

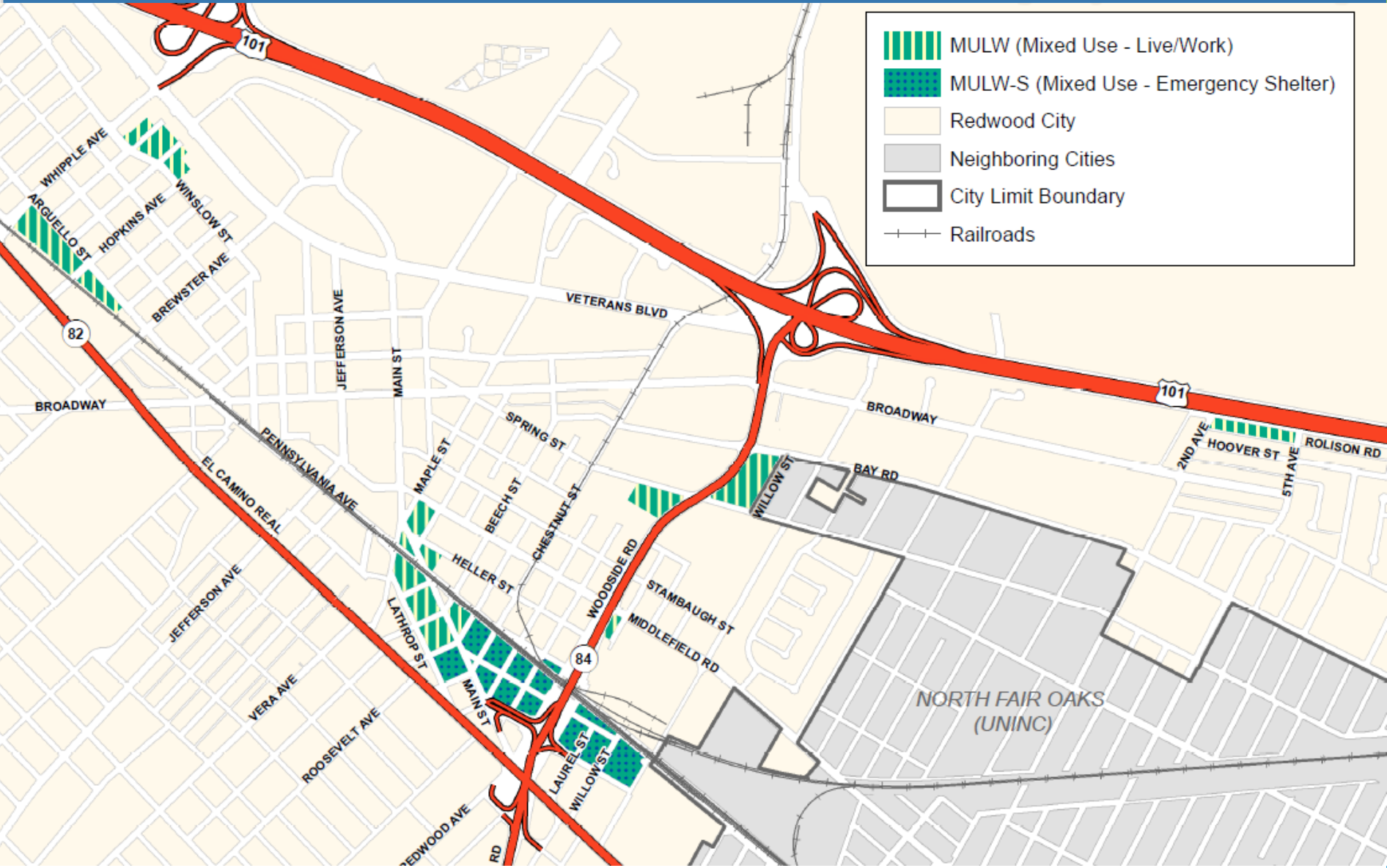


**Mixed-Use Live/Work
General Plan & Zoning
Amendment**

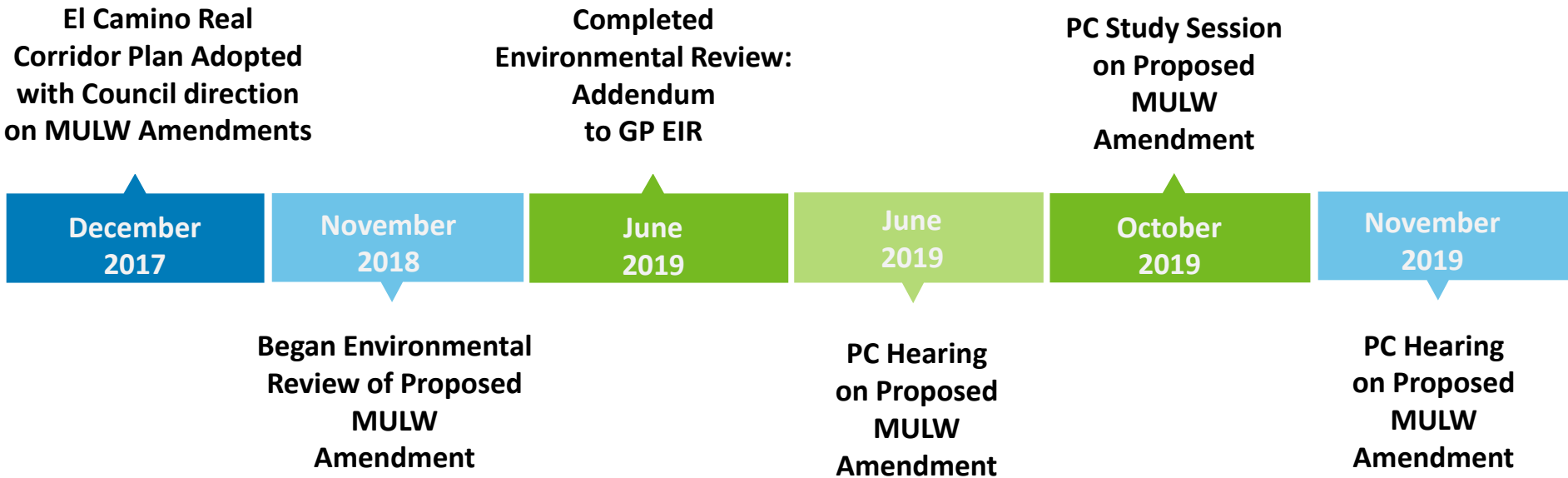
**Planning Commission
November 5, 2019**



MULW & MULW-S Zoning Districts



Background



Key Changes from Study Session Feedback

- 1 Community Benefits
- 2 Mixed-Use
- 3 Floor Area Ratio
- 4 Land Uses

Staff Response

☐ Community Benefits

- Created a reduced point system for small projects
- Changed Retail to Active uses and added to Community Benefits program
- Added Housing as a new Community Benefit

☐ Mixed-Use

- Maintained existing height for mixed-use and instead incentivized Active Uses in the Community Benefits program

Staff Response

Floor Area Ratio

- Maintained existing FAR and instead incentivized Housing. Benefits for commercial development is up to 20 ft. of additional height (in 10 ft. increments)

Land Uses

- Maintained Use Permit for Child Care
- Maintained proposed thresholds for Use Permits
 - ✓ 5,000 sq. ft. for retail
 - ✓ 10,000 sq. ft. for office

Community Benefits

Established a point system for small projects

**Small Projects =
≤ 15,000 sq. ft. sites**

- 4 points for 1st benefit
- 2 points for each additional benefit
- 8 points for maximum benefits

**Large Projects =
> 15,000 sq. ft. sites**

- 6 points for 1st benefit
- 4 points for each additional benefit
- 14 points for maximum benefits

Community Benefits

Incentivized Housing & Active Uses by adding these to the Community Benefits program

| Community Benefit | 4 points | 2 points | Add-Ons (+2 points) |
|--------------------|---|--|--|
