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6TH CYCLE (2021 - 2029) HOUSING ELEMENT UPDATE

CITY COUNCIL
MARCH 22, 2022



CITY COUNCIL HEARING TIMELINE

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- February 1, 2022
- February 4, 2022
- February 9, 2022
- February 15, 2022
- March 22, 2022



SITES ANALYSIS AND INVENTORY

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The Sites Analysis and Inventory identifies candidate sites under existing zoning that can accommodate the City's 2021-2029 RHNA need

Capacity Identified on Vacant and Underutilized Sites

Lower-income sites must meet additional State criteria

- Site size between 0.5 and 10 acres
- Default density of 30 dwelling units per acre



SUMMARY OF CAPACITY AND CREDIT

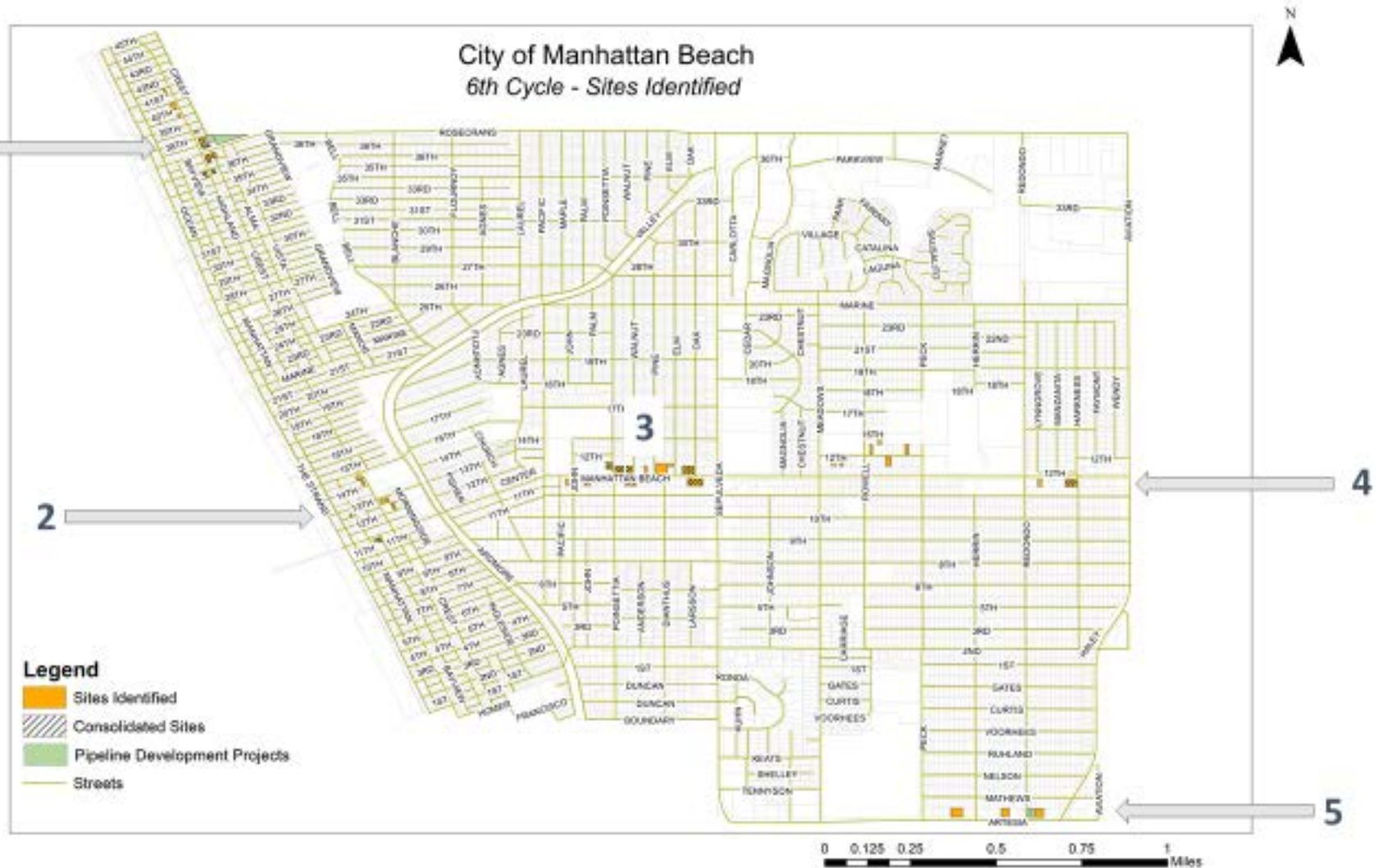
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| Category | Lower-Income Units | Moderate-Income Units | Above Moderate-Income Units | Total Units |
|---|--------------------|-----------------------|-----------------------------|-------------|
| RHNA | 487 | 155 | 132 | 774 |
| Pipeline Residential Development Credited Toward RHNA | 7 | 0 | 86 | 93 |
| Potential Accessory Dwelling Units | 50 | 5 | 28 | 83 |
| Existing Site Capacity (Underutilized) | 24 | 158 | 19 | 201 |
| Total Capacity | 81 | 163 | 133 | 377 |
| Existing Capacity Surplus (+)/ Deficit (-) | -406 | +8 | +1 | — |
| Additional Capacity to Accommodate Shortfall | 406 | — | — | 406 |
| Additional Capacity to Accommodate Buffer | 73 | — | — | 73 |



