

VACANT SITES – RESIDENTIAL INTENSIFICATION

The western areas of the City include multiple vacant sites with High Density Residential land uses at densities below 25 units per acre. Increasing the land use density of these sites to 25–30 units per acre would yield additional units. This strategy proposes that the City would develop and adopt a Land Use Amendment Policy requiring Specific Plan Amendment projects involving land use changes to also amend the land use of High Density Residential sites the applicant/property owner controls to between 25 and 30 units to the acre. A proposed draft of the policy is included below:

Intent

In response to the statewide housing crisis and to ensure the City fulfills its obligation to provide sufficient high density housing the City has developed the Specific Plan Amendment Policy. The intent of the policy is to articulate the City's expectations for Specific Plan Amendment proposals affecting or proposing residential land uses. The Policy is not intended to be inclusive of all City development requirements, but supplements those requirements. The purpose of the policy is to increase the Citywide unit capacity of High Density Residential at densities of 25 units per acre or greater.

Applicability

The policy applies to a Specific Plan Amendment project meeting one or more of the following criteria:

- The project would amend 10 or more acres of land currently designated for residential uses (i.e. Low Density Residential, including age-restricted; Medium Density Residential, or High Density Residential). If the project will result in a net increase of 150 units of High Density Residential units within the Specific Plan at minimum densities of 30 units per acre (HDR-30), the policy does not apply.
- The project would amend land currently designated for non-residential uses to residential uses. If a minimum of five acres of non-residential land will be amended to High Density Residential at a minimum density of 30 units per acre (HDR-30), the policy does not apply. This policy does not apply to land with a Public/Quasi Public land use designation.

Policy

If the City currently does not have sufficient lower income units to meet its RHNA obligation or has a 5% surplus of lower income units or less, this policy applies. The property owner(s) (Owner) of a Specific Plan Amendment application subject to this policy (Project) shall be required to include an application to amend to HDR-25 or greater any land owned or controlled by the Owner within the City which has a land use designation of between HDR-13 and HDR-24 (using standard rounding) at the time of Project application, and to amend to HDR-30 or greater any land owned or controlled by the Owner within the City which has a land use designation of between HDR-25 and HDR-29 (using standard rounding) at the time of Project application. The application may be included as part of the Project or may be a separate application, but shall be approved prior to or concurrently with the Project. This policy does not apply to HDR land which has already been developed and has zero remaining allocated, undeveloped units.