| Housing | At least 50% of the project is used for housing | At least 25% of the project is used for housing | At least 20% 2-BDRM & 10% 3-BDRM units |
| Active Uses | 80% along major street(s) - ground floor frontage with a depth of 40 ft. or more. | Corner uses – ground floor frontages with a depth of 40 ft. or more. | |

Revised Standards

Maintained 2.0 FAR but incentivized housing in community benefits program

Maintained standard height for all uses and made all height increases based on community benefits

| Project Type | | Standards | Community Benefits |
|--------------|-------------|---------------------|-----------------------|
| Density | Residential | 20 du/ac | 40 du/ac max |
| | Commercial | 2.0 | - |
| | Mixed-Use | 20 du/ac 2.0 FAR | 40 du/ac max - |
| Height | Residential | 40 ft. | 50 ft. – 60 ft. max * |
| | Commercial | | |
| | Mixed-Use | | |

* Height benefits are in 10 ft. increments

Environmental Review

- 450 unit increase
- 1.4% increase in population from GP's 2030 estimate of 92,400
- 20 ft. 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 2 pending projects zoned MULW
 - 1 project has had 5 rounds of completeness review and is nearing completeness
 - 1 project is deemed incomplete
- ❑ Zoning change would benefit both proposals as they would permit multi-family residential

Next Steps

- 1 **City Council - Review & First Reading**
~ early December
- 2 **City Council - Second Reading & Adoption**
~ January 2020
- 3 **MUT Effective**
~ February 2020

Recommendation

Adopt two resolutions recommending that the City Council approve:

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