

Appendix D

Analysis of Unaccommodated Need from the Previous Period

The adopted 2006 Housing Element identified a net remaining lower-income RHNA of 1,379 units (Table 27, p. A-46). The Very High Density Residential General Plan land use category allows development at 18-22 units/acre and is suitable for lower-income housing. At an average density of 20 units/acre, 69 acres of land is required to accommodate the remaining need. Housing Element Programs 7 and 11 established implementation actions to bring the Zoning Ordinance into conformance with the General Plan. However, due to the extraordinary hardship on City staff resources created by the recession, the Zoning Ordinance update has not been completed. Since adoption of the General Plan in 2006, City policy has been to require new development applications to conform to the General Plan land use designation and densities. Any development application that is inconsistent with the new General Plan, even if consistent with the existing zoning, would not be approved without a General Plan amendment.

The table below shows the distribution of vacant and developed land by zoning district for the VHDR General Plan land use category. As shown in this table, a total of 126 acres of vacant land is currently available in the VHDR designation, which is 57 acres more than required to satisfy the 2006 Housing Element commitment.

Table D-1
VHDR Land Use Categories by Zoning District

Zoning	DEV	VAC	Existing Zoning Status & Development Standards
M-1	0	5.96	Residential use not currently allowed
R-2	0	19.22	2-family, 12 du/ac (+density bonus) 35-ft height limit
R-3	4.58	13.84	22 du/ac (+density bonus) 45-ft height limit
R-T (Residential-Trailer)	0	6.03	15.5 du/ac (+ density bonus) 15-ft height limit (Will be redesignated <i>High Density</i> in new Development Code)
S-D (Senior Development)	4.49	4.82	22 du/ac (+ density bonus) 35-ft height limit (Will be redesignated <i>Very High Density</i> in new Development Code)
SP 1-02 (Esplanade) Adopted 2005	0	32.02	56 acres designated mixed-use (1/2 can be residential - 359 du max.) 14 du/ac avg. density (projects may exceed avg.) 45-ft height limit Development Agreement until 2015 (SP amendment reqd. to establish site plan prior to development)
SP 1-91 (Sunrise Ranch)	0	44.18	18 du/ac (+density bonus) allowed in HDR (25 ac) (Expired 1994 – will require review/approval)
Totals	9.07	126.07	

Zoning Analysis. The Government Code requires the City to zone or rezone adequate sites to accommodate the unaccommodated portion of the regional housing need from the prior planning period when sites were not made available. While the City redesignated sufficient sites, the zoning was not complete for all redesignated sites. However, many of the redesignated VHDR sites are zoned R-3 or an equivalent zone (i.e., S-D and SP 1-02). These zones are sufficiently flexible to implement the VHDR at maximum allowable densities without requiring a rezone, variance or other exception process. Further, explicit Code provisions adopted prior to the end of the planning period defers allowable densities to the

General Plan, which removed any potential density limits in the zoning. For these reasons, sites zoned R-3, S-D and SP 1-02 are utilized toward the unaccommodated need in the prior planning period as follows:

Table D-2
Remaining Unaccommodated Need

Shortfall in the prior planning period	1,379 units
Capacity with zoning made available in the prior planning period	769 units
R-3 (304 units)	
S-D (106 units)	
SP 1-02* (359 units)	
Remaining Unaccommodated Need	610 units

*Accounts for 359 unit maximum per the Specific Plan

To address the unaccommodated need from the prior planning period, a zoning amendment was adopted by the City Council on _____. The amendment reclassified _____. This amendment resulted in an increase of ___ potential multi-family units at a density of 20 units/acre, which fully accommodates the unmet need from the previous period.