

**STUDY SESSION TO DISCUSS
HOUSING ELEMENT RELATED
ZONING CHANGES, INCLUDING
ZONING TEXT AMENDMENT (TA
23-02), TO EFFECTUATE
PROGRAMS IN THE HOUSING
ELEMENT.**



Planning Commission Regular Meeting –
July 18, 2023

Overview

- Introduction
- Background
- Schedule
- Analysis
- Recommendation
- Next Steps



Required Housing Element Zoning

- City is past statutory and extended deadlines
- State Housing Element Law now requires zone changes to accompany the Housing Element for certification.
 - Ensure sites can realize development capacity in the Sites Inventory
 - Align regulations for Special Housing Types with State law
 - Update development standards
 - Review processes to ensure objectivity
 - Revise parking standards



Land Value Recapture

- Program #7 in the Housing Element
- Will accompany the zoning text amendments
- Applicable to all Sites Inventory sites (as well as future sites that may be rezoned to allow for residential development)
- Incentivizes the creation of affordable housing



Special Housing Types

- Low Barrier Navigation Centers
- Emergency Shelters
- Supportive and Transitional Housing
- Residential Care Facilities
 - Small
 - Large

Mixed Use Development

- Amend Section 17.40.180 to revise and broaden mixed-use development to C-2, C-3, SPA-7, SPA-8 and SPA-11 RHNA Site Inventory sites.
- Standards for parking and transportation storage were modified

Housing Element Sites Inventory Overlay (--H)

- Create an overlay to identify Housing Element sites and to enable tracking.
- Sections 17.39.030 and 17.39.040 were amended to incorporate required tracking of --H sites and establish “no net loss” procedure.

Density Bonus

- Revise Section 17.42.100 to align with State law, which has been updated.
- Current language restricts density bonus to certain zones
- Must be broadened to accommodate Sites Inventory sites in their respective zones



Public Facility

- New PF zone established to align with PLAN Hermosa.
- Allow public-private partnership housing uses – density of 34-50 dwelling units per acre.
- Establish Section 17.29 which will include permitted uses and development standards.

M-1 Light Manufacturing Zone

- Amend Section 17.28 to allow live-work configurations.
- Allow housing uses with density of 34-50 dwelling units per acre
- Increase height limit to 45 feet
- Flexible housing options aims to foster creative economy as identified in PLAN Hermosa.



Lot Consolidation

- Relocate lot consolidation provisions to Section 17.42.100.
- Restructure provisions to apply to density bonus projects.

Parking

- Add parking standards for Special Housing Types
- Amend Section 17.44.020 to reflect HCD's comment on the City's parking standards.
- The following multi-family tiering is proposed:
 - Zero to 1-bedroom: 1.5 spaces
 - Two-bedroom: 2 spaces
 - Three-bedroom: 2.5 spaces

Reasonable Accommodation Procedure

- Revise Section 17.42.120 with objective and predictable procedures and criteria in order to comply with fair housing law.
- Enables accommodation requests for persons with disabilities
- Shift reviewing body to Director of Community Development.



Administrative Use Permit

- Amend Section 17.55 with objective findings.
- Special Housing Types will be subject to Administrative Use Permits

Precise Development Plan (PDP)

- Update Section 17.58 to streamline PDP process and development objective standards.
- Update PDP applicability with the following:
 - Exempt from PDP:
 - Less than 1,500 sq. Ft. Addition or remodel in any zone.
 - Single Family(1 unit) residential projects.

Precise Development Plan (PDP) cont.

- PFP Staff/Director Level:
 - Project that qualify for Density Bonus
 - 5 units or more with affordability or senior unit component.
 - 2-4 residential units.
- PDP Planning Commission Level:
 - 5 units or more that do not have an affordability component.
 - Non-residential projects.

Conditional Use Permit (CUP)

- Update Section 17.56 to include objective findings.
- Move Criteria for Review from Section 17.40 to 17.56.

Staff Revisions to Zone Text Changes

- Amend 17.40.180 (Mixed Use Development Standards) with added language on sidewalks and bicycle storage.
- Amend 17.44.020 (Off-street Parking – Residential uses) with clarifying language regarding State law Density bonus projects.
- Amend 17.58 (PDP) to clarify types of exempt projects.



Public Notification



- City posted an announcement on the City's Housing Element Update information webpage.
- Sent an e-blast email to a 2,800 interested parties list.

Recommendation

Staff recommends that the Planning Commission:

- Conduct discussion
- Provide input

THANK YOU!

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