

Item #3

General Plan Amendment, Zone Change and Text Amendments

Planning Commission Meeting
December 13, 2023

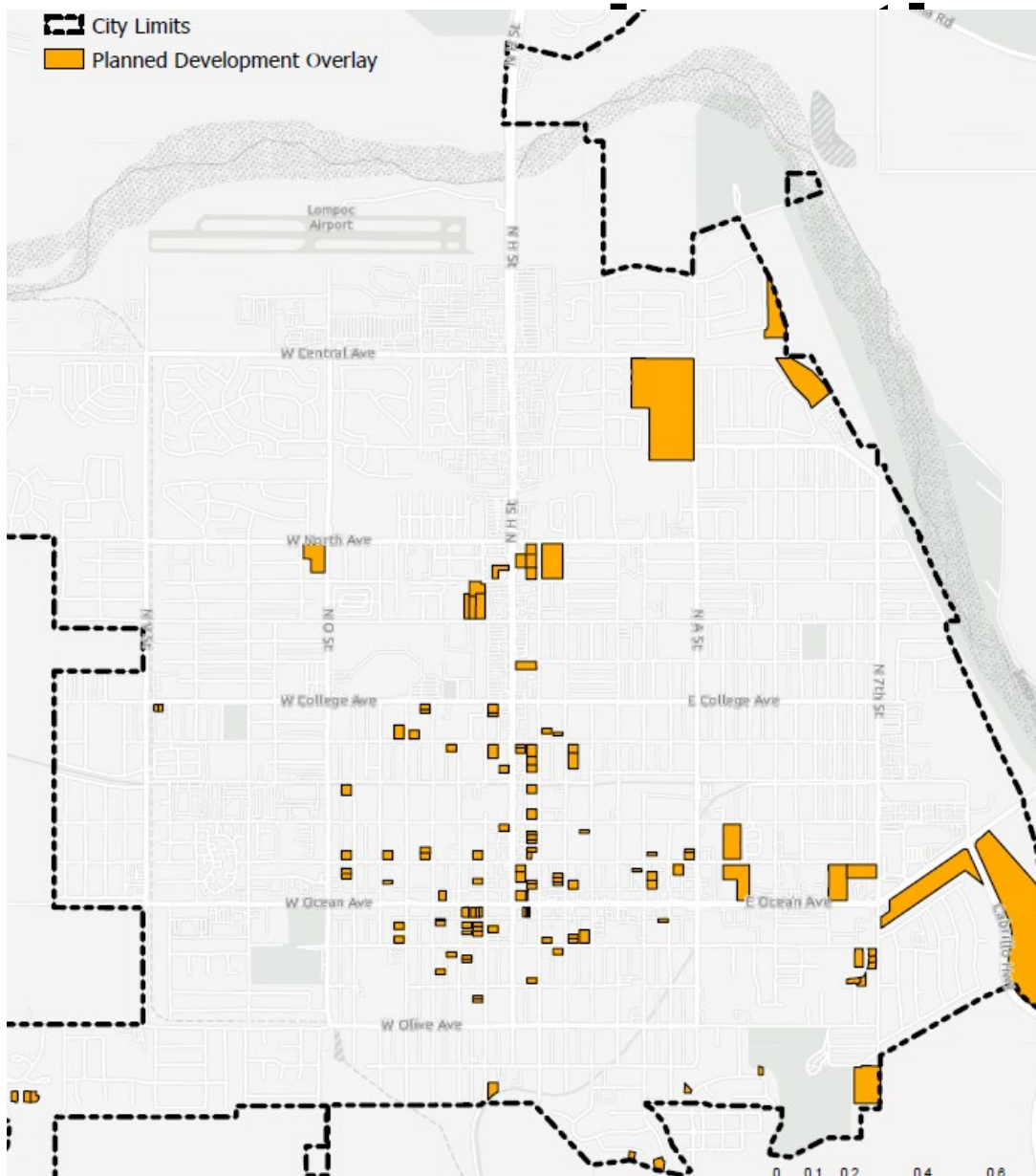
Background

- The Draft Housing Element Update identifies parcels to accommodate the City's Regional Housing Needs Allocation (RHNA)
- The Update details sites that were determined to be vacant or underutilized with a capacity to accommodate housing units.
- The Update also requires a General Plan Amendment & Zone change to various properties to accommodate the City's RHNA.

Background -Cont.

- All proposed sites must be re-zoned by February 15, 2023, to meet State Requirements
- Without these sites re-zoned, the City will not receive a certified Housing Element from the State Department of Housing & Community Development
- GP Land Use Element and Zoning Code Text amendments are also needed to address additional State Requirements (for lower-income sites) which apply to the proposed Re-Zone site on East Walnut Avenue as well as Non-Vacant & Vacant Sites that have 20% of their units affordable to lower-income families

Proposed Zone Change



- A total of 124 properties are proposed for a PD Overlay re-zone

Proposed GP & Zone Change

1600 East Ocean Avenue



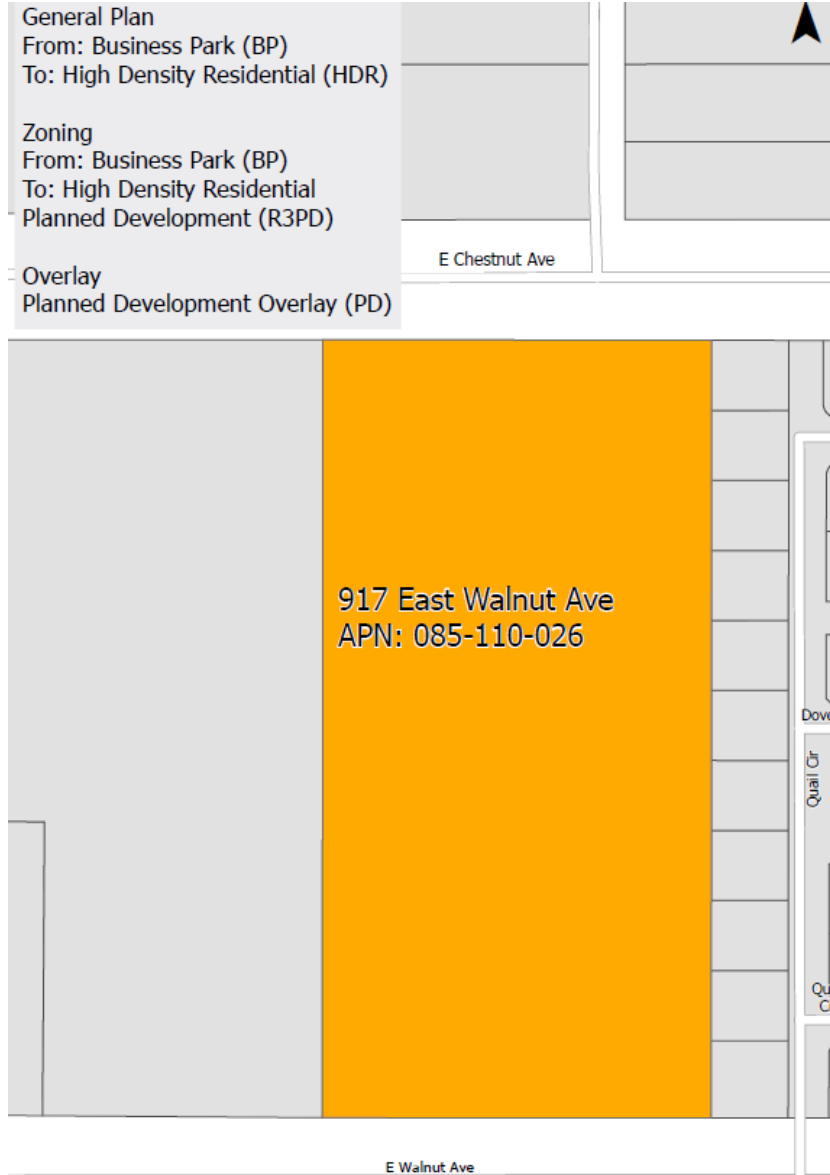
Proposed GP & Zone Change

1600 East Ocean Avenue



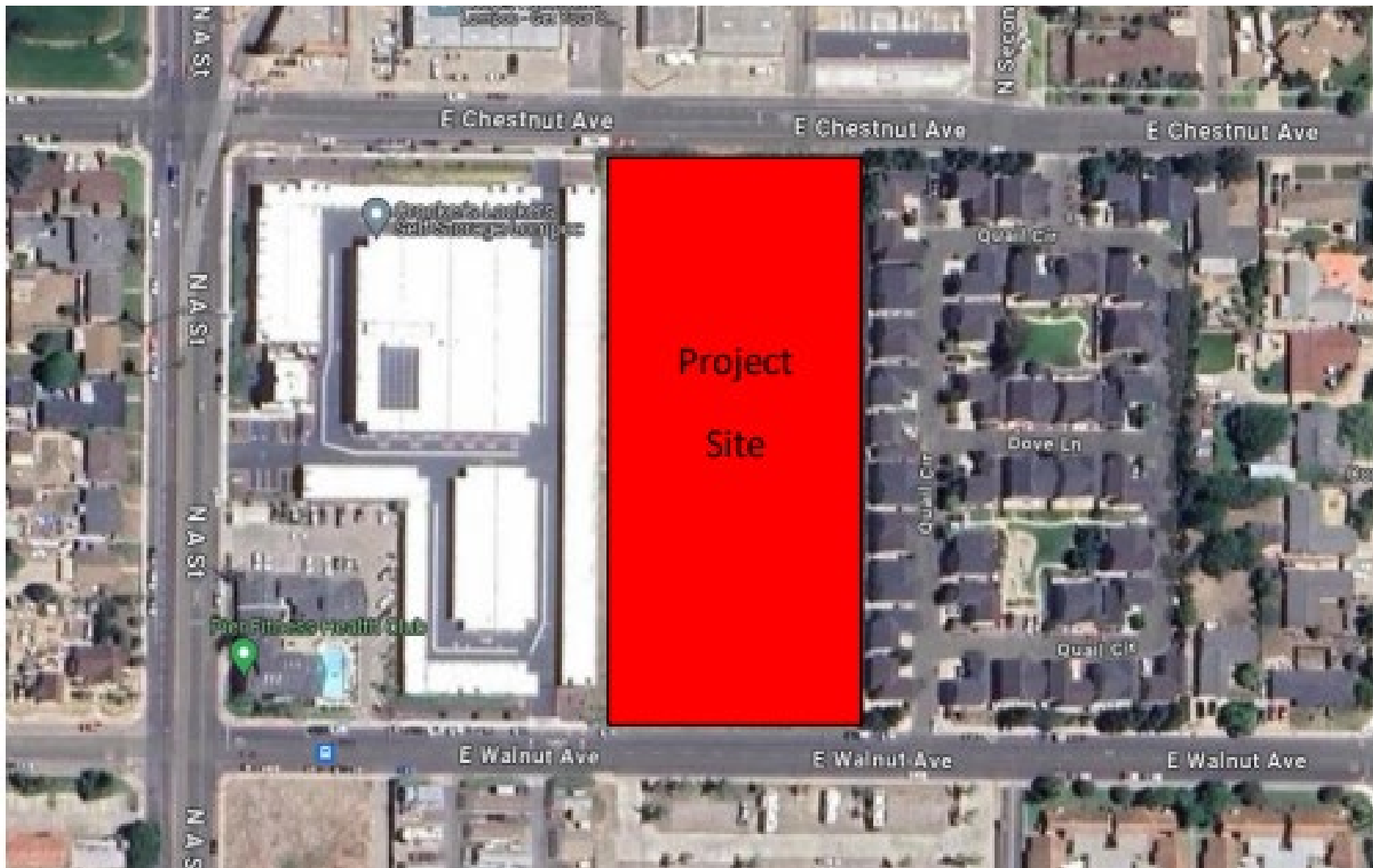
Proposed GP & Zone Change

917 East Walnut Avenue



Proposed GP & Zone Change

917 East Walnut Avenue



Zoning Code Text Amendments

- Text Amendments to the Zoning Code associated with the Planned Development Overlay zone are also proposed.
- The changes remove the requirement for a Preliminary Development Plan to be submitted simultaneously with a request to rezone a property with a PD Overlay.
- The intent of these amendments is also to streamline housing projects, promote greater flexibility, and remove barriers for housing projects

Text Amendments to Address State Requirements

- Text Amendments to the General Plan Land Use Element and Zoning Code would address State Law requirements contained in Gov't Code Section 65583.2 (c), (h) & (i)
- All sites in the Site Inventory that are zoned to accommodate lower-income residential unit **must allow a minimum density of 20 units per acre** and **have development standards that permit at least 16 units per site.**

This only applies to 917 East Walnut Avenue.

State Requirements –Con’t

Additionally, proposed residential projects that reserve at least 20% of the units for lower-income families will be a “*use by right*” on the following sites:

- Nonvacant sites that are in the current sites inventory and were also included in a prior Housing Element Sites Inventory
 - Vacant sites that are in the current site inventory and were also included in two or more prior Housing Element sites inventories
- The full text amendments are shown in Exhibit A attached to the Resolution.

Environmental Review

This project is covered under the Final Environmental Impact Report (EIR) certified for the 2030 General Plan update and an Addendum that was prepared for this project as part of a Focused General Plan Update for the Housing Element Update (GP 21-02). No further environmental review is required.

Staff Recommendation

- Adopt Resolution 997 (23) Recommending that the City Council Approve GP 23-02, ZC 23-01 & TA 23-03

OR

- Provide other direction

End of Presentation