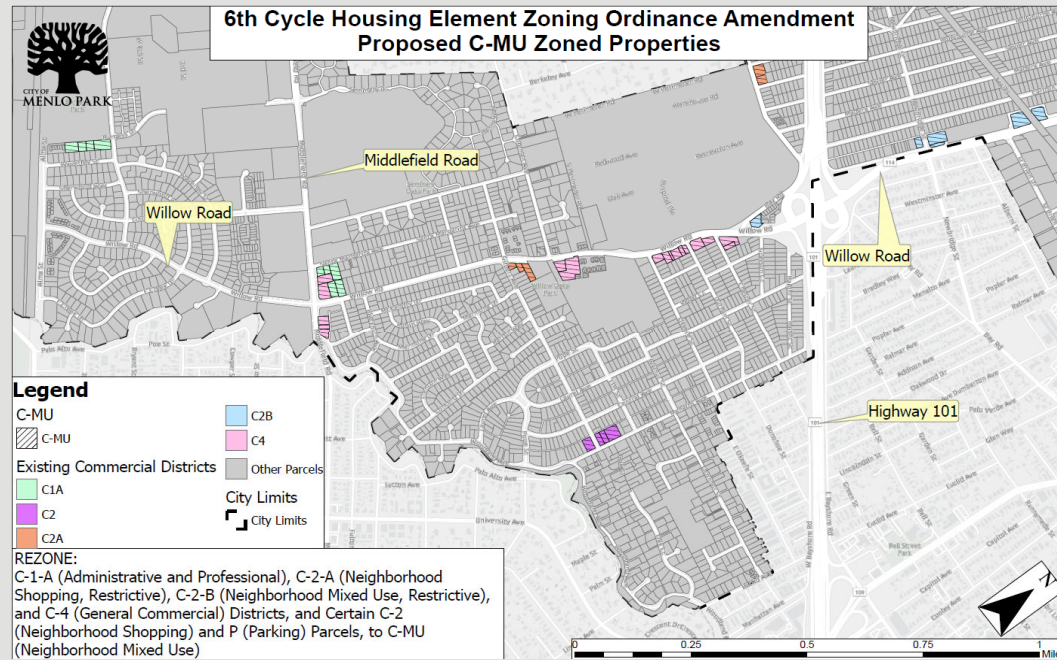
BACKGROUND

- Housing Element adopted Jan. 31, 2023
 - Includes programs to implement zoning changes
- Zoning ordinance and zoning map amendments adopted Dec. 5, 2023
 - Included Program H4.I, Create New Opportunities for Mixed-Use Development
 - New C-MU (Neighborhood Mixed Use) district



