PLN2023-00213

# 2023 CODE UPDATE

Housing Element Program Implementation

CITYWIDE



## 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"

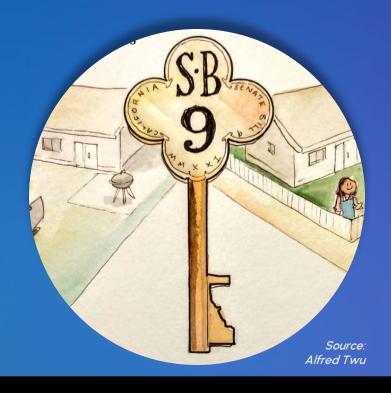
(Citywide Design Guidelines Rule 2.73)





## 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 singlefamily residential lot.





#### 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**



