



Mixed-Use Live/Work Zoning & General Plan Amendment

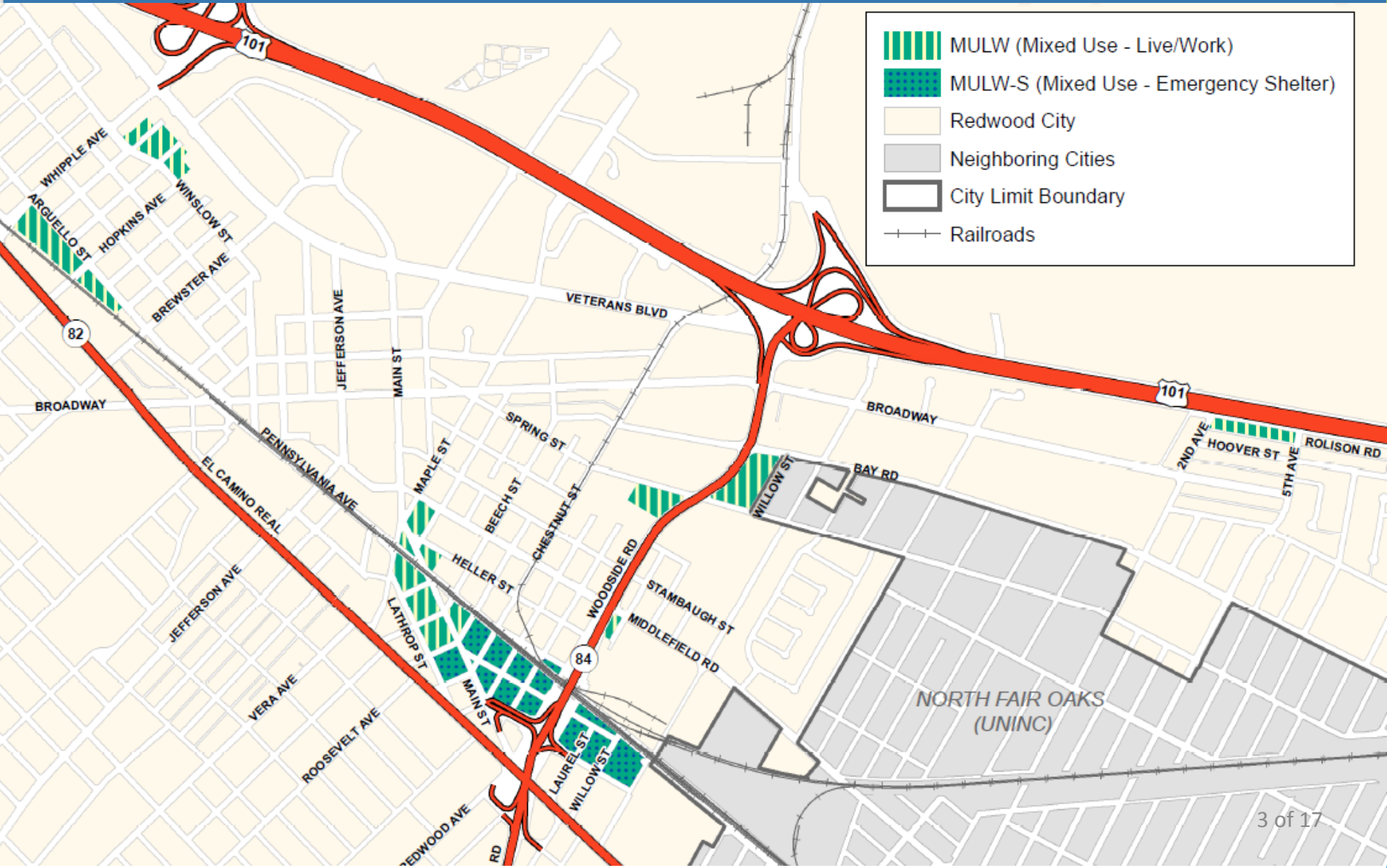
City Council
December 16, 2019



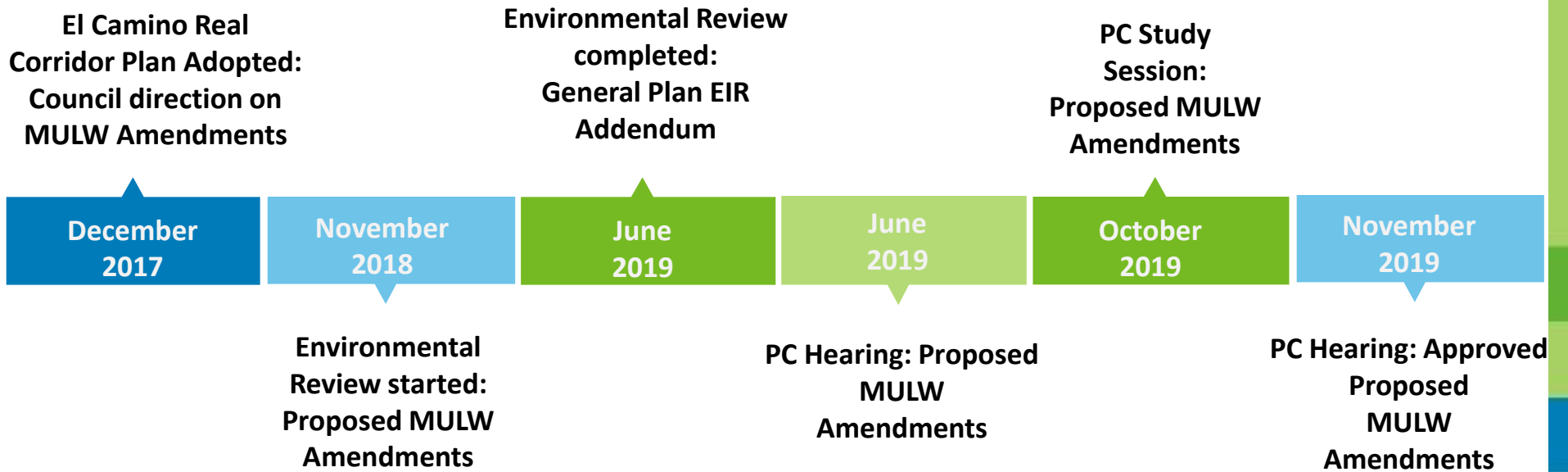
Staff Recommendation

- 1 Waive first reading and introduce an Ordinance on Mixed-Use Live/Work Zoning Amendments
- 2 Adopt Resolutions on the General Plan Amendments, Community Benefits Program, and Addendum to General Plan EIR

MULW & MULW-S Zoning Districts



Background



Key Amendments

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

Uses

Goal: Provide more flexible land 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 Program

- 1 Tiered point system
- 2 Menu of options
- 3 Adopted by resolution to allow updates as needed
- 4 Benefits based on community input from Corridor Plan and MULW and on the Council's strategic goals

Community Benefits

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

HEIGHT

Development Standards HEIGHT	EXISTING	PROPOSED	PROPOSED Community Benefit
Residential	-	40 ft.	50 ft. - 60 ft.*
Commercial	40 ft.	40 ft.	50 ft. - 60 ft.*
Mixed-Use	40 ft.	40 ft.	50 ft. - 60 ft.*

* Community Benefit heights are in 10 ft. increments per the tiered Community Benefits point system.

Community Benefits

DENSITY

Development Standards DENSITY	EXISTING	PROPOSED	PROPOSED Community Benefit
Floor Area Ratio	2.0	2.0	2.0
Density	20 du/acre	20 du/acre	40 du/acre

Community Benefits Program - Examples

Community Benefit	4 points	2 points	Add-Ons (+2 points)
Housing	At least 50% of the project is housing	At least 25% of the project is housing	At least 20% 2-BDRM & 10% 3-BDRM units
Active Uses	80% along major street(s) – minimum depth of 40 ft.	Corner uses – minimum depth of 40 ft.	
