

Item #8

**General Plan Amendments,
Zone Change and Zoning Text
Amendments**

City Council Meeting
January 16, 2024

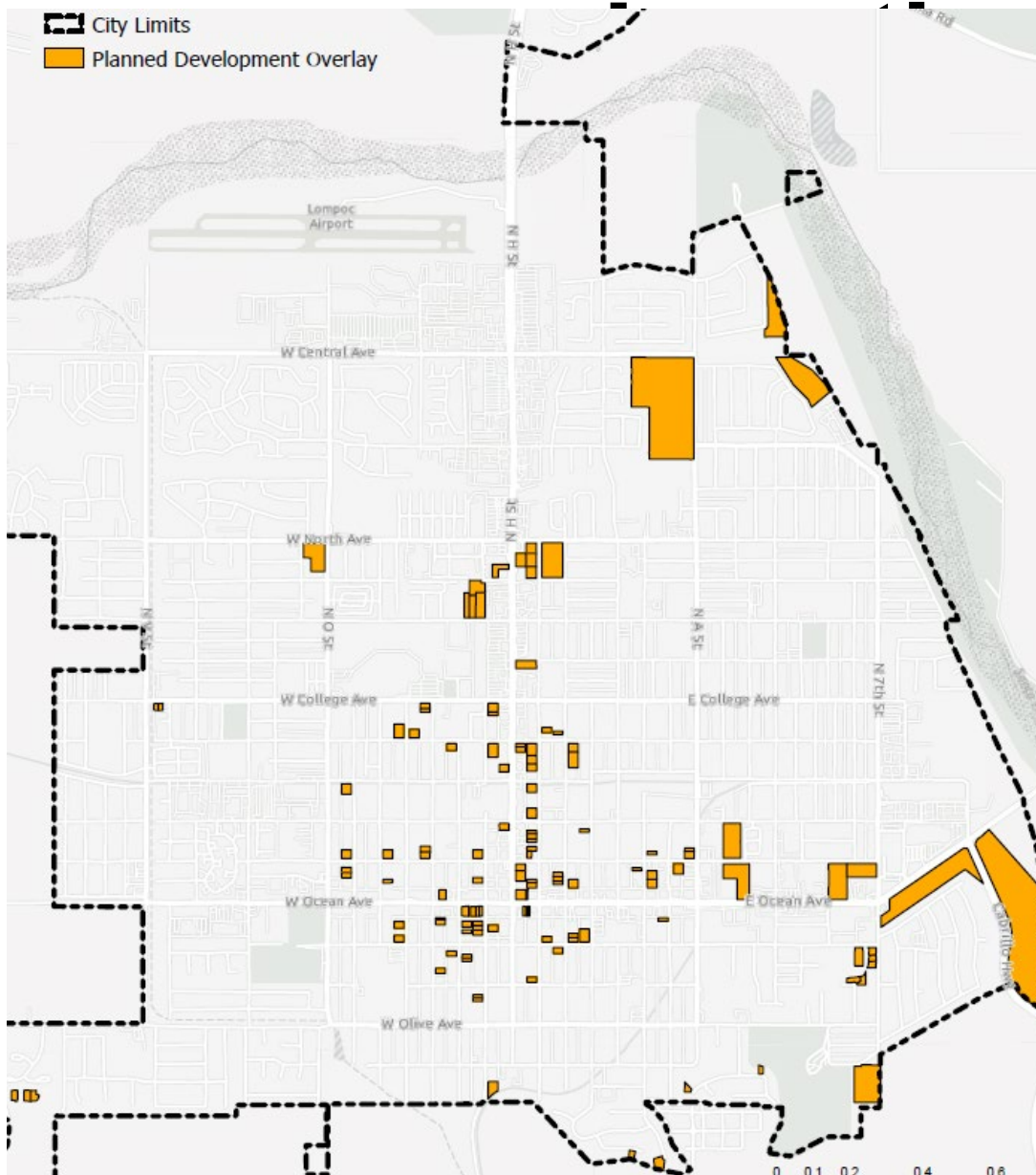
Background

- 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



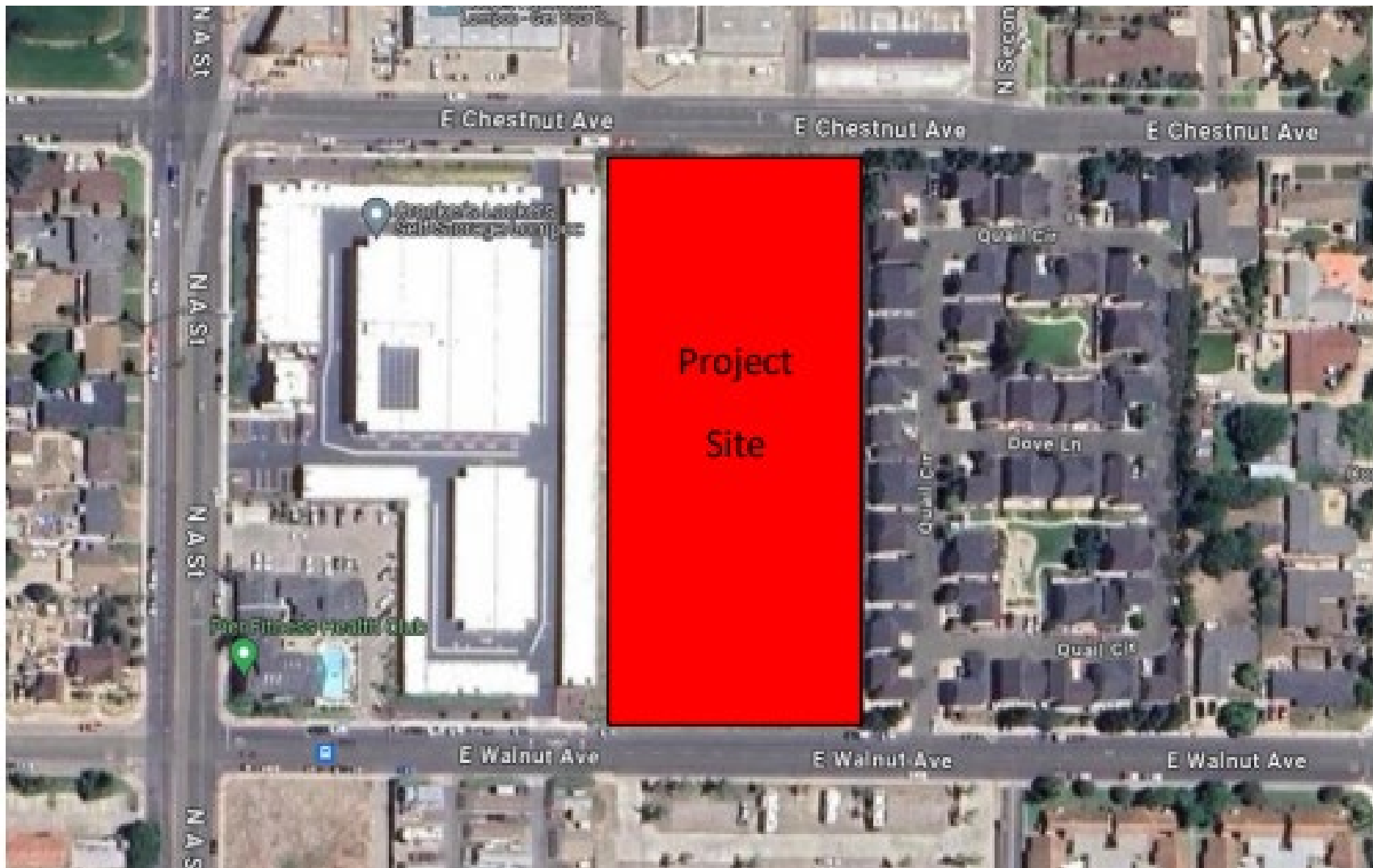
Proposed GP & Zone Change

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 units **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 on Exhibits C & D attached to the Council Resolution and Ordinance.

Staff Recommendations

Adopt Resolution No. 6629(24) to:

- Approve an Addendum to the EIR for the 2030 General Plan Update;
- A General Plan Amendment of 10 acres located at 1600 East Ocean Avenue (from GC to MU) and 2.9 acres located at 917 East Walnut Avenue (from BP to HDR);
- Text Amendments to the General Plan Land Use Element to implement requirements contained in Gov't Code Section 65583.2 (h)

Staff Recommendations –Cont.

Introduce by 1st reading, with further reading waived,
Ordinance No. 1710(24) approving:

- Zone change for 10 acres located at 1600 East Ocean Avenue (from PCD to MU/PD) and 2.9 acres located at 917 East Walnut Avenue (from BP to R-3/PD) and a PD Overlay zone to be added to 111 properties;
- Zoning Code Text Amendments to implement requirements in Gov't Code sections 65583.2 (c), (h), and to removed procedures associated with the PD Overlay zone

Staff Recommendations –Cont.

- Introduce by 1st reading, with further reading waived, **Ordinance No. 1711(24)** approving to addition of a PD Overlay Zone to be added to 13 properties;

Or

- Provide other direction

End of Presentation