

Initiation of General Plan Amendment LUE 22-01 and Zoning Code Amendment CA 22-01



*Planning Commission
January 26, 2022*

Today's Agenda

- Status of 6th Cycle Housing Element
- General Plan Amendment LUE 22-01 (Land Use Element)
- Zoning Code Amendment CA 22-01 - Housing Opportunities Overlay District
- Tentative Schedule for LUE 22-01/CA 22-01
- Questions



Status of 6th Cycle Housing Element

- October 28, 2021 - Submitted to California Housing and Community Development (HCD) for 60 day review
- December 16, 2021 - Airport Land Use Commission found the Housing Element Update consistent with the Airport Environs Land Use Plan
- December 27, 2021 – Received comments from HCD
- February 2022 – Staff currently reviewing comments and will re-submit a revised draft to HCD



General Plan Amendment LUE 22-01

- Internal consistency with the Housing Element Update
- Consistency with the existing Housing Opportunities Overlay District Regulations
- Include recent updates to State housing law and State mandates related to housing



Zoning Code Amendment CA 22-01

- ➔ Amend Housing Opportunities Overlay District to implement programs included in the Housing Element Update
- ➔ Housing Opportunities Overlay District
 - Adopted in 2006, previously amended in 2008 and 2013 to increase the number of eligible sites
 - Intended to facilitate the development of affordable housing and to make previously unavailable parcels available for housing
 - Over 100 units have been approved since 2006



Public Hearing Tentative Schedule

General Plan Amendment LUE 22-01 and
Zoning Code Amendment CA 22-01

- Summer 2022 – Planning Commission
- Fall 2022 – Board of Supervisors



Recommended Action

- a. Receive staff report and public testimony.
- b. Authorize staff to initiate General Plan Amendment LUE 22-01 (Land Use Element) to revise sections regarding housing to ensure compliance with existing State housing law, recent State mandates related to housing, and the County's Housing Element.
- c. Authorize staff to initiate Zoning Code Amendment CA 22-01 to revise the Housing Opportunities Overlay District regulations to ensure compliance with existing State housing law, recent State mandates related to housing, and the County's Housing Element.



Questions

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