

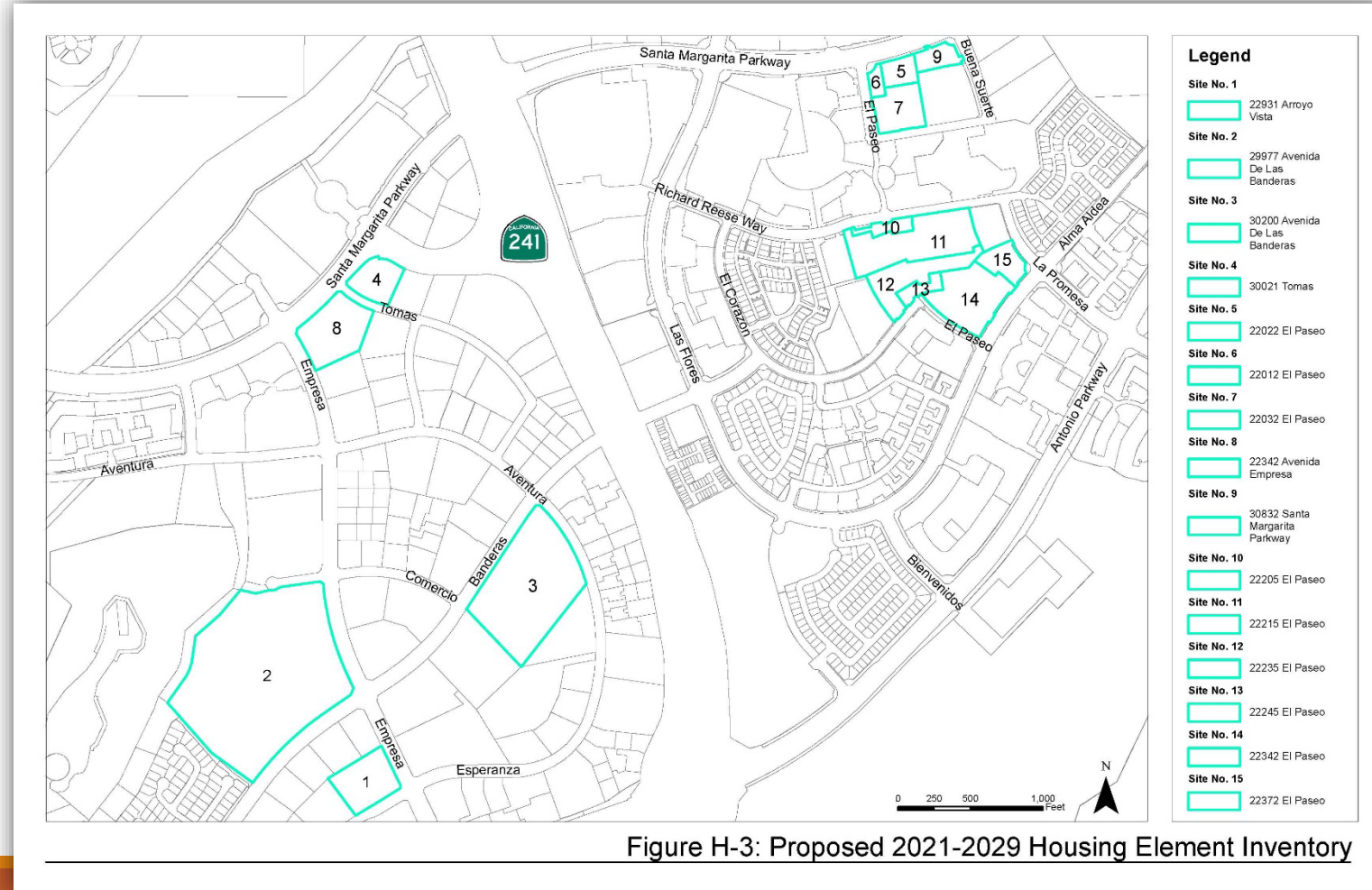
CITY COUNCIL
PUBLIC HEARING
AUGUST 28, 2024

Housing Element Implementation and Rezoning Project

Introduction/Background

Housing Element Adopted in August and Certified in September 2022

- City's RHNA allocation is 680 units
- Housing Element set policy direction to meet RHNA
- Adopted strategy involves rezoning 15 sites for Workforce Housing and Mixed-Use
- Key programs to be adopted by October 2024



Introduction/Background

KEY PROGRAMS TO IMPLEMENT INCLUDE:

- Rezone properties to accommodate RHNA (Program 1)
- Adequate Sites Monitoring/No Net Loss (Program 2)
- Amend RSMZC to accommodate a variety of housing types (Program 14)
- Update General Plan Land Use Element for internal consistency (Program 14)
- Establish procedures for streamlined review of housing projects (Program 15)

