

PLN2023-00213

2023 CODE UPDATE

Housing Element Program Implementation

C I T Y W I D E

WHAT

- Consider:
 - Text amendments to Title 17 (Subdivisions) and Title 18 (Zoning and Planning)
 - Amendments to the City's various Design Guidelines



WHY

- Fulfill Housing Element commitments
- Comply with State law to:
 - Ensure fairness
 - Avoid legal challenges
 - Help access state funding



HOUSING ELEMENT



WHEN



Implementation Timeframe

	w/in 12 mos.	w/in 18 mos.	w/in 24 mos.	w/in 36 mos.	Annually	Every 24 mos.	Ongoing
# of Programs	25	1	9	1	17	1	40



WHERE

PROGRAM 16. Replacement of On-Site Units

PROGRAM 17. Objective Design Standards

PROGRAM 18. Objective Findings

PROGRAM 32. SB 9 Implementation

PROGRAM 34. AB 2097 Implementation

PROGRAM 36. Mixed-Use Zoning Standards

PROGRAM 37. SB 478 Implementation

PROGRAM 44. By Right Approvals

PROGRAM 45. Density Bonus Law Implementation

PROGRAM 46. Open Space Standards – Flexibility

PROGRAM 69. Residential Care Facilities

PROGRAM 74. Emergency & Navigation Centers

PROGRAM 76. Supportive & Transitional Housing

PROGRAM 91. GP & Zoning Consistency (WSI)

HIGHLIGHTS – PROGRAM 17

- Requires the City to update its Design Guidelines to develop and refine objective standards
- Example (**Nonobjective standard**):

"In addition to street trees, yard trees **may** be required where existing landscaping is limited, or when privacy concerns arise"

(Citywide Design Guidelines Rule 2.73)



HIGHLIGHTS – PROGRAM 32

- Requires the City to implement Senate Bill 9
- The law allows:
 - More than one home on a single-family residential lot
 - Subdivision of a single-family residential lot.



Source:
Alfred Twu

HIGHLIGHTS – PROGRAM 91

- Requires vertical consistency between the City's General Plan and Zoning
- To comply with State law, proposed amendments include residential uses in all WSI districts



HOW

- Results in formal compliance
- Provides clarity
- Promotes uniformity
- Avoids legal challenges
- Offers access to funding



RECOMMENDATION

- Find the amendments exempt from CEQA; consistent with General Plan; and that they further public interest, convenience, and general welfare
- Introduce an ordinance approving the text amendments
- Adopt a resolution to revise the City's adopted design guidelines and to identify Objective Design Standards (Program 17)



QUESTIONS

