



# HOUSING ELEMENT UPDATE

General Plan, Specific Plan, Zoning Ordinance, and Zoning Map  
Amendments



# PROJECT BACKGROUND

## HOUSING ELEMENT ADOPTION

- Housing Element adopted January 31, 2023
  - Plan for city's housing needs from 2023 to 2031
  - Regional Housing Needs Allocation (RHNA) is 2,946 units
    - 1,490 affordable units
- Housing Element programs commit City to implement zoning changes by January 31, 2024

## MAJOR ZONING PROGRAMS

- Key Housing Element zoning programs
  - Update Affordable Housing Overlay (AHO) (Program H4.D)
  - New residential opportunities in nonresidential zoning districts (Program H4.I)
  - Multifamily (R-3 and R-4 districts) zoning changes (Program H4.J)
  - Modifications to Specific Plan (Program H4.L)
  - Ministerial review for 5 undeveloped sites from previous Housing Element (Program H4.Q)
  - Residential overlay to add new/more residential uses to 5 sites (Program H4.T)
  - Family day care homes as permitted uses in any residential district (Program H2.F)



## MEETING PURPOSE

- Continuation of Oct. 23 meeting where amendments were discussed
- Make recommendations to City Council for Nov. 28 public hearing to consider adoption



**CHANGES SINCE  
OCT. 23 MEETING**

# PROPOSED C-MU ZONING CHANGES

Table 1: Summary of additional proposed changes for program H4.I

Reference number	Document section	Proposed modifications/notes
<b>Zoning Ordinance amendments</b>		
1	Exhibit 3 Exhibit A, 16.40.015	In the C-MU district, financial services and professional offices uses are proposed as administratively permitted uses instead of permitted uses. These uses are currently allowed as administratively permitted uses in the C-2-B zoning district. This change would prioritize retail, personal services, restaurants, and multifamily housing as the permitted uses for the new district, consistent with feedback from past Planning Commission and City Council meetings and public comments.
2	Exhibit 3 Exhibit A, 16.40.020	In the C-MU district, cafes and restaurants, financial services, or retail services with a drive-through would be allowed as conditional uses on the two sites currently zoned C-2-S at Willow Road and Hamilton Avenue in Belle Haven. The change is recommended based on correspondence from Signature Development Group to preserve future redevelopment opportunities for the sites associated with the Hamilton Avenue realignment and revitalization of the Belle Haven Shopping Center.

# PROPOSED R-3 ZONING CHANGES

**Table 2: Summary of additional proposed changes for program H4.J**

Reference number	Document section	Proposed modifications/notes
<b>Zoning Ordinance amendments</b>		
1	Exhibit 5, 16.20.030	Minimum bicycle parking of 1.5 spaces long-term per unit and 10% additional short-term for guests has been added to the development regulations for R-3 properties around downtown, which is consistent with the bicycle parking requirements of other districts.
2	Exhibit 5, 16.40.040 and 16.40.050	Based on feedback from Planning Commissioners, residential design standards and green and sustainable building provisions have been included for R-3 properties developing three or more units.



## NEXT STEPS FOR ZONING

- City Council tentatively scheduled to review and take action Nov. 28, 2023
- If action is taken Nov. 28, amendments would be adopted at a December 2023 Council meeting
- Ordinances would become effective 30 days later in January 2024, prior to statutory deadline for adoption



**THANK YOU**