



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

- Share updates since August 2023 zoning study session
- Receive feedback to finalize proposed zoning changes needed to implement Housing Element programs
- Continue meeting to a Nov. 6 public hearing to make recommendations to City Council



AFFORDABLE HOUSING OVERLAY

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- Designed to encourage development of affordable units for lower income households
- Would include all Housing Element inventory sites and R-3 around downtown, in addition to the Specific Plan area and R-4-S(AHO) properties
- Would be modified to work in combination with state density bonus law on a site

AFFORDABLE HOUSING OVERLAY

- Requirements to qualify for AHO
 - 5+ units total
 - 20%+ of units affordable to lower incomes
 - 25%+ of units must be affordable to very low and/or extremely low income households, or
 - 15%+ of units must be affordable to extremely low income households

AFFORDABLE HOUSING OVERLAY

- For AHO only, maximum density bonus would be:
 - 60% for mixed income development
 - 80% for all affordable development
- AHO and state density bonus law combined:
 - 65% combined maximum for mixed income development
 - 150 du/ac combined maximum for 100% affordable development



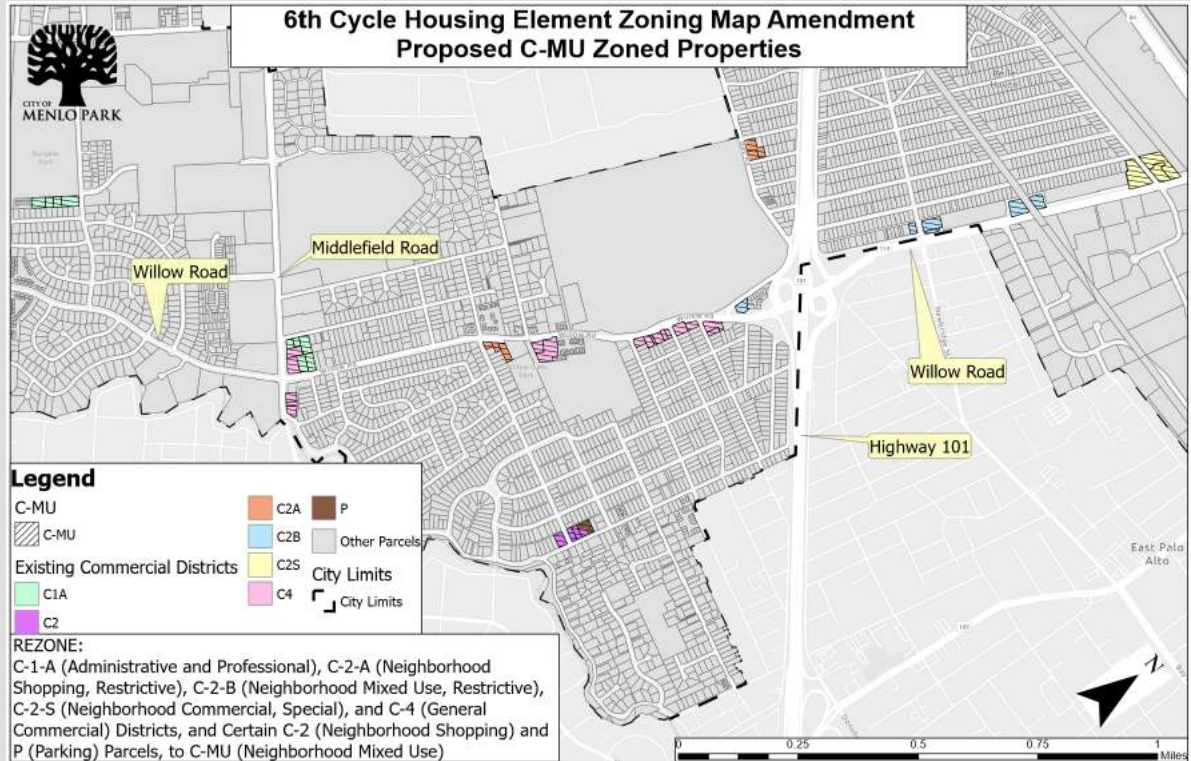