State Requirements for Zoning

- Minimum density of 20 units per acre
- Minimum of 16 units per site
- Density Bonus
- Must allow 100% housing project
- Streamlined and/or ministerial review of certain project types
- Objective development standards
- By-right uses (transitional and supportive housing)
- No net loss

Housing Element Rezone Program Components

FIVE NEW ZONING CODE CHAPTERS/SECTIONS

- Workforce Housing Overlay
- Mixed-Use District
- Objective Development Standards for Multi-family and Mixed-Use Development
- Housing Development Project Special Regulations
- Transitional and Supportive Housing

ADDITIONS AND REVISIONS TO OTHER ZONING CODE SECTIONS

- Definitions
- Table specifying uses in Residential Districts
- Update to existing standards: fences, walls, landscape, lighting, solid waste facilities, and screening to make objective
- Administration – add findings for no net loss, density bonus procedures

RELATED: GENERAL PLAN LAND USE ELEMENT UPDATE

Workforce Housing Overlay

Purpose: to provide opportunities for new multi-family housing

- Consistent with the Housing Element and meets RHNA
- Can be accommodated on existing developed sites
- Protects the character of the Business Park
- Honors the Master Plan

Allowed Uses: multi-family residential

Development Standards: specific to residential uses, all other uses must comply with Business Park standards

- Setbacks are the same as the BP Zone
- Additional requirement, minimum separation of 10' between building
- New Objective Development Standards will apply to building and site design


Important: not a zoning district

FACT SHEET
Workforce Housing Overlay District
Summary of the proposed Workforce Housing Overlay District - Draft Section 9.03.150 RSMZC

Purpose of Workforce Housing Overlay District:

- Allow for the development of attainable housing options within employment centers, thereby attracting and retaining employees and supporting the business community.
- Protect the character and composition of the Business Park to continue to provide for and maintain an employment center.
- Allow for a variety of housing types and prices throughout the City to increase housing choice and ensure that households of all types and income levels have the opportunity to find suitable housing. (Housing Element Policy 1.1)
- Ensure that new residential development and modifications to existing development continue to honor the master plan's vision of the community in an objective manner. (Housing Element Policy 1.4)

Locations: The following locations are listed in the General Plan Housing Element for rezoning to allow Workforce Housing



Properties: The following list shows all parcels proposed for the Workforce Housing Overlay designation:

Address	Existing Use	Acres
22931 Arroyo Vista	Business Park	2.92
29777 Avenida De Las Banderas	Business Park	24.53
30200 Avenida De Las Banderas	Business Park	10.98

Allowed Uses: This designation would not change the underlying BP zoning, but would add an overlay to specific sites to allow for the addition of residential uses. Uses allowed in the Workforce Housing Overlay District represent multi-family housing opportunities that can be developed compatibly with the existing Business Park uses. Refer to draft Table 9.03.16 for a full list of allowable uses.

Development Standards: The proposed Workforce Housing Overlay development standards provide for housing opportunities that can be developed compatibly within the existing Business Park. Setbacks are the same as the BP zone, with an added requirement for a minimum separation of 10' between buildings. These development standards apply only to residential uses. All other uses must comply with the Business Park development standards.

Proposed Table 9.03.17 - Workforce Housing Overlay Development Standards	
Development Standard	Workforce Housing Overlay
Minimum Density	20 units/acre
Maximum Density	35 units/acre
Maximum Floor Area Ratio (FAR)	1.0
Minimum Lot Size	10,000 square feet
Maximum Building Height	50 feet
Setbacks	
Adjacent to residential use or district	40 feet or equal to the height of the building, whichever is more
Adjacent to non-residential use or district	10 feet
Adjacent to street	20 feet
Minimum Distance Between Buildings	10 feet
Multi-family and Single-family Minimum Unit Size	
Studio	500 square feet
1-bedroom	600 square feet
2-bedroom	700 square feet
3-bedroom	800 square feet

Workforce Housing Overlay



Site #	Location	Current FAR
1	22931 Arroyo Vista (R104)	0.08
2	29977 Avenida De Las Banderas (R100)	0.28
3	30200 Avenida De Las Banderas (R105)	0.26

WHO Development Standards

Development Standard	Business Park (BP) District	Workforce Housing Overlay (Proposed)
Minimum Density	N/A	20 units/acre
Maximum Density	N/A	35 units/acre
Maximum Floor Area Ratio (FAR)	1.0	1.0
Minimum Lot Size	10,000 square feet	10,000 square feet
Maximum Building Height	50 feet	50 feet
Setbacks		
Adjacent to residential use or district	40 feet	40 feet or equal to the height of the building, whichever is more
Adjacent to non-residential use or district	10 feet	10 feet
Adjacent to street	20 feet	20 feet
Minimum Distance Between Buildings	None	10 feet
Multi-family Minimum Unit Size		
Studio	N/A	500 square feet
1-bedroom	N/A	600 square feet
2-bedroom	N/A	700 square feet
3-bedroom	N/A	800 square feet
Min. Common and Private Open Space	N/A	Sec 9.13.020

Mixed-Use Zoning District

Purpose: to provide opportunities for new housing

- Consistent with the Housing Element and meet RHNA
- Can be accommodated on existing developed sites
- Honors the Master Plan

Allowed uses:

- Multi-family residential uses from Residential High Density (RH) District
- Commercial uses found in the Commercial General (CG) District
- Existing uses remain conforming

Development Standards: consistent with existing commercial and multi-family standards


- Commercial General standards: setbacks and FAR
- High Density Residential standards: Unit sizes
- Unique standards: maximum building height, and minimum distance between buildings

FACT SHEET
Mixed-Use District
Summary of the proposed Mixed-Use District, Draft Section 9.03.160 of the RSMZC

Purpose of Mixed-Use District:

- Provide the ability for development projects to combine compatible uses in ways which offer a balance of land uses where people can live, work, shop and dine on a neighborhood scale.
- Plan for a range of housing opportunities to adequately meet the existing and projected needs of the entire community. (Housing Element Goal 1)
- Ensure that new residential development and modifications to existing development continue to honor the master plan's vision of the community in an objective manner. (Housing Element Policy 1.4)

Locations: The following locations are listed in the General Plan Housing Element for rezoning to allow Mixed-Use Development.



Properties: The following list shows all parcels proposed for the Mixed-Use designation:

Properties to be rezoned from Commercial General to Mixed-Use		
Address	Existing Use	Acres
22022 El Paseo	8.1s Restaurant	1.00
22012 El Paseo	US Bank	0.46
22032 El Paseo	Medical Office Building	2.90
22205 El Paseo	Plaza El Paseo	0.70
22215 El Paseo	Plaza El Paseo	5.54
22233 El Paseo	Plaza El Paseo	2.98
22245 El Paseo	Plaza El Paseo	0.71
22342 El Paseo	Plaza El Paseo	4.11
22372 El Paseo	Plaza El Paseo	1.39
30832 Santa Margarita Pky	Town Center Car Wash	1.03
Properties to be rezoned from Business Professional to Mixed-Use		
22342 Avenida Empresa	Office Building	3.93
30021 Tomas	Office Building	1.92

Development Standards: The proposed Mixed-Use development standards are consistent with the commercial and multi-family standards.

Proposed Table 9.03.20 - Mixed-Use Development Standards

Development Standard	Mixed-Use District
Minimum Density	20 units/acre
Maximum Density	35 units/acre
Maximum Floor Area Ratio (FAR)	1.0
Minimum Lot Size	20,000 sf
Maximum Building Height	45 feet
Setbacks	
Adjacent to residential use or district	20 feet
Adjacent to non-residential use or district	20 feet
Adjacent to street	15 feet
Minimum Distance Between Buildings	10 feet
Multi-family Minimum Unit Size	
Studio	500 sf
1-bedroom	600 sf
2-bedroom	700 sf
3-bedroom	800 sf
Min. Common and Private Open Space	Section 9.13.020

Allowed Uses: Uses allowed in the Mixed-Use Zoning District include residential uses found in the Residential High Density (RH) and Commercial General (CG) districts. The following is a partial list; refer to Draft Tables 9.03.18 and 9.03.19 for a full list. Existing uses have been examined and the proposed list of allowable uses will ensure that no existing use becomes non-conforming.

- Multi-family housing
- Retail uses such as shops and personal care services
- General and medical office
- Restaurants and bars
- Commercial recreation

Mixed-Use Zoning District



Properties to be rezoned from Commercial General to Mixed-Use

Address	Existing Use	Acres
22022 El Paseo	BJs Restaurant	1.00
22012 El Paseo	US Bank	0.46
22032 El Paseo	Medical Office Building	2.90
22205 El Paseo	Plaza El Paseo	0.70
22215 El Paseo	Plaza El Paseo	5.54
22235 El Paseo	Plaza El Paseo	2.98
22245 El Paseo	Plaza El Paseo	0.71
22342 El Paseo	Plaza El Paseo	4.11
22372 El Paseo	Plaza El Paseo	1.39
30832 Santa Margarita Pky	Town Center Car Wash	1.03

Properties to be rezoned from Business Park to Mixed-Use

22342 Avenida Empresa	Office Building	3.88
30021 Tomas	Office Building	1.92

Mixed-Use Zoning District Development Standards

Development Standard	Commercial General (CG) District	Residential High Density (RH) District	Mixed-Use (MU) District (Proposed)
Minimum Density	N/A	Per General Plan	20 units/acre
Maximum Density	N/A	Per General Plan	35 units/acre
Maximum Floor Area Ratio (FAR)	1.0	N/A	1.0
Maximum lot Coverage	N/A	65%	None
Minimum Lot Size	None	7,500 square feet	20,000 square feet
Maximum Building Height	40 feet	35 feet & 2 Stories	45 feet
Setbacks			
Adjacent to residential use or district	20 feet	20 feet	20 feet
Adjacent to non-residential use or district	20 feet	20 feet	20 feet
Adjacent to street	15 feet	20 feet	15 feet
Minimum Distance Between Buildings	None	10 feet	10 feet
Multi-family Minimum Unit Size			
Studio	N/A	500 square feet	500 square feet
1-bedroom	N/A	600 square feet	600 square feet
2-bedroom	N/A	700 square feet	700 square feet
3-bedroom	N/A	800 square feet	800 square feet
Min. Common and Private Open Space	N/A	None	Section 9.13.020

Objective Development Standards

Purpose

- According to State law, cities may only use objective development standards (ODS) in the review of certain housing projects – including those subject to ministerial review
- To ensure high-quality design and architectural character consistent with the community and to honor the Master Plan.

Applicability

- All Multi-Family and Mixed-Use Development in any zoning district
- Especially important when ministerial review is required

Definition:

Development standards which involve no personal or subjective judgement. They are independently and uniformly verifiable. The purpose of objective development standards is to make regulations more predictable and easier to interpret and implement for all involved.

Objective Development Standard Examples

EXISTING SUBJECTIVE GUIDELINE:

"Accentuated inset entries or other similar features **may provide** horizontal or vertical offsets and break the [roof] eave line of the building."
Plano Trabuco Townhomes Specific Plan

TRANSLATED OBJECTIVE STANDARD:

"Roof lines shall not extend more than a length of **50 feet** without... a variation of roof height of at least **18 inches** (as measured from the highest point of each roof line)".



c) Building Design

1) e. Roof Line Variation. Roof lines shall not extend more than a length of 50 feet without at least one prominent change as described below:

1. Variation in roof form, such as hip, mansard, gable, shed, and flat with parapet.
2. Variation in architectural elements, such as parapets or varying cornices.
3. Variation of roof height of at least 18 inches (as measured from the highest point of each roof line).

EXISTING SUBJECTIVE GUIDELINE:

"The architectural style shall be "**Santa Barbara**" and "**Spanish**" reflecting the existing styles surrounding the project area."
Plano Trabuco Townhomes Specific Plan

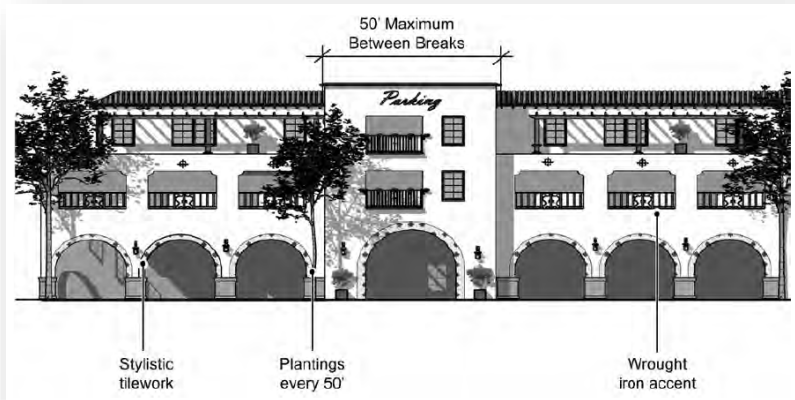
**TRANSLATED
OBJECTIVE STANDARD:**
"Applicants shall choose to incorporate a **minimum of three style elements** listed below to reflect Spanish, Mission, and Mediterranean architectural styles:

A graphic is provided when needed to clarify the objective standard:



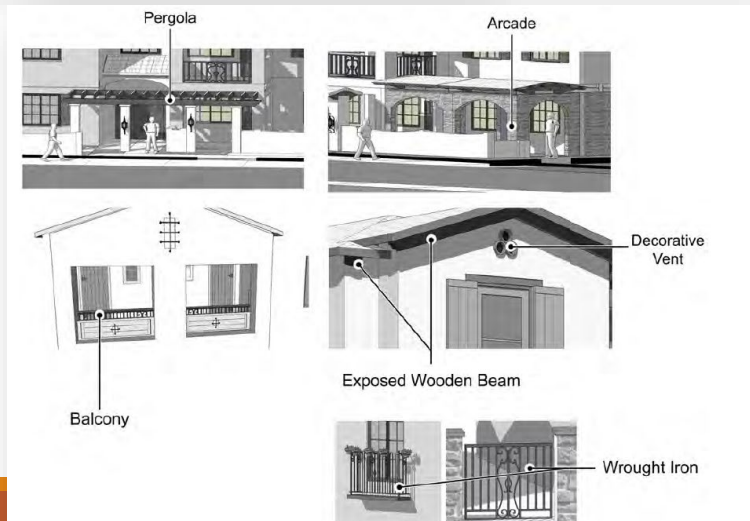
- 1 Pergolas located in exterior walkways between buildings, in outdoor common open spaces, or private open spaces.
- 2 Arcades along ground-floor facades, upper-floor facades, interior courtyards, or in exterior walkways.
- 3 Rounded arches for primary building and unit entries.
- 4 Exposed wooden beams in a dark color.
- 5 Accents, balconies, and deck railings in iron or wrought iron material.
- 6 Decorative vents, canopies, or shutters."

Proposed Objective Development Standards



■ Topics covered:

- Site Design: parking, circulation, private and common open space
- Building Design: massing, articulation, entrances, materials, colors, storage
- Architectural Style: Spanish, Mission or Mediterranean, list of specific features provided
- El Paseo Corridor treatment: vision for walkable town center area



Housing Development Project Special Regulations

Purpose: implement specific provisions of State law

- Create ministerial and discretionary review processes for Housing Development Projects
- Ensure that by-right housing projects are consistent with the Master Plan
- No net loss and density bonus procedures

Housing Development Project defined - a use consisting of any of the following: (a) Residential units only, (b) Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use, (c) Transitional housing or supportive housing. (GC 65589.5(h)(2))

Review processes for Housing Development Projects

- Ministerial –generally any project with 20%-50% affordable units; other specific situations as required by State law
- Discretionary – any project seeking variance, exception, waiver or modification of a development standard

Regulatory Agreements to ensure length of affordability and other protections

Other zoning code revisions and updates

Purpose:

- Maintain internal consistency in Zoning Code
- Provide definitions for new terms and concepts
- Convert subjective standards to objective standards

Notable revisions

- Add 24 new definitions
- Landscape and screening: remove subjective language
- Lighting: define over-illumination
- Walls/fences: specify acceptable materials and design considerations
- Solid waste and recycling facilities: standard measurements for enclosures to accommodate required bins
- Transitional and Supportive Housing section added

Land Use Element Update

- General Plan has seven elements: Circulation, Conservation/Open Space, Economic Development, Housing, Land Use, Noise, and Safety
- Internal consistency among Land Use and Housing Elements
 - Updates to text, figures, tables
- Further definition of Mixed-Use concept
- Apply Mixed-Use land use designation
- Clarify role of housing within the Business Park designation

Environmental Review

- California Environmental Quality Act (CEQA) Compliance
- Evaluated the project against the EIR prepared for the 2020 General Plan as addended
- Concluded no new impacts or increase in the severity of any previously identified significant impacts
- Addendum to 2020 General Plan EIR prepared

Noticing

- Property owner notification sent July 11th
- Meeting with Applied Medical held on July 17th
- Planning Commission Public Hearing Notices sent week of July 26th
- Planning Commission Public Hearing August 7th
- City Council Public Hearing Notices will be sent week of August 16th
- City Council Public Hearing and adoption expected August 28th

Recommendation

- Adopt a resolution approving the **Second Addendum** to the 2020 General Plan Environmental Impact Report
- Adopt a resolution approving General Plan Amendment GPA 24-001 updating the Land Use Element
- Conduct first reading of the following ordinances:
 - Ordinance adopting **ZCA 24-001** and **24-002** establishing the Mixed-Use Zone and Workforce Housing Overlay
 - Ordinance adopting **ZCA 24-003** establishing Objective Development Standards for Multi-Family and Mixed-Use Development
 - Ordinance adopting **ZCA 24-004** adding regulations for Transitional and Supportive Housing and Housing Development Project Special Regulations
 - Ordinance adopting **ZCA 24-005** amending various provisions of the RSMZC for internal consistency and to implement 2021-2029 Housing Element Programs

Questions?