EXISTING CAPACITY SITES

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UNDERUTILIZED SITES METHODOLOGY

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- **Building Age** – Buildings more than 30 years old.
- **Under Valued** – An assessed land-to-improvement (LTI) ratio less than 1.
- **Underbuilt** – Commercially zoned sites where the current floor area ratio compared to the maximum allowable floor area ratio is less than 100 percent.
- **Resource Access** – Within TCAC/HCD Opportunity Areas
- **Existing Use** – Net new units, marginalized or visual need of repair
- **Local Knowledge** – Property owner interest to sell or developer interest to redevelop
- **HCD Size Criteria** – Potential to consolidate sites to meet acreage criteria



SITE SURVEY EXERCISE

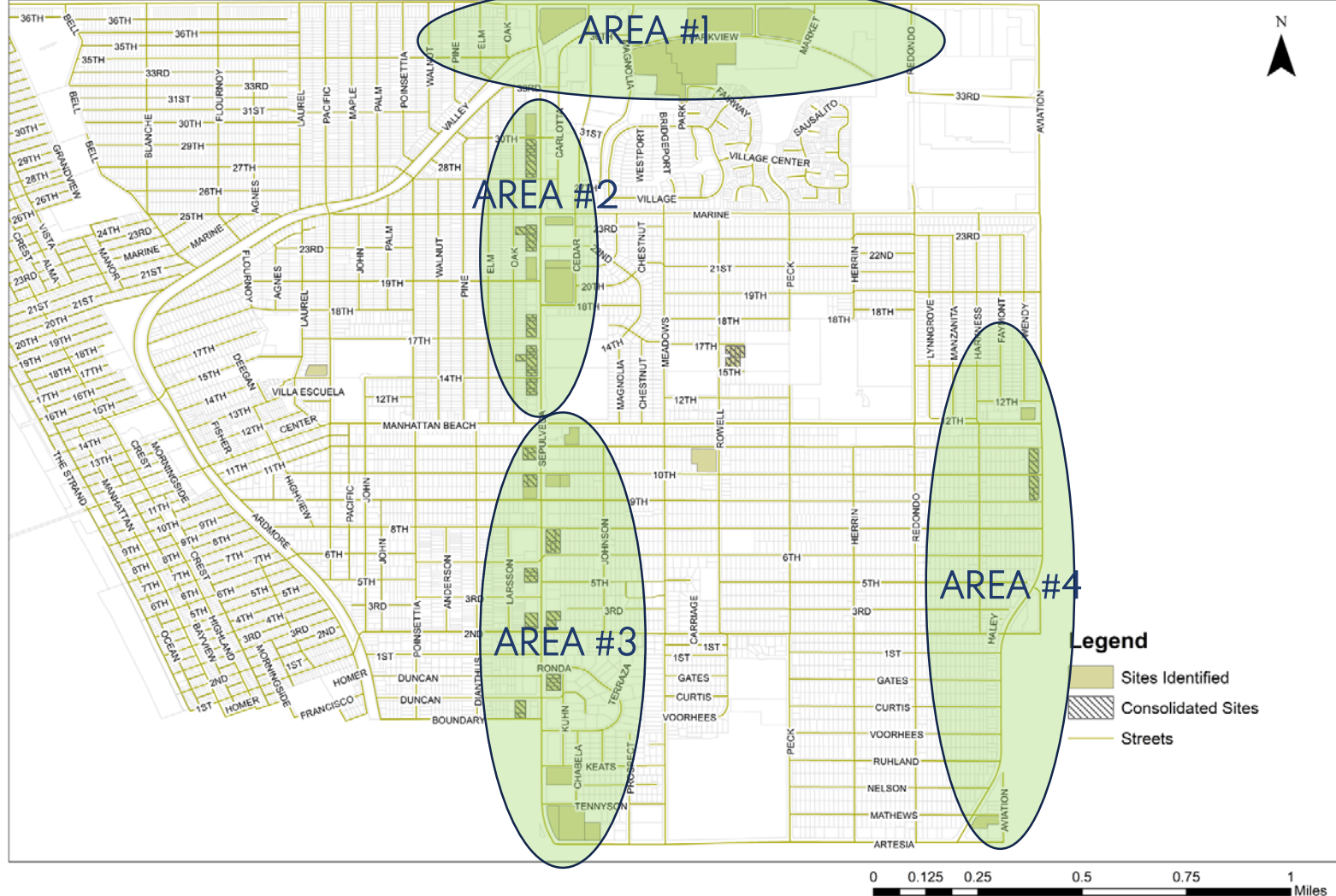
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ADDITIONAL CAPACITY SITES