COMMERCIAL DISTRICTS

COMMERCIAL ZONING DISTRICTS

Table 2: Commercial Districts to Be Combined Under C-2-B Regulations

District	Max. Coverage	FAR	Height
Administrative and Professional (C-1-A)	40%	40%	35 feet
Neighborhood Shopping (C-2)*	50%	40%	30 feet
Neighborhood Shopping, Restrictive (C-2-A)	50%	40%	One story
Neighborhood Mixed Use, Restrictive (C-2-B)	60%	40 to 50% comm.; up to 90% res.; 100% total max.	30 to 40 feet
Neighborhood Commercial, Special (C-2-S)	Per individual development	50%	Per individual development
General Commercial (C-4)	No max.	40%	30 feet
Parking (P)**	0%	0%	None

- C-2-B would become C-MU (Neighborhood Mixed Use) district
- Nonresidential uses would be a required development component, except on Housing Element inventory sites needed to meet lower income RHNA
- Design standards and green and sustainable building provisions would be included



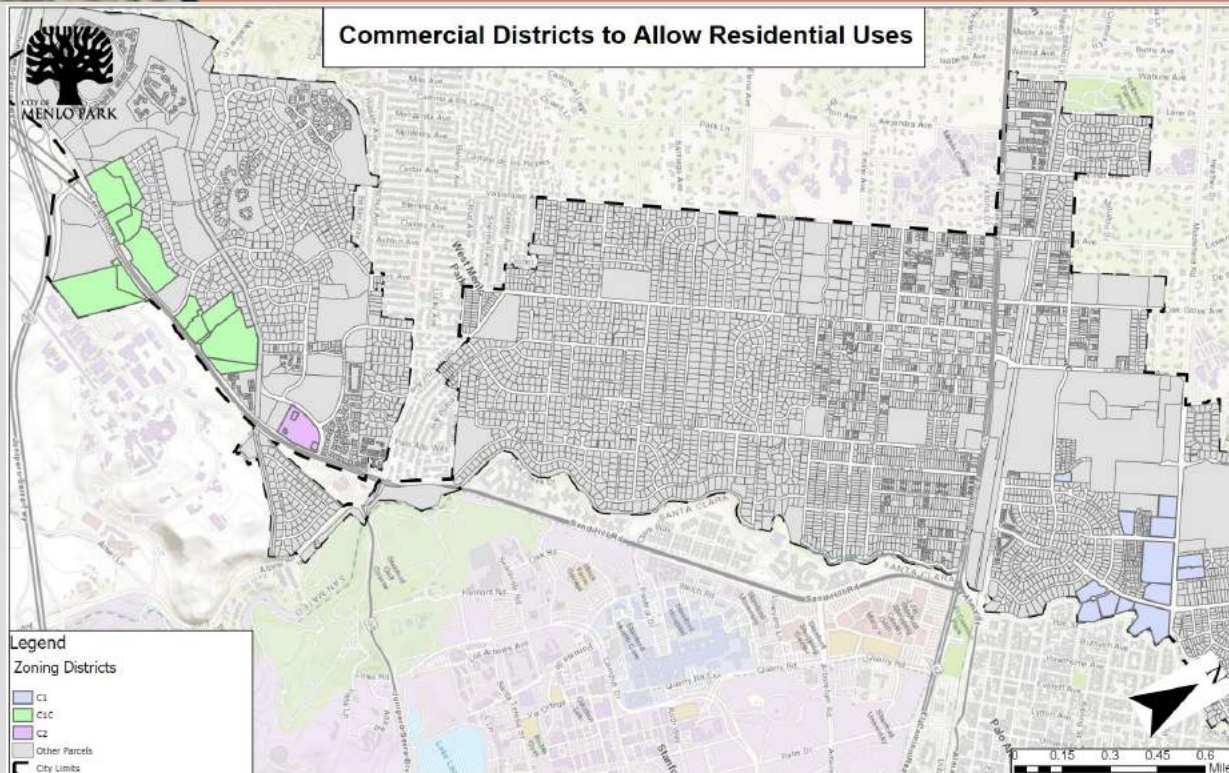
COMMERCIAL ZONING DISTRICTS

Table 3: Commercial Districts to Allow Residential Uses

District	Max. Coverage	FAR	Height
Administrative and Professional, Restrictive (C-1)	40%	30% comm.; up to 90% res.; 100% total max	35 feet
Administrative, Professional and Research, Restrictive (C-1-C)	20%	25% comm.; up to 90% res.; 100% total max.	35 feet
Neighborhood Shopping (C-2)*	50%	40%; up to 90% res.; 100% total max.	30 feet

