

## Guidelines for Specific Plan Amendments Affecting or Proposing Residential Land Use May 12, 2022

### 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 land, to achieve and maintain the City's lower income RHNA obligation.

### Applicability

The policy does not apply to any project submitted prior to adoption of the policy. 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). The policy does not apply 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) or 150 units of housing affordable to low, very low, or extremely low income households.
- The project would amend land currently designated for non-residential uses to residential uses. The policy does not apply if at least five acres of non-residential land will be amended to High Density Residential at a minimum density of 30 units per acre (HDR-30) or includes a minimum of 150 units of housing affordable to low, very low, or extremely low income households. This policy does not apply to land with a Public/Quasi Public land use designation.

### Policy

At the time of application, if the City 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 at least HDR-25 or greater any land owned or controlled by the Owner within the Specific Plan being amended which has a land use designation of between HDR-13 and HDR-22 (using standard rounding) at the time of Project application.
- To increase allocated units by 10% or amend to at least HDR-30 or greater any land owned or controlled by the Owner within the Specific Plan being amended which has a land use designation of between HDR-23 and HDR-29 (using standard rounding) at the time of Project application. In no case shall an Owner be required to increase density beyond HDR-30.

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, or to HDR land for which an active building permit has been submitted. Density increases pursuant to this policy do not trigger new or increased parkland dedication requirements or any other population-based requirement.