

COMPARISON OF POLICIES AND PROGRAMS
FROM THE 2015-2022 HOUSING ELEMENT VS. THE 2007-2014 HOUSING ELEMENT

Policy H.A.1 : No change.

Program H.A.1.a: Language refined.

Program H.A.1.b: No change.

Policy H.B.1: No change.

Program H.B.1.a: New program requiring zoning changes to accommodate the 2007-2014 Regional Housing Needs Allocation shortfall.

Program H.B.1.b: Updated previous Program H.B.1.a.

Program H.B.1.c: No change from previous Program H.B.1.d.

Program H.B.1.d: Minor change from the previous Program H.B.1.e to include consideration of reduced or eliminated administrative Secondary Dwelling Permit fee in exchange for rent restrictions.

Program H.B.1.e: New program to encourage development of secondary dwelling units, which would not specifically change the number of such units currently possible. Subprogram (c) calls for consideration of amending the Northeast Ridge PD Permit to potentially allow secondary dwelling units under limited circumstances among the 108 single-family residences at Landmark at the Ridge. Subprogram (e) would explore the potential of reducing or eliminating the lot size minimum for development of secondary dwelling units.

Program H.B.1.f: Updated to reflect previously adopted zoning ordinance amendment.

Program H.B.1.g: Updated to reflect previously adopted zoning ordinance amendment.

Program H.B.1.h: Updated to reflect proposed zoning overlays for which an outreach program to encourage private redevelopment of existing developed sites is to be developed.

Program H.B.1.i: Added to rezone the mobilehome park in the SCRO-1 District as the R-MHP District to designate it for mobilehome uses only. This program was implied in the 2007-2014 Housing Element's Programs H.B.1.b & H.E.1.c.

Policy H.B.2: No change.

Program H.B.2.a: No change.

Policy H.B.3 Updated to include the developmentally disabled.

Program H.B.3.a: No change.

Program H.B.3.b: No change.

Program H.B.3.c: No change.

Program H.B.3.d: Updated to reflect previously adopted zoning ordinance amendment.

Program H.B.3.e: Updated to reflect previously adopted zoning ordinance amendment.

Program H.B.3.f: No change.

Program H.B.3.g: No change.

Program H.B.3.h: No change.

Program H.B.3.i: Updated to reflect previously adopted zoning ordinance amendment.

Program H.B.3.j: Updated to reflect previously adopted Public Works Department policy.

Policy H.B.4: Expanded to minimize constraints on construction of new multi-family rental housing.

Program H.B.4.a: Updated to reflect previously adopted zoning ordinance amendment.

Program H.B.4.b: No change.

Policy H.B.5: No change.

Program H.B.5.a: Expanded to include development of an outreach program to ensure successful implementation of the program.

Policy H.B.6: No change.

Program H.B.6.a: No change.

Policy H.B.7: No change.