*The additional residential FAR would apply to the Sharon Heights Shopping Center parcel only. All other existing C-2 parcels would be rezoned C-2-B.

- The existing FAR for nonresidential uses would remain
- FAR for multiple dwelling units would increase on an even gradient up to 0.90 for 30 du/ac
- The FAR for mixed use developments would be allowed the maximum of each component
- Coverage and height for mixed use/residential development would be allowed increases
- Design standards and green and sustainable building provisions would be included





6th Cycle Housing Element Zoning Ordinance Amendment Office Zoned Properties to Allow Housing

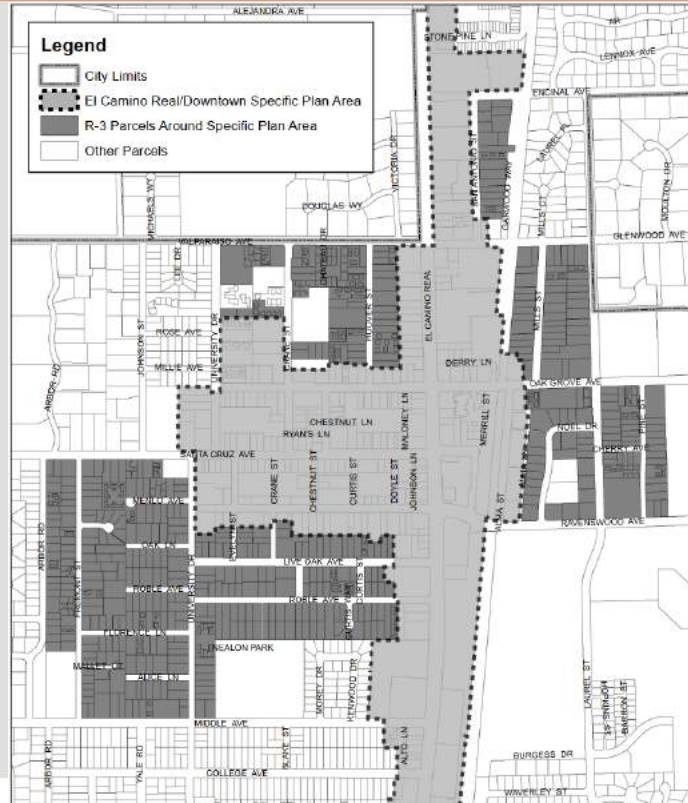




R-3 AND R-4 DISTRICTS

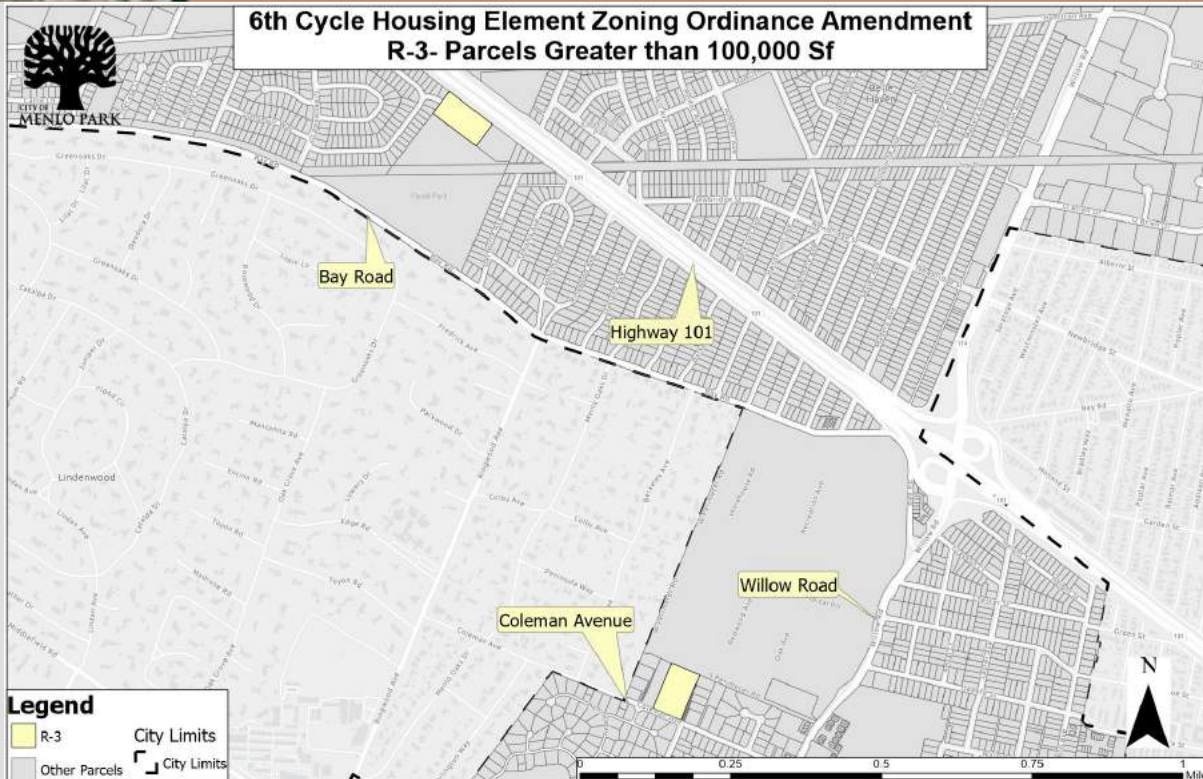


R-3 PARCELS AROUND DOWNTOWN





6th Cycle Housing Element Zoning Ordinance Amendment R-3- Parcels Greater than 100,000 Sf





