



Mixed-Use Live/Work Zoning & General Plan Amendment

Planning Commission
June 4, 2019



Timeline

**General Plan
Adopted**

2010

2013

**Mixed-Use Live/Work
Established**

**El Camino Real Corridor Plan
Adopted**

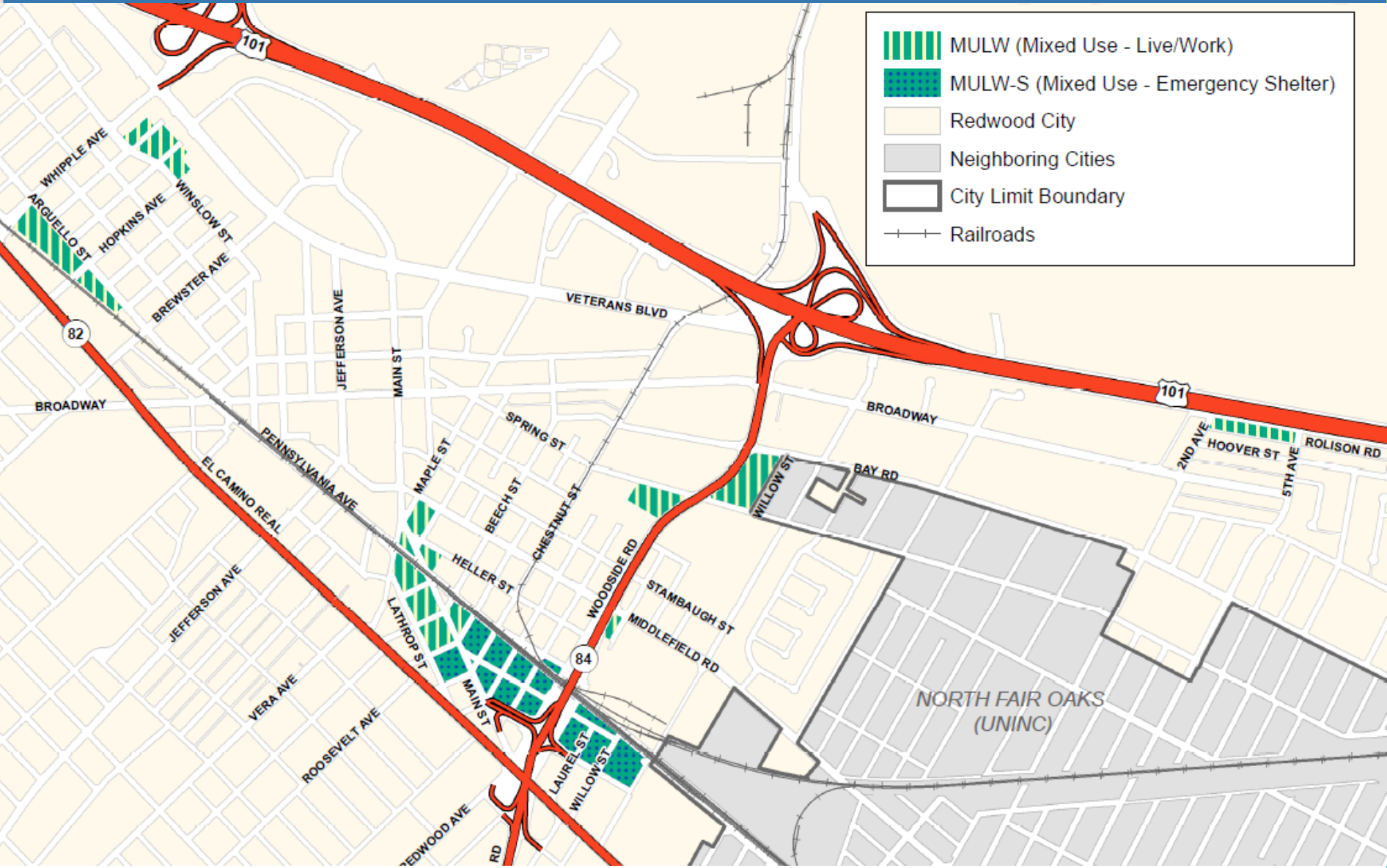
2017

**Proposed
Mixed-Use Live/Work
Amendment**

2019



MULW & MULW-S Zoning Districts



Key Amendments

- 1 Uses
- 2 Community Benefits
- 3 Live/Work Units

Uses

Goal: Provide more flexible uses

Permitted:

- Multi-family units
- Live/work units

Conditional:

- Single-family residential
- Child care facilities
- Senior care facilities
- Entertainment
- Retail (exceeding 5,000 sq. ft.)
- Medical office (exceeding 5,000 sq. ft.)
- Office (exceeding 10,000 sq. ft.)

Community Benefits

Goal: Allow increased height & density in exchange for community benefits

Development Standards		EXISTING Standards	PROPOSED Standards	PROPOSED Community Benefit Standards
Floor Area Ratio		2.0 max	1.5 max	2.0 max
Density		20 du/acre max	20 du/acre max	40 du/acre max
Stories	Residential	-	3 stories max	4 stories max
	Commercial	3 stories max	3 stories max	4 stories max
	Mixed-Use	3 stories max	4 stories max	5 stories max
Height	Residential	-	40 ft. max	50 ft. max
	Commercial	40 ft. max	40 ft. max	50 ft. max
	Mixed-Use	40 ft. max	50 ft. max	60 ft. max

Community Benefits Program

- 1 Tiered point system
- 2 Menu of options
- 3 Adopted by resolution to allow updates as needed
- 4 Benefits based on community input for Corridor Plan

Community Benefits Program

- **Child care facility**
- **Publicly accessible open space**
- **Shared parking**
- **Affordable housing**
- **New streets or pathways**
- **Business façade improvements**
- **Community facilities**
- **Live/work units**
- **Neighborhood improvements**
- **Non-profit commercial space**

Live/Work Units

Goal: Simplify requirements

- 1 Permit by right
- 2 Incentivize through Community Benefits Program
- 3 Remove strict development standards (floor space, business license, ownership requirements)

General Plan

Goal: Consistency updates

- 1 Rename to Mixed-Use Transitional
- 2 Update description narrative & maps
- 3 Remove reference to height (stories)

Environmental Review

- 450 unit increase
- 1.4% increase in population from GP's 2030 estimate of 92,400
- 20 ft. or 2 story increase in building heights
- Less than 5% increase in roadway volumes that operate at LOS - E or F
- No significant impacts or increase in severity of previously identified impact that would alter prior environmental findings, conclusions, or mitigation measures
- General Plan EIR Addendum

Applicability

- ❑ Only projects deemed incomplete would be subject to new regulations (at date effective)
- ❑ Currently 3 pending projects zoned MULW
 - 1 project is deemed complete
 - 1 project has had 3 rounds of completeness review and is nearing completeness
 - 1 project is deemed incomplete – zoning change would benefit proposal which is for multi-family residential (68 for-sale units including 10 affordable units at the moderate income level)

Recommendation

Adopt two resolutions recommending that the City Council approve:

- 1 Proposed General Plan and Zoning Amendments and EIR Addendum
- 2 Community Benefits Program