

ATTACHMENT #2
GENERAL PLAN HOUSING ELEMENT 2020-2023
IMPLEMENTATION PROGRAMS CARRIED OUT BY ZONE TEXT AMENDMENT

Phase 1

HE Program 1.3 SENIOR HOUSING RESIDENTIAL DEVELOPMENT BY RIGHT

The City shall revise the Zoning Ordinance to allow senior housing development in accordance with the density for the underlying general plan land use district as a by-right use in all residential zone districts and in the downtown mixed use zone district.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020

Quantified Objective: Complete Ordinance Amendment within one year of Housing Element certification.

HE Program 3.22 MOBILE HOME PARKS IN HIGH DENSITY RESIDENTIAL ZONE DISTRICT

The City shall revise the Zoning Ordinance to allow mobile home parks as a conditionally allowed use in the R-M-3 zone in accordance with the density prescribed in the General Plan land use district.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020

Quantified Objective: Complete Ordinance Amendment within one year of Housing Element certification.

HE Program 5.9 EMPLOYEE HOUSING ALLOWED WHERE RAISING OF HORTICULTURAL ITEMS ALLOWED

The City shall revise the Zoning Ordinance to ensure that employee housing is permitted as a by right use in areas where agricultural activities are also an allowed use, in conformance with Health and Safety Code commencing at Section 17020. Alternately, the City may revise the Zoning Ordinance to address the allowed use of agriculture activities in non-residential zone districts.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020

Quantified Objective: Complete Ordinance Amendment within one year of Housing Element certification.

HE Program 5.10 ACCESSORY DWELLING UNITS, RESIDENTIAL CARE FACILITIES, TRANSITIONAL / SUPPORTIVE HOUSING, AND EMPLOYEE HOUSING ALLOWED IN ALL ZONES PERMITTING SINGLE-FAMILY RESIDENCES

The City shall revise the Zoning Ordinance to allow accessory dwelling units, adult overnight residential care facilities, transitional / supportive housing, and employee housing as allowed uses in all zoning designations where single-family residences are respectively permitted or conditionally allowed.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020

Quantified Objective: Complete Ordinance Amendment within one year of Housing Element certification.

HE Program 5.11 PERMANENT SUPPORTIVE HOUSING ALLOWED AS BY RIGHT USE

The City shall revise the Zoning Ordinance to allow permanent supportive housing, in accordance with Assembly Bill 2162 and Article 11 commencing with Government Code Section 65650, as a use by right in all zoning designations where multi-family residential used and mixed uses are respectively permitted or conditionally allowed.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020

Quantified Objective: Complete Ordinance Amendment within one year of Housing Element certification.

HE Program 5.12 LOW BARRIER NAVIGATION CENTERS ALLOWED AS BY RIGHT USE

The City shall revise the Zoning Ordinance to allow low barrier navigation centers, in accordance with Assembly Bill 101 and Article 12 commencing with Government Code Section 65660, as a use by right in all zoning designations where mixed uses and non-residential zones allowing multi-family residential uses are respectively permitted or conditionally allowed.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020

Quantified Objective: Complete Ordinance Amendment within one year of Housing Element certification.

Phase 2

HE Program 2.6 DOWNTOWN AND MIXED USE RESIDENTIAL DEVELOPMENT BY RIGHT

The City shall revise the Zoning Ordinance to allow residential development as a by right use in the Downtown Mixed Use zone district, in accordance with the density prescribed in the General Plan Land Use district, subject to performance standards. In addition, the City shall examine and consider allowing residential development as a by right use in the Conditional Mixed Use and Neighborhood Commercial zone districts while addressing issues of geographical location, segmentation, and performance standards.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020

Quantified Objective: Complete Ordinance Amendment and study within one year of Housing Element certification.

HE Program 3.19 CONSISTENCY WITH STATE DENSITY BONUS LAW

The City shall review and amend its Zoning Ordinance to ensure that its density bonus regulations remain consistent with state law (Government Code Sections 65915 through 65918). This program includes the addition of a housing unit replacement program subject to the requirements of Government Code Section 65915(c)(3). The replacement program would be subject to sites identified in the site inventory where any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020 and ongoing

Quantified Objective: Complete review of state law and complete ordinance amendments, as necessary, within one year of Housing Element certification. Any applications received for density bonuses that are found to be consistent with state law shall be processed and implemented immediately.

HE Program 5.3 EMERGENCY SHELTERS PERFORMANCE STANDARDS AND EXPANSION OF ALLOWED USE

The City shall examine and make a recommendation of other zone districts where emergency shelters may be allowed as a by right (permitted) use or as a conditionally allowed use and shall develop performance standards for use in association with emergency shelters. Upon public review and approval by the legislative body, the City shall revise the Zoning Ordinance as it pertains to emergency shelters.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: 2020

Quantified Objective: Complete Ordinance Amendment and study within one year of Housing Element certification.