6th Cycle Housing Element Zoning Ordinance Amendment R-3 and R-4 Districts



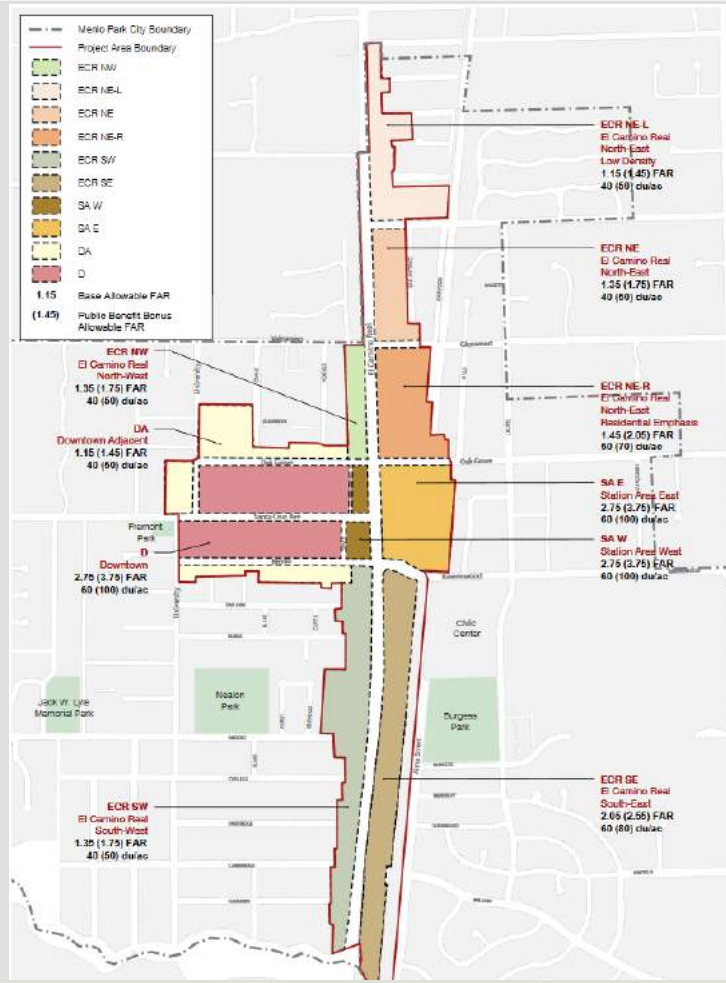


SPECIFIC PLAN