Child Care Facility	Serving at least 60 children (8,000 sq. ft. min)	Serving at least 30 children (4,000 sq. ft. min)	Specialized programming

Project Type	First benefit	Second benefit	Third benefit	Total
Small Project ≤ 15,000 sq. ft. sites	4 points	2 points	2 points	8 points
Large Project > 15,000 sq. ft. sites	6 points	4 points	4 points	14 points

State Density Bonus Law

Above and beyond the Community Benefits Program, housing projects could achieve additional **density** and **height** through the State Density Bonus Law.

- ❑ 5% very low = 20% density bonus
- ❑ 15% very low = 35% density bonus
- ❑ 20% low = 35% density bonus
- ❑ 100% affordable = 80% density bonus and no density limit if within ½ mile of major transit stop (AB-1763)

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

- General Plan EIR Addendum
- 450 unit increase
- Increase in population by 1,269 residents from GP's 2030 estimate of 92,400 (1.4%)
- 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 impacts that would alter prior environmental findings, or mitigation measures

Applicability

- ❑ Only projects deemed incomplete would be subject to new regulations (at effective date)
- ❑ Currently 2 pending projects zoned MULW
 - 1 project (South Main Mixed-Use/Greystar) has had 5 rounds of completeness review and is nearing completeness
 - 1 project (1125 Arguello) is deemed incomplete
- ❑ Zoning change would apply to both proposals (multi-family residential)

Next Steps

- 1 Phase II – comprehensive update to Mixed-Use zoning Districts (parking, activity centers, design guidelines)
- 2 Review Tiered Community Benefits Program
- 3 Begin other minor Zoning Fixes – such as a streamlined use permit process for Child Care

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