C-MU REZONING OVERVIEW

- Parcels in six former zoning districts rezoned C-MU in Dec. 2023





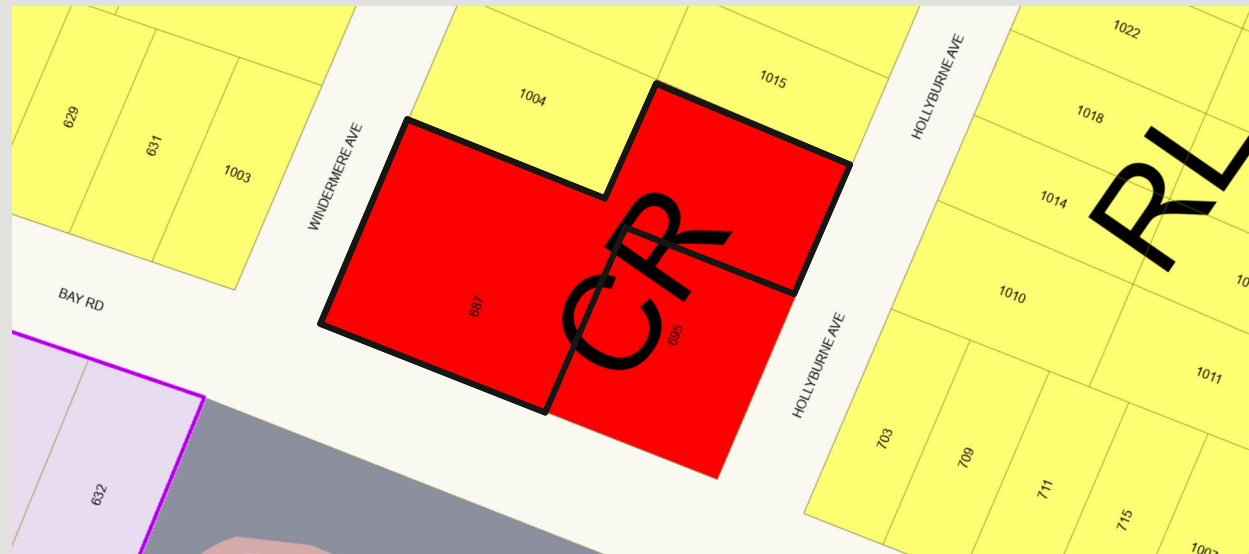
BACKGROUND

- 687 Bay Rd. and 512 Durham St. part of existing developments partially rezoned C-MU
- Not Housing Element inventory sites, but considered in C-MU rezoning program
- No redevelopment proposals at this time



687 BAY RD. GENERAL PLAN LAND USE

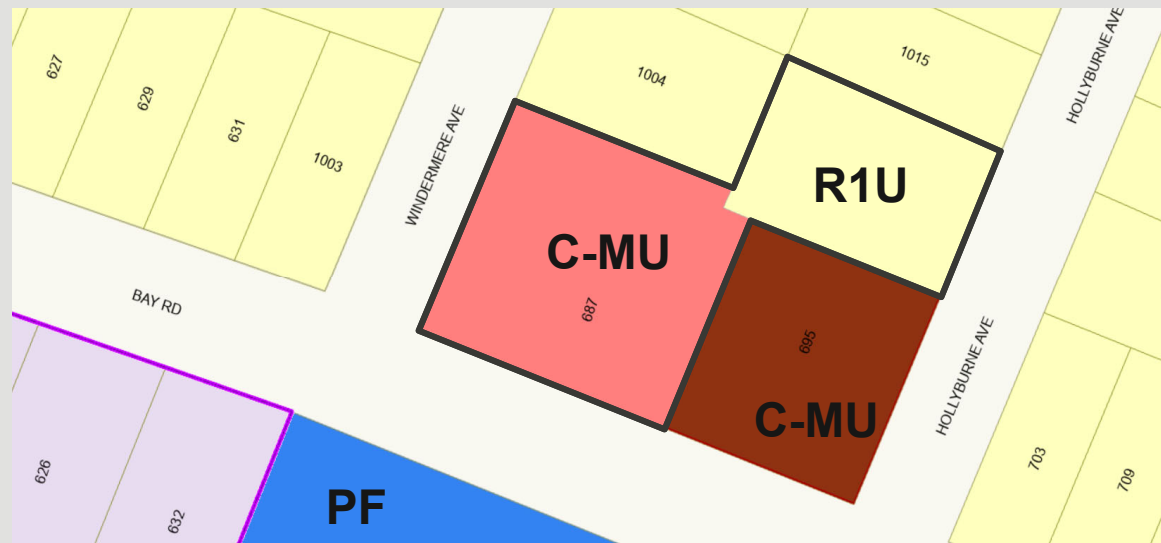
- Existing General Plan land use is Commercial/Retail





687 BAY RD. ZONING

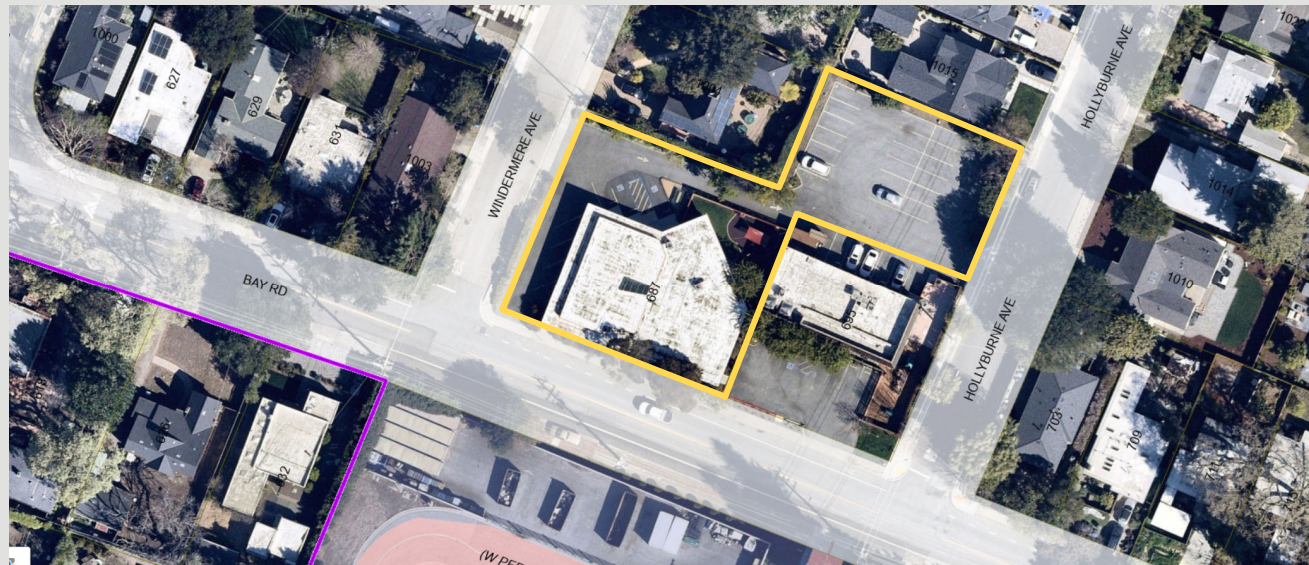
- However, existing zoning is split between C-MU and R-1-U
 - Commercial/Retail land use is not consistent with R-1-U zoning





687 BAY RD. AERIAL MAP

- Existing development includes office/private school and surface parking

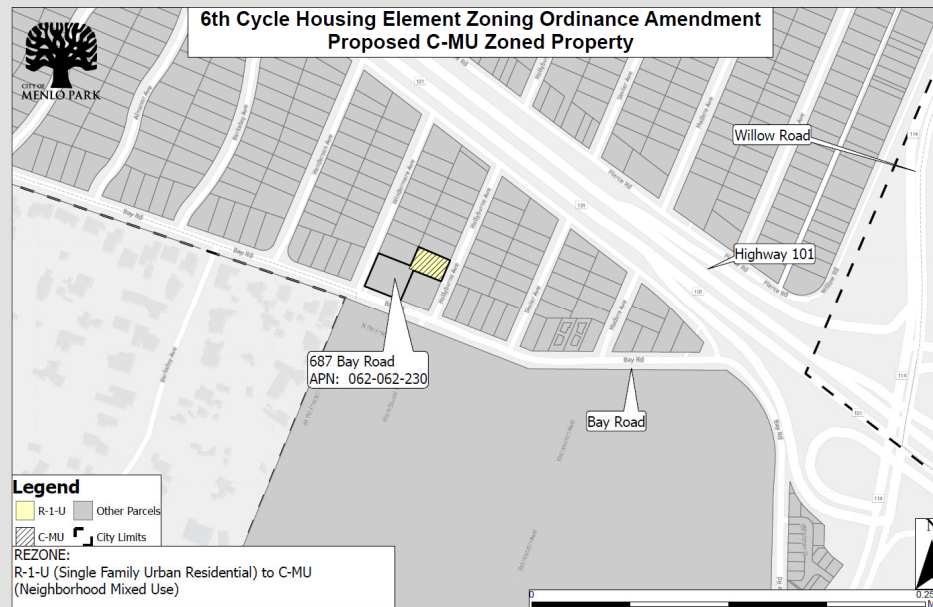




687 BAY RD. PROPOSED ZONING AMENDMENT



- Rezone parking area from R-1-U to C-MU for General Plan consistency and additional housing opportunities

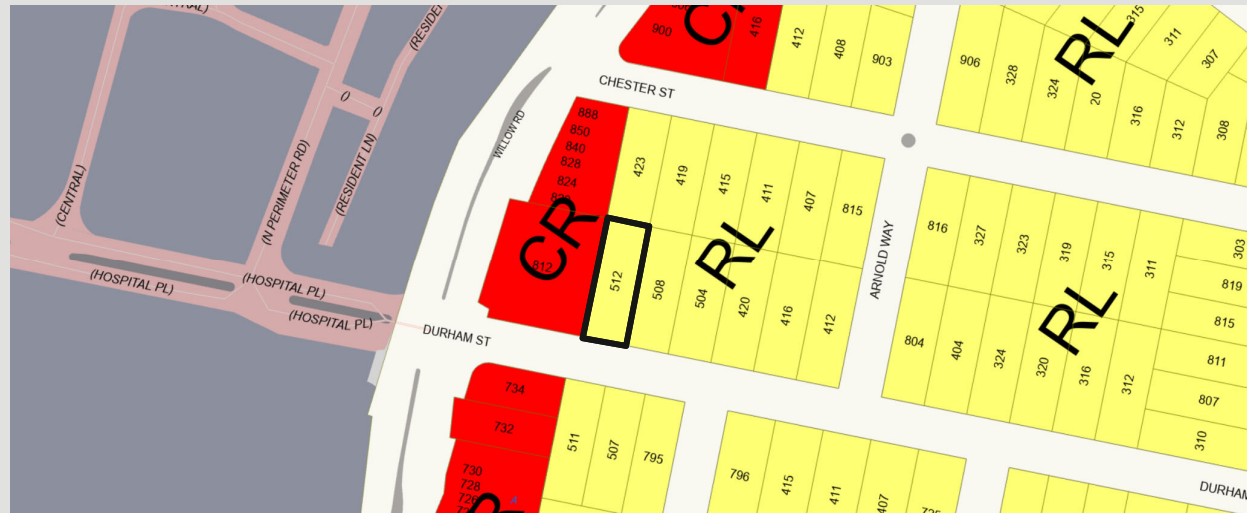




512 DURHAM ST. GENERAL PLAN LAND USE



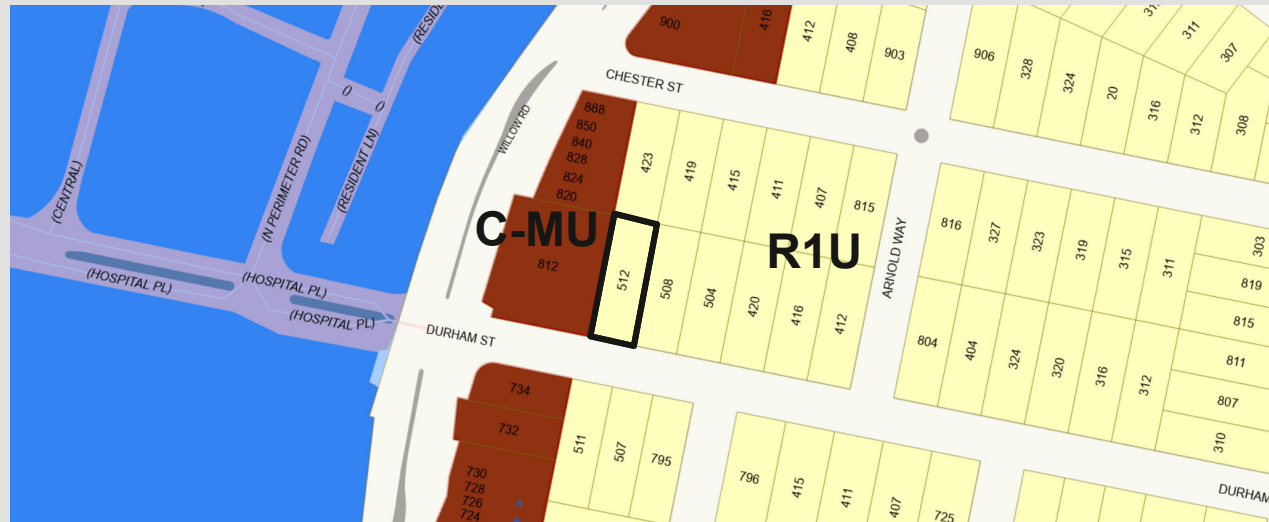
- Existing General Plan land use is Low Density Residential





512 DURHAM ST. ZONING

- Existing zoning is R-1-U





512 DURHAM ST. AERIAL MAP

- Existing development includes market and surface parking
 - Operates as part of one development with 812 Willow Rd.; nonresidential uses

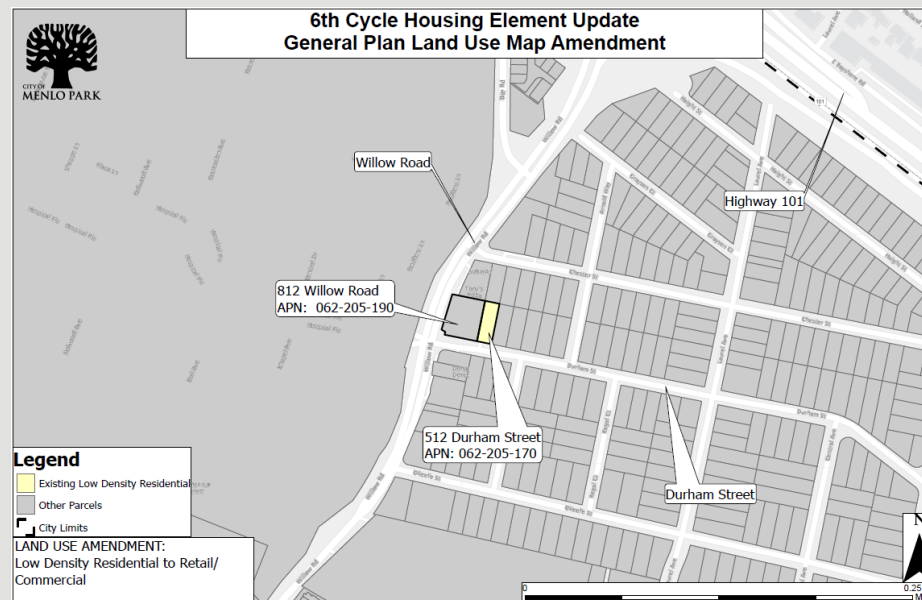




512 DURHAM ST. PROPOSED GENERAL PLAN LAND USE MAP AMENDMENT



- Change land use designation from Low Density Residential to Retail/Commercial

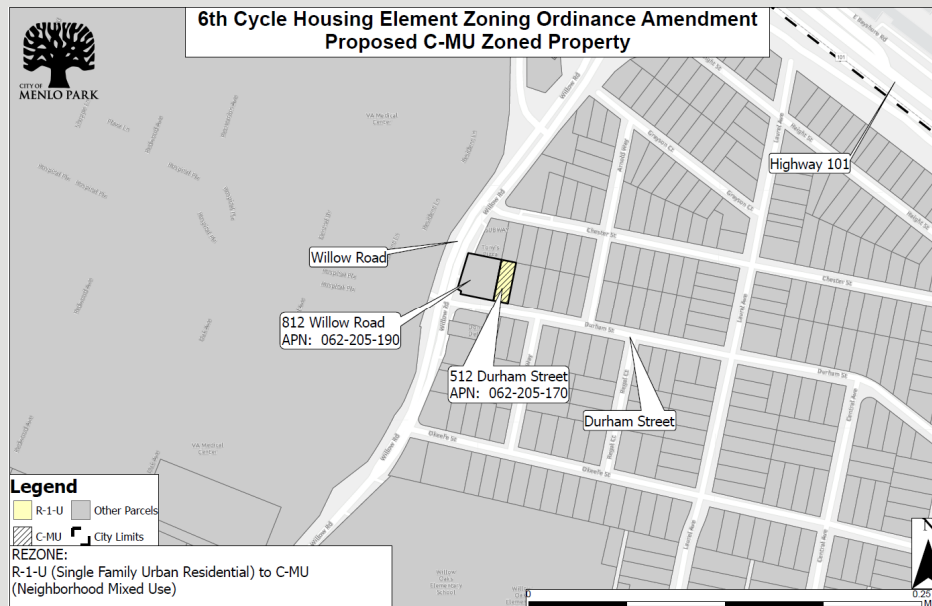




512 DURHAM ST. PROPOSED ZONING AMENDMENT



- Rezone parking area from R-1-U to C-MU for additional housing opportunities





SUMMARY

- The proposed amendments would:
 - Create potential for up to 11 more housing units
 - Provide more cohesive development opportunities
 - Ease zoning implementation
 - Create consistency with existing uses
 - Ensure consistency between General Plan and zoning



RECOMMENDATION AND NEXT STEPS

- Staff recommends that City Council adopt the proposed amendments
 - Adopt resolution for General Plan land use map amendment for 512 Durham St.
 - Effective immediately
 - Introduce ordinance for zoning map amendments for 512 Durham St. and 687 Bay Rd.
 - Adoption at second hearing, Feb. 27
 - Effective March 28
- If not adopted, Council should direct staff to return with General Plan land use map amendment for single-family zoning consistency at 687 Bay Rd.



THANK YOU