SPECIFIC PLAN RESIDENTIAL DENSITIES

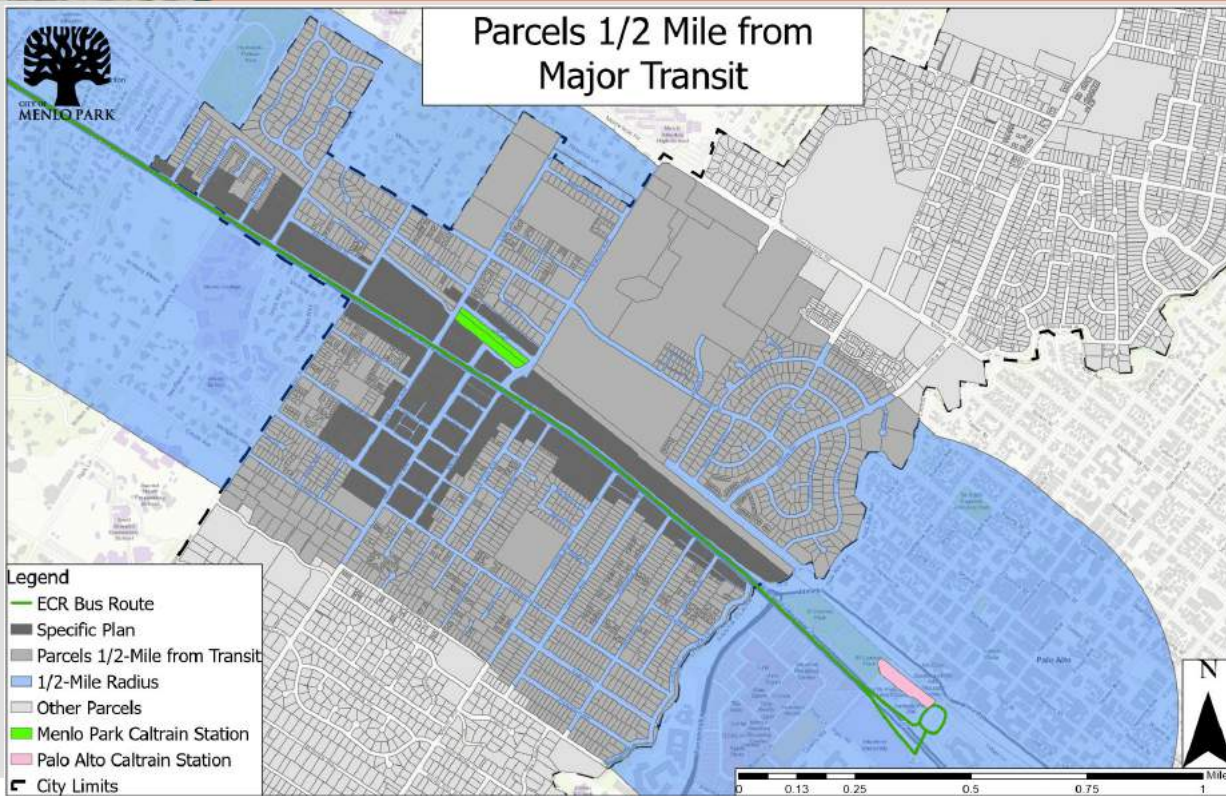
Specific Plan Existing and Proposed Subdistrict Residential Densities (in du/ac)

