

Proposed Text Amendments

GENERAL PLAN LAND USE ELEMENT

1. An additional note is hereby added to the “Notes” on page LU-20 of the General Plan Land Use Element as follows (added text in **bold underline**):

Notes:

DU = Dwelling Unit. The DU/net acre describes the number of DU's permitted on an acre of land less the area required for streets and public right-of-way. The densities identified for the VLDR and LDR categories represent the maximum allowable densities in the respective areas. No minimum density is intended to apply to these categories. Densities which are less than those designated may be appropriate in some areas due to hazards, resources, or the need to achieve land use compatibility. In the MDR and HDR categories, the range sets forth both a minimum and a maximum allowable density in order to ensure a sufficient land supply.

FAR = Floor Area Ratio. The FAR indicates the maximum intensity of development of a parcel. The FAR is expressed as the ratio of building space to land area. For the purposes of this document, building space is defined as enclosed gross leasable space.

Average population density indicates the expected number of persons per net acre living within residential areas. It is calculated by multiplying the maximum allowable dwelling units per net acre by the average citywide household size (2.88 according to 2000 census).

Notwithstanding any other provision herein, and in accordance with Government Code Section 65583.2(h), the minimum density shall be 20 DU/net acre for any site that was rezoned in order to accommodate the City's share of the regional housing need for units affordable to lower-income households pursuant to the City's 2023-2031 Housing Element. Furthermore, the development standards for any such site shall allow at least 16 units on the site. The City shall not enforce the existing development standards on any such site to the extent that they would physically preclude the development of at least 16 units on the site.