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Sites to Accomodate Lower-Income Shortfall and Buffer



AREA #1 – ROSECRANS

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MEET ALL HCD LOW-INCOME SITE CRITERIA: ✓
TOTAL SIZE (IN ACRES): 26.09
TOTAL UNIT CAPACITY: 519



AREA #1 – ROSECRANS SITES

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AREA #2 – SEPULVEDA (N. OF MBB)

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MEET ALL HCD LOW-INCOME SITE CRITERIA: ✓
TOTAL SIZE (IN ACRES): 10.67
TOTAL UNIT CAPACITY: 206

Sites Identified

Consolidated Sites



AREA #2 - SITES

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AREA #3 – SEPULVEDA (S. OF MBB)

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Sites Identified

Consolidated Sites

MEET ALL HCD LOW-INCOME SITE CRITERIA: ✓
 TOTAL SIZE (IN ACRES): 12.12
 TOTAL UNIT CAPACITY: 232



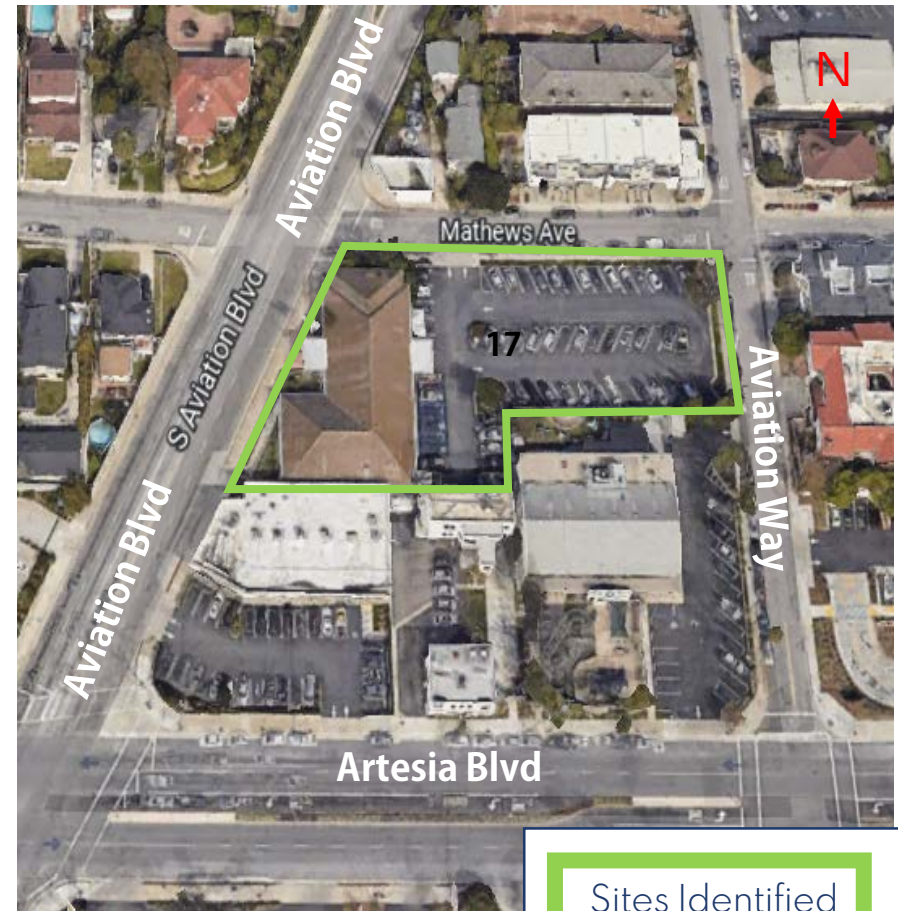
AREA #3 - SITES

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AREA #4 - AVIATION

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MEET ALL HCD LOW-INCOME SITE CRITERIA:
TOTAL SIZE (IN ACRES): 2.71
TOTAL UNIT CAPACITY: 52

Sites Identified

Consolidated Sites



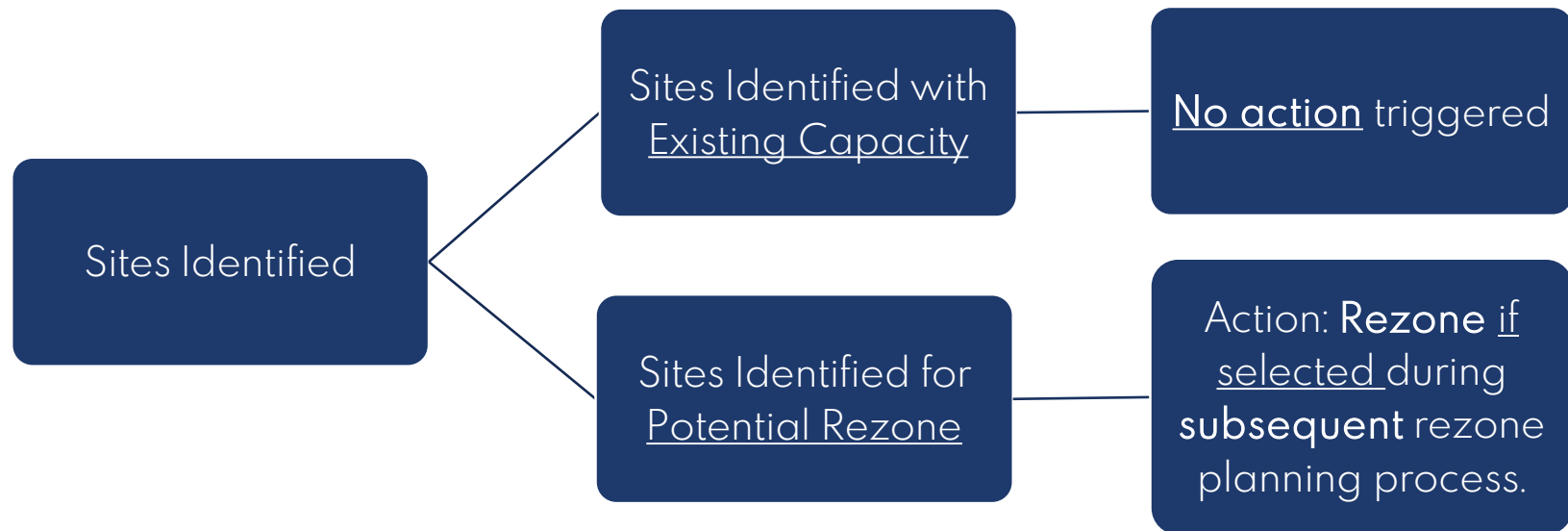
AREA #4 - SITES

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SITES IDENTIFIED – EXISTING CAPACITY VERSUS POTENTIAL REZONE SITES

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IMPLEMENTATION & REZONING

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- Rezoning to be completed by:

October 2022

- Lower income & buffer capacity needed:

479 units (23.95 acres)

- Pool of capacity identified:

1,018 un. (50.9 acres) in CG & PD via overlay

and 26 units (3.96 acres) in RM & RS via rezone

- Development standards:

To be devised during rezoning- standards must accommodate 20du/acre minimum



RECOMMENDATION

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In accordance with the Planning Commission's recommendation:

- Adopt the Initial Study/Negative Declaration pursuant to CEQA; and
- Adopt the General Plan Amendment: Housing Element Update for the 6th Cycle.



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