Subdistrict	Existing Base Density	Base Density Increase Option	Existing Bonus Density	Bonus Density Increase Option
Downtown (D)	25	60	40	100
Downtown Adjacent (DA)	18.5	40	25	50
El Camino Real North-East (ECR NE)	25	40	40	50
El Camino Real North-East Low Density (ECR NE-L)	20	40	30	50
El Camino Real North-West (ECR NW)	25	40	40	50
Station Area East (SA E)	50	60	60	100
Station Area West (SA W)	50	60	60	100
El Camino Real South-West (ECR SW)	25	40	40	50
El Camino Real South-East (ECR SE)	32	60	50	80
El Camino Real Northeast-Residential Emphasis (ECR NE-R)	32	50	50	70



OTHER SPECIFIC PLAN CHANGES

- The limit of 680 residential units in the Specific Plan area would be removed
- A minimum density of 20 du/ac would be established to set a basic floor for residential development
- Minimum parking requirements would be removed
 - AB 2097 generally prohibits minimum parking requirements within ½-mile of transit stops



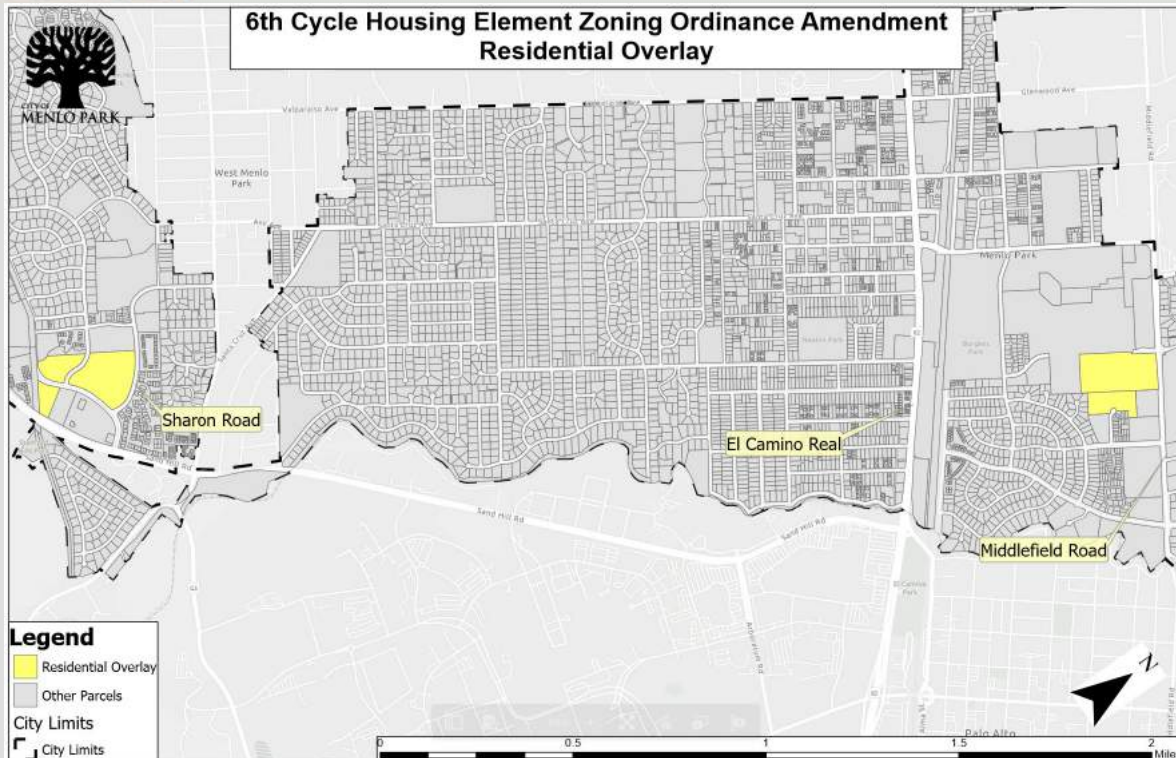


OTHER PROGRAMS





6th Cycle Housing Element Zoning Ordinance Amendment Residential Overlay



OTHER ZONING ORDINANCE CHANGES

- Child day care homes would be allowed by-right in residential areas

NEXT STEPS FOR ZONING

- Staff will use feedback from study session to finalize amendments
- Planning Commission will review for recommendation Nov. 6
- City Council tentatively scheduled to review and take action late Nov. 2023



THANK YOU