- Program H.B.7.a: No change.
- Program H.B.7.b: No change.
- Program H.B.7.c: Updated to refer to Project Sentinel.
- Policy H.B.8: No change.
 - Program H.B.8.a: No change.
- Policy H.B.9: Updated to reflect changes in redevelopment law.
 - Program H.B.9.a: Updated to reflect changes in redevelopment law.
 - Program H.B.9.b: Language refined.
 - Program H.B.9.c: No change.
 - Program H.B.9.d: No change.
 - Program H.B.9.e: Updated to reflect changes in redevelopment law.
 - Program H.B.9.f: Updated to refer to HEART's first-time homebuyers program.
 - Program H.B.9.g: No change.
 - Program H.B.9.h: No change.
 - Program H.B.9.i: Updated to reflect changes in redevelopment law.
 - Program H.B.9.j: No change.
 - Program H.B.9.k: No change.
 - Program H.B.9.l: No change.
 - Program H.B.9.m: Deleted.
- Policy H.C.1: No change.
 - Program H.C.1.a: Updated to reflect current practice.
 - Program H.C.1.b: Updated to reflect current practice.
 - Program H.C.1.c: Updated to include cross reference to Program H.I.1.e.
 - Program H.C.1.d: No change.
- Policy H.D.1: No change.
 - Program H.D.1.a: No change.
 - Program H.D.1.b: Updated to reflect previously adopted zoning ordinance amendment and proposed zoning changes.
 - Program H.D.1.c Deleted and replaced with previous Program H.D.1.d, revised to replace reference to form-based codes with references to a number of specific Government Code Sections, incorporating a portion of previous Program H.B.1.b. Amended to include appropriate measures to mitigate any potentially significant environmental impacts, as well as requirement for "connectivity" improvements.
- Policy H.D.2: New policy calling for use of zoning to establish suitable residential environments while maintaining the long-term viability of surrounding commercial and industrial uses.
 - Program H.D.2.a: New program to review zoning ordinance regulations for TC-1, NCRO-1 & NCRO-2 Districts to determine if amendments are necessary.
- Policy H.E.1: No change.
 - Program H.E.1.a: No change.
 - Program H.E.1.b: No change.
 - Program H.E.1.c: Revised to coordinate with Program H.B.1.i.
 - Program H.E.1.d: Revised to refer to a height limit allowing at least 3 stories of development
- Policy H.F.1: No change.
 - Program H.F.1.a: No change.
- Policy H.F.2: No change.
 - Program H.F.2.a: No change.
 - Program H.F.2.b: No change.
 - Program H.F.2.c: Expanded to include assistance to affordable housing development, added references to Programs H.B.9.e & H.B.9.k.
- Policy H.F.3: No change.
 - Program H.F.3.a: No change.

- Program H.F.3.b: No change.
- Program H.F.3.c: New program to require water conserving measures for new multi-family and/or mixed-use development.
- Policy H.F.4: No change.
 - Program H.F.4.a: No change.
- Policy H.G.1: Broadened in scope to require participation in regional smart growth planning efforts, so as to coordinate City efforts with those of regional agencies.
 - Program H.G.1.a: Completely revised to require cooperation with the MTC and ABAG.
 - Program H.G.1.b: Completely revised to require cooperation with C/CAG.
- Policy H.H.1: No change.
 - Program H.H.1.a: Expanded to include possible adoption of housing impact fees and commercial linkage fees.
 - Program H.H.1.b: No change.
- Policy H.H.2: No change.
 - Program H.H.2.a: No change.
 - Program H.H.2.b: Updated to reflect previously adopted zoning ordinance amendment.
 - Program H.H.2.c: No change from previous Program H.H.2.e. Previous Programs H.H.2.c & H.H.2.d deleted.
- Policy H.I.1: No change.
 - Program H.I.1.a: No change.
 - Program H.I.1.b: No change.
 - Program H.I.1.c: Language refined and expanded to include development of an outreach program.
 - Program H.I.1.d: Replaced previous Program H.I.1.d with an edited version of previous Program H.B.1.c.
 - Program H.I.1.e: Revised to reflect Program H.C.1.c.
 - Program H.I.1.f: No change.
 - Program H.I.1.g: No change.
 - Program H.I.1.h: Expanded to include monitoring of development capacity.
- Policy H.I.2: No change.
 - Program H.I.2.a: No change.
 - Program H.I.2.b: No change.

PROPOSED OVERLAYS: NUMBER OF UNITS

<u>ADDRESS</u>	<u>ACRES</u>	<u>MINIMUM NO. OF UNITS*</u>	<u>MAXIMUM NO. OF UNITS**</u>
25 Park Place	1.25	25	37
41-43 Park Place	1.12	23	33
Park Place AHO TOTAL***	2.37	48	70
91-99 Park Lane	1.85	49	55
105-115 Park Lane	2.13	56	64
145 Park Lane	2.87	75	86
Park Lane AHO TOTAL	6.85	180	205
TOTAL	9.22	228	275

*at 20 units per acre in the Park Lane Mixed Use Affordable Housing Overlay and 26 units per acre in the Park Lane Residential Affordable Housing Overlay

**at 30 units per acre

***plus a commercial component under the mixed-use overlay of approximately 14,000 to 24,000 sq. ft.

PROPOSED OVERLAYS: TRIP GENERATION

<u>ADDRESS</u>	<u>EXIST. BLDG. SQ. FT.</u>	<u>EXIST. P.M. PEAK TRIPS*</u>	<u>MAX. NO. OF UNITS</u>	<u>RESID. P.M. TRIPS**</u>	<u>NET P.M. TRIPS</u>
25 Park Place***	10,576	8.99	37	22.94+44.52	58.47***
41-43 Park Place***	19,100	16.24	33	20.46+44.52	48.74***
Park Place TOTAL ***	29,676	25.23	70	43.4+89.04	107.21***
91-99 Park Lane	36,975	31.43	55	34.1	2.67
105-115 Park Lane	43,500	36.98	64	39.68	2.7
145 Park Lane	58,000	49.30	86	53.32	4.02
Park Lane TOTAL	138,475	117.71	188	127.1	9.39
TOTAL	168,151	142.94	228	259.54	116.6

NUMBER OF UNITS GENERATING PEAK TRIPS EQUAL TO EXISTING USES

<u>ADDRESS</u>	<u>ACRES</u>	<u>EXIST. BLDG. SQ. FT.</u>	<u>EXIST. P.M. PEAK TRIPS*</u>	<u>EQUIV. RESID. UNITS**</u>	<u>UNITS PER ACRE**</u>
25 Park Place	1.25	10,576	8.99	14	11.2
41-43 Park Place	1.12	19,100	16.24	26	23.2
Park Place TOTAL ****	2.37	29,676	25.23	40	16.9
91-99 Park Lane	1.85	36,975	31.43	50	27.4
105-115 Park Lane	2.13	43,500	36.98	59	28.0
145 Park Lane	2.87	58,000	49.30	79	27.7
Park Lane TOTAL	6.85	138,475	117.71	188	27.4
TOTAL	9.22	168,151	142.94	228	24.7

**NUMBER OF UNITS GENERATING 100 PEAK TRIPS
ABOVE TRIPS GENERATED BY EXISTING USES**

<u>ADDRESS</u>	<u>ACRES</u>	<u>EXIST. BLDG. SQ. FT.</u>	<u>100 TRIPS THRESH- OLD*****</u>	<u>EQUIV. RESID. UNITS**</u>	<u>UNITS PER ACRE**</u>
25 Park Place	1.25	10,576	108.99	175	140.0
41-43 Park Place	1.12	19,100	116.24	187	167.0
Park Place TOTAL ****	2.37	29,676	255.23	362	152.7
91-99 Park Lane	1.85	36,975	131.43	211	114.1
105-115 Park Lane	2.13	43,500	136.98	220	103.3
145 Park Lane	2.87	58,000	149.30	240	83.6
Park Lane TOTAL	6.85	138,475	217.71	671	98.0
TOTAL	9.22	223,543	290.02	1,033	112.0

*0.85 per 1,000 sq. ft. of Industrial Park [cf. 0.32/1,000 sq. ft. of Warehousing, 0.97/1,000 sq. ft. of General Light Industrial (ITE Manual, 9th Edition)]

**0.62 per unit in Apartments [cf. 0.58/unit in Low-Rise Apartments, 0.52/unit in Residential Condominiums/Townhouses (ITE Manual 9th Edition), 0.35/unit in High Rise Apartments (ITE Manual, 8th Edition), 0.62/unit in Mixed-Use Residential/Retail Development (ITE Manual, 7th Edition)].

***Adjusted to include 3.71 trips per 1,000 sq. ft. of Shopping Center [cf. 3.57/1,000 sq. ft. of Medical-Dental Office Building (ITE Manual, 9th Edition)] for 12,000 sq. ft. of commercial mixed use (44.52 trips) per site

****This does not provide for any commercial floor area as part of a mixed-use development.

*****Given credit for existing trips