



PLANNING COMMISSION

Wednesday, January 08, 2025
Regular Meeting - 7:00 PM
City Hall – City Council Chambers
425 Webster Street, Colusa, CA 95932

AGENDA

The public may address the Commission on any agenda item during the Commission's discussion of that item, not to exceed three (3) minutes. We ask that the speaker kindly be recognized by the Planning Commission Chair before speaking and be limited to one comment, per item.

Chair – John Martin
Vice Chair – Jean-Pierre Cativiela
Commissioner – Sara Andreatii
Commissioner – Amy Schmidt
Commissioner – Thomas Roach

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA

CONSENT CALENDAR - None.

PUBLIC COMMENTS *The Planning Commission may read / address comments on any item concerning subject matter that is within the Planning Commission's jurisdiction. No action may be taken on items not posted on the agenda, other than to briefly respond, refer to staff, or to direct that an item be placed on a future agenda.*

PUBLIC HEARING

1. Consideration recommending the Colusa City Council adopt the Ordinance amendment and determine the Ordinance amendment is exempt from review under the California Environmental Quality Act pursuant to 15061(d).

Recommendation: Open the Public Hearing and recommend the Colusa City Council adopt the Ordinance amendment and determine the Ordinance amendment is exempt from review under the California Environmental Quality Act pursuant to 15061(d).

PUBLIC COMMISSION MATTERS *Discussion of current Planning Department projects.*

FUTURE AGENDA ITEMS

ADJOURNMENT



SHELLY KITTLE, CITY CLERK

Americans with Disabilities Act

In compliance with the Americans with Disabilities Act, persons requiring accommodations for a disability at a public meeting should notify the City Clerk at least 48 hours prior to the meeting at 530-458-4941 in order to allow the City sufficient time to make reasonable arrangements to accommodate participation in this meeting.

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City of Colusa California

STAFF REPORT

DATE: January 8, 2025
TO: Planning Commission
FROM: David Swartz, City Engineer
Jake Morley, Planning Consultant

AGENDA ITEM: Public Hearing for the consideration of Colusa Municipal Code Amendments regarding Implementation of Assembly Bill 1397 – Local Planning: housing element: inventory of land for residential development

Recommendation: Open the Public Hearing and recommend that Colusa City Council approve the Ordinance amendment and determine the Ordinance amendment is exempt from review under the California Environmental Quality Act pursuant to 15061(d).

BACKGROUND:

On December 1, 2020, the City Council adopted the City's 2020-2028 Housing Element. The Housing Element was certified by the State Department of Housing and Community Development (HCD). The Housing Element includes numerous programs that the city is required to initiate to implement the policies and achieve the quantified objectives listed in the Housing Element.

One such program listed in the Housing Element is Program H-2, which identifies and list 14 regulatory items that the City will implement within six months of adoption of the Housing Element (see **Attachment 2** – Table 9.7-2 City of Colusa Goals, Objectives, Policies and Programs).

On May 24, 2024, HCD sent a Letter of Inquiry (**Attachment 3**) requesting an update on the status of Program H-2 and to provide any related documentation demonstrating implementation. Subsequently, the city staff notified HCD that no formal zoning code amendments have been adopted or prepared for consideration as outlined in Program H-2.

On September 5, 2024, HCD sent a Revocation of Housing Element Compliance Finding letter (**Attachment 4**) noting that HCD has found that the City's housing element is no longer in substantial compliance with Housing Element Laws and therefore revoked certification.

After receiving the revocation letter from HCD staff scheduled a call with HCD to discuss the best course of action to reinstate compliance with the Housing Element. Upon conclusion of

that call, HCD express that of the 14 regulations items, that only 1 item (Item “H”) was of concern that needed corrective attention.

Program H-2, item “H” states:

To allow residential uses by right for housing developments which at least 20% of the units are affordable to lower income household on vacant sites that were identified in the two previous housing elements to compliance with California Government Code § 65583.2(c) as referenced in Table 9.5-2 (corrected) of his Housing Element.

Table 9.5-2 of the Colusa Housing Element contains an inventory list of all vacant parcels and unit development capacity (see Table 9.5-2 – Inventory of Vacant Lands, **Attachment 5**). This table identifies 48 individual properties totaling 173.77 acres across a variety of zoning designations. At full buildout, the vacant inventory could potentially accommodate up to 467 units.

ANALYSIS:

Ministerial review of projects with 20 percent Affordable Housing was an Assembly Bill (AB 1397) that was adopted in September 2017 to create new state regulations related to Housing Elements, including requirements surrounding the sites inventory.

In compliance with AB 1397, the proposed Colusa Municipal Code (CMC) includes provisions to allow “by-right”, ministerial approval for projects that include 20 percent of the units affordable to lower income households if the projects are located on sites that have previously been identified in the Housing Element Cycle. For the purpose of this CMC, “by right” means that future projects would be exempt from discretionary review and any corresponding discretionary permit that would constitute a “project” under the California Environmental Quality Act (CEQA). Ministerial projects are not subject to CEQA, therefore projects that meet the aforementioned affordability criteria would be exempt from environmental review.

As currently written, the CMC does not prohibit nor require any discretionary actions to approvals or review for the construction of housing upon properties. In that, the City does not currently have any architectural type review, standards, subjective requirements or written finding.

GENERAL PLAN

Incorporating the Municipal Code changes advances housing related policies for the City of Colusa as outlined in the Housing Element and other portions of the General Plan.

The following General Plan Goals, Policies and Actions are applicable to the project:

Goal HSG-1: To provide a continuing supply of affordable housing to meet the needs of existing and future Colusa residents in all income categories.

Policy HSG 1.1: The City shall enforce its land use policies that allow residential growth to be accommodated with a variety of housing types within a range of densities.

Policy HSG 1.4: The City shall provide for future (long-term) regional housing needs by maintaining an adequate supply of developable land for all housing types and affordability levels.

Policy HSG 1.5: The City shall encourage the production of for-sale and rental housing units that will provide a variety of housing type, tenure and density—at all levels of affordability.

Policy HSG 1.6: The City shall promote more intensive residential development of vacant and underutilized land contiguous to existing development, particularly within walking distance of downtown Colusa, in order to reduce the cost of off-site improvements and create a compact City form.

Policy HSG 5.1: The City shall maintain sufficient capacity in the appropriate land use districts to allow for the Regional Housing Needs Allocation.

Policy HSG 5.2: The City shall maintain sufficient multi-family designated land use and zoning districts to provide sufficient capacity for the low- and very low-income housing needs.

Policy HSG 7.4: The City shall continue to encourage innovative housing types, site planning and mixed-use developments.

Policy LU 5.1: Development patterns shall tier off of existing development and avoid leap-frogging, including areas intended for annexation that are presently outside the city limits.

Policy LU 5.2: Development patterns shall extend primarily from Highways 20 and 45. To the extent feasible, initial phases of new developments shall begin as close as possible to existing urban areas.

Policy LU-6.1: Growth shall provide a strong diversified economic base and a reasonable balance between employment and housing for all income groups.

Policy LU-6.3: Growth shall be managed to ensure that adequate public facilities and services are planned for and provided in a manner that protects the public's health, safety, and welfare.

PUBLIC CONTACT and ENVIRONMENTAL REVIEW

A 10-day public hearing notice was published in the Pioner Review on December 6, 2024 and a notice was also placed at the planning counter. The Ordinance amendment has been determined exempt pursuant to the California Environmental Quality Act Section 15061(b)(3), which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. As a Municipal Code text amendment, it can be seen with certainty that there is no possibility that the proposed action may result in a significant effect on the environment, and the proposed revisions to the Municipal Code are exempt from further review under CEQA.

BUDGET IMPACT: None Expected

ATTACHMENTS:

1. Ordinance No - Uncodified
2. Table 9.7-2 City of Colusa Goals, Objectives, Policies and Programs

3. HCD Letter of Inquire dated May 24, 2024
4. HCD Letter of Revocation of Housing Element Compliance dated September 5, 2024,
5. Housing Element Table 9.5-2 – Inventory of Vacant Lands
6. Table 9.5-2 Inventory of vacant lands

ORDINANCE NO. _____
(Uncodified)

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUSA
 ADDING APPENDIX A – ARTICLE 41.5 OF THE COLUSA MUNICIPAL CODE
 AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA
 ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, On December 1, 2020 The City of Colusa adopted the 2020-2028 Housing Element of the Colusa General Plan

WHEREAS, In 2021 the California Department of Housing and Community Development certified the City’s six cycle Housing Element; and

WHEREAS, The Housing Element Program H-2 directs the City to amend the Municipal Code to comply with Assembly Bill (AB) 1397 to allow ministerial approval for housing projects where at least twenty percent of the units are affordable To lower income household on parcels identified on the Table – 9.5-2 - Inventory of Vacant Lands.

WHEREAS, the attached Ordinance (Exhibit I) adds Appendix A – Article 41.5 to the Colusa Municipal Code to allow ministerial review of housing projects that are consistent with AB 1397; and

WHEREAS, On January 8, 2025, the Planning Commission conducted a duly notice public hearing to consider the staff report, staff recommendation, and public testimony concerning the ordinance. Following the public hearing, the Planning Commission voted to recommend to forward the ordinance to the City Council with an recommendation in favor of its adoption; and

BE IT ORDAINED by the Council of the City of Colusa find that:

Section 1. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. The City Council finds that this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15060(c)(2) and 15061(b)(3) because it will not result in a direct or reasonably foreseeable physical change in the environment; and the activities is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

Section 3. In accordance with the State of California Government Code commencing with section 65800, the City of Colusa City Council finds that:

1. General Plan: The ordinance amendments to the Colusa Municipal Code (CMC) are consistent with the General Plan and the Housing Element and are necessary and desirable to implement the provisions above and to be in compliance with AB 1397, by allowing ministerial review of housing projects that meet certain criteria. This ordinance effectuates and implements Housing Program H-2, Section “H”
2. Health, Safety, and Welfare; Illogical Land Use Pattern Adoption of this ordinance will not adversely affect the public health, safety and welfare as it updates the Colusa Municipal Code to allow ministerial review of affordable housing projects on site that were previously evaluated for their ability to accommodate affordable housing. This ordinance will not result in an illogical land use pattern as it is not amending the City’s zoning map.
3. Consistency with Appendix A. This ordinance is consistent with the purpose and intent of the Colusa Municipal Code because as it does not alter or revise the type of intensity of allowed uses and ensures that the provisions thereof are consistent with the City’s Housing Element.

Section 4 Code Amendment. Article 41.5 is hereby added in its entirety of Appendix Z – Zoning of the Colusa Municipal Code to read as follows:

Article 41.5 – By Right Housing Projects

- A. Purpose and Intent. It is the purpose of this section to facilitate the development of qualifying affordable housing units by implementing Program H-2 H from the City of Colusa 2020-2028 Housing Element and to codify the statutory requirements found in the California Government Code section 65583.2(c) governing the same.
- B. Applicability. This section applies to the following sites listed in Table – 9.5-2 Inventory of Vacant Lands and identified as Assessor’s Parcel Numbers (APNs); 017-130-079,017-130-080, 001-084-015,001-126-002, 001-203-002, 001-551-046, 001-351-047, 001-351-048, 002-070-012, 002-070-014, 002-110-014, 002-110-020, 002-110-021, 002-160-037, 002-170-002, 002-170-005, 002-170-006, 002-260-010, 002-280-004, 002-300-037, 002-320-006, 015-165-008, 015-165-009, 015-200-053, 015-200-072, 015-230-042, 015-320-038, 001-061-003, 001-072-006, 001-076-004, 001-084-002, 001-145-007, 001-183-013, 001-184-014, 001-191-011, 001-191-012, 001-254-007, 001-296-017, 001-304-005, 001-

305-013, 001-305-014, 001-306-008, 001-151-009, 001-203-002, 002-120-027, 002-120-028, 002-120-026 and 002-120-029.

C. Effect. Residential projects allowed as a use by right under this section shall be exempt from discretionary review and any corresponding discretionary permits that would otherwise be required by the Colusa Municipal Code. For purposes of this section “use by right” has the same meaning as provided in Government Code section 665832.2(i).

D. Requirements. A proposed owner-occupied or multifamily residential project shall be allowed as a use by right under this section if all of the of the following requirements are satisfied:

1. The project is located on a site listed in subsection (B) above.
2. The project complies with all applicable objective City policies, development standards, and design standards established in the General Plan or Development Code. Where there is conflict between other City requirements and this section, the provisions of this section apply.
3. At least 20 percent of the units are affordable to lower income households in accordance with Government Code section 65583.2(c).

Section 5. This ordinance shall become effective 30 days following the date of its adoption.

THE FOREGOING ORDINANCE was adopted by the City Council of the City of Colusa at its meeting held on _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

RYAN CODORNIZ, MAYOR

ATTEST:

Shelly Kittle, City Clerk

Table 9.7-2. City of Colusa Goals, Objectives, Policies and Programs (2020-2028)	
Goals/Policies/Programs	Responsibility/Funding/Timing
<p>Program H-1 - Annual Housing Element Performance Review:</p> <p>The City will ensure that residential development projects are consistent with the goals and policies of its General Plan and that there is internal consistency between the Housing Element and the rest of the General Plan. An annual evaluation of the General Plan will comprise the City's monitoring program for the Housing Element. This will include a review of the progress toward achieving Housing Element objectives by the City and other responsible agencies and departments meeting timing and funding commitments for implementing actions, as well as the number of housing units provided or other measurable indicators achieved for each measure that has been put into place. This annual report and monitoring program will be circulated to CRLA for review and comment. The City will consider any comments and/or recommendations made. by CRLA that can more efficiently and effectively achieve Housing Element Programs</p>	<p>Responsibility: Planning Department</p> <p>Funding: General Fund</p> <p>Timeframe: Annually around March/April</p> <p>Quantifier: Not applicable</p>
<p>Program H-2 - Housing Element Regulatory Amendments:</p> <p>Amend the Zoning Code and other regulations to comply with State Housing Law and review the Zoning Code annually to determine if additional updates need to be completed as needed. Immediate Zoning Code/Other Regulation Amendments shall include:</p> <ul style="list-style-type: none"> a. Incorporate reduced parking standards to limit off-street parking requirements for qualifying lower income housing projects in accordance with AB 744. b. Allow for accessory and junior accessory units in accordance with California Government Code § 65852 and replace with accessory unit requirements. c. To exempt qualifying accessory and junior accessory units from development impact fees. d. To define and address low barrier navigation centers/housing. e. Revise definition of family/household in compliance with State Housing Law. f. Address employee and agricultural worker housing in accordance with the Employee Housing Act (Health and Safety Codes 17021.5, 17021.5 and 17021.6) to allow employee housing accommodations for 6 or fewer employees in residential zones deemed as a single-family use and in agricultural zones allowed by right for agricultural housing with no more than 12 units or 36 beds. g. Consider requiring new affordable multiple-family developments, of 20 units or more to include at least 10% of the units to consist of 4- or more bedroom units. h. To allow residential uses by right for housing developments which at least 20% of the units are affordable to lower income households on vacant sites that were identified in the two previous housing elements to comply with California Government Code § 65583.2(c) as referenced in Table 9.4-6 of this Housing Element. i. Provide expanded incentives to density bonuses in accordance with AB 1743, California Government Code § 65915. 	<p>Responsibility: Planning Department, Planning Commission and City Council.</p> <p>Funding: General Fund/SB-2 Planning Grant</p> <p>Timeframe: Amend Zoning Code within six (6) months of adoption of this 6th Cycle RHNA Housing Element or by April, 2021.</p> <p>Quantifier:</p> <ul style="list-style-type: none"> a. Relaxed development standard may encourage development of more lower income housing. b. Add 5 accessory/junior accessory units by 2028. f. Create 5 low-income units by converting motel units by 2028. g. Adding several more housing units with 4 or more bedrooms to accommodate increasing family size needs.



Table 9.7-2. City of Colusa Goals, Objectives, Policies and Programs (2020-2028)

Goals/Policies/Programs	Responsibility/Funding/Timing
<p>j. To address provisions of SB 35 for certain qualified housing projects for streamlined, ministerial approval process.</p> <p>k. To address a “no-net loss” requirement for R-4-HD properties in accordance with California Government Code § 65863.</p> <p>l. To allow large family daycare homes by right.</p> <p>m. In accordance with State law, allow supportive housing by right when it meets certain criteria and allow supportive housing in all zones that allow residential, including non-residential zones.</p> <p>n. Revise the reasonable accommodation procedure (Article 43 of the Zoning Code) to remove barriers such as findings of approval for surrounding uses and demonstration that other remedies are not available.</p>	
<p>Program H-3 - Public Support Funding Outreach:</p> <p>The City will actively pursue funding to support housing for lower income households, including extremely low income persons through various state and federal programs. The City will submit grant applications at every available cycle or when NOFA's are published, depending on the availability of funding, Colusa's eligibility for such funding and the applicability of the programs for use in Colusa projects according to its housing needs. State and federal programs include:</p> <ul style="list-style-type: none"> • BEGIN (federal) • CalHome Program (federal) • Community Development Block Grant (federal) • HOME Investment Partnership Program (federal) • Multifamily Housing Program (federal) • Section 8 (federal) • State Home Ownership Program (state) • Residential Energy Conservation (state) • Joe Serna Jr. Farm Worker Housing Grant (state) 	<p>Responsibility: City Manager, Planning Department, Grants Coordinator or Economic Development Manager</p> <p>Funding: General Fund, Program Administration Funds (Housing Authority), Redevelopment Funds (future)</p> <p>Timeframe: Ongoing and at least annually.</p> <p>Quantifier: 5 extremely low-income family units and 5 very low-income family units (2020-2028).</p>
<p>Program H-4 - Housing Development Collaboration:</p> <p>The City will continue to work closely with the business and development communities toward achieving the City's affordable housing goal. The City has identified the following specific roles in this partnership to provide affordable housing:</p> <p>City of Colusa - The City will maximize potential funds available through existing state, federal and local programs for its affordable housing program.</p> <p>Development Community - The City will encourage private developers and property owners to cooperate in financing water and sewer facilities expansion as a means of facilitating development.</p> <p>Local Lending Institutions – The City will work with local lending institutions to maximize private financing for the construction of new low- and moderate-income housing.</p> <p>Housing Development Corporations - The City will work with non-profit and for-profit housing development corporations specializing in</p>	<p>Responsibility: Planning Department</p> <p>Funding: General Fund</p> <p>Timeframe: City Planner to reach out to Habitat for Humanity, Mutual Housing California, Community Housing