



HOUSING ELEMENT UPDATE

December 22, 2022 City Council Study Session

MEETING PURPOSE

- Study session
 - Continuation of December 6th study session
 - Provide feedback on potential zoning changes
 - Provide any additional feedback on working draft Housing Element

- No actions will be taken this evening



PROJECT OVERVIEW

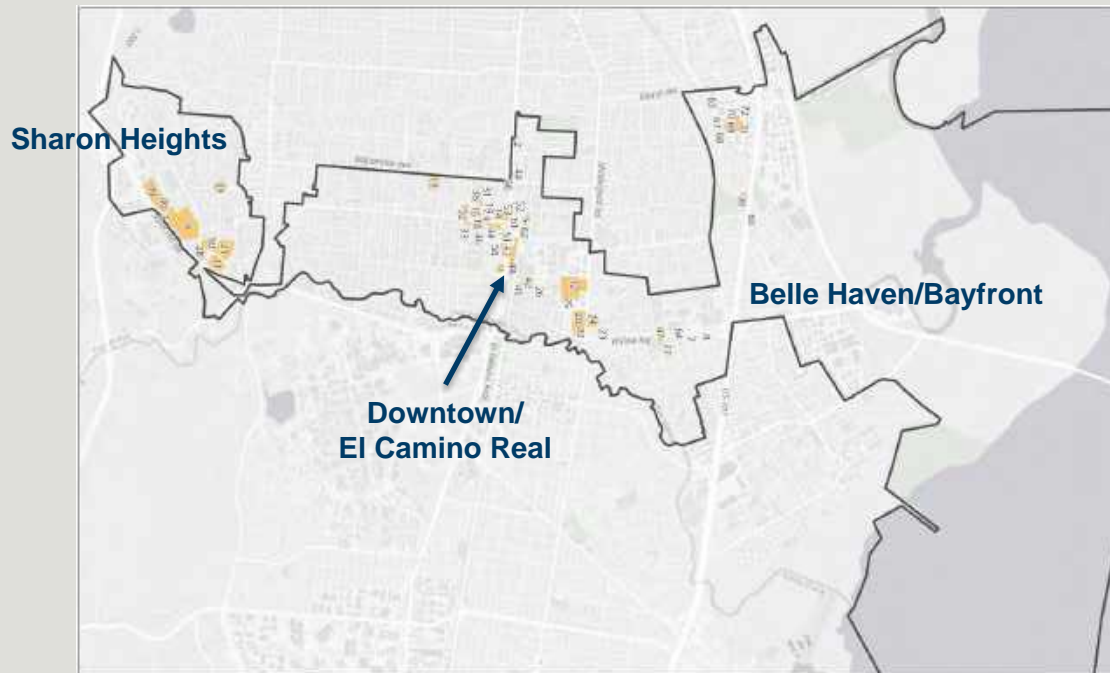
BACKGROUND

- Required 6th Cycle Housing Element Update
 - Plan for city's housing needs from 2023 to 2031
 - Regional Housing Needs Allocation (RHNA) is 2,946 units
 - Accounting for above-moderate income units already in pipeline, City must plan for 1,490 new affordable units
- Also includes update to General Plan Safety Element and new Environmental Justice Element
- Housing Element must be adopted by January 31, 2023

MAJOR LAND USE STRATEGIES

- Affordable RHNA will be met by zoning changes to allow up to 4,000 new units dispersed throughout city
 - The total would accommodate a mix of development types to achieve 1,490 affordable units
 - Primarily in Council districts 2 through 5
- Five key zoning strategies
 - Increase densities in El Camino Real/Downtown Specific Plan area and remove residential cap
 - Increase density bonuses in the affordable housing overlay (AHO)
 - Rezone commercial sites to allow mixed-use development
 - Remove minimum lot size to achieve 30 du/ac for R-3 lots around downtown, and allow sites over 2 acres to have a density of 20 du/ac
 - Re-use sites from current Housing Element

OPPORTUNITY SITES





**NEW INFORMATION
SINCE DECEMBER 6**

OPPORTUNITY SITES LIST

- Lists all 69 sites included in the draft Housing Element
 - Describes which sites would receive new General Plan land use designations and rezonings
 - Also indicates which sites would have “carveout” overlay
 - Sites would be eligible for Affordable Housing Overlay allowing up to approximately 100 du/ac for 100 percent affordable housing

PROPOSED GENERAL PLAN MAP AND TEXT AMENDMENTS

- Changes to the Land Use Element
 - Land Use Designations map would be modified to reflect changes to opportunity sites and certain other parcels to be rezoned
 - New O-R zoning district would be added to Bayfront land use designation
 - Descriptions for Medium Density Residential, High Density Residential, Retail/Commercial, Professional and Administrative Office, Office, and the El Camino Real/Downtown Specific Plan land uses would be updated to reflect new higher densities and floor area ratios

PROPOSED ZONING ORDINANCE TEXT AMENDMENTS

- High priority: Update Affordable Housing Overlay and “carveout” overlay to incentivize affordable housing at higher densities
- Medium priority: Modify zoning districts to allow residential uses at increased densities with corresponding development standards, as identified in Housing Element
- Lower priority: Clean up and delete references to zoning districts to be consolidated and removed

PROPOSED ZONING MAP AMENDMENTS

- Rezone certain parcels from O to O-R
- Rezone former Flood School site to R-3
- Rezone housing opportunity sites currently zoned R-3 to C-2-B
- Rezone all C-2 parcels except Sharon Heights Shopping Center to C-2-B
- Rezone C-1-A, C-2-A, C-2-S, and C-4 parcels to C-2-B and remove the four zoning districts

PROPOSED SPECIFIC PLAN TEXT AMENDMENTS

- High priority: Allow for residential uses on the public parking plazas
- Medium priority: Remove cap on residential development, update subdistricts with new development standards to increase densities and allow corresponding increases in floor area ratios and height

TENTATIVE UPCOMING MILESTONES

- January 3, 2023 – Release of the Final SEIR
- January 12, 2023 – Housing Commission and Planning Commission recommendations on SEIR and Housing Element
- January 31, 2023 – City Council SEIR and Housing Element adoption hearing
- February 9 and 10, 2023 – Environmental Justice and Safety Element community meetings
- 1st Quarter of 2023 – Continued advancement of zoning changes and Environmental Justice and Safety Elements



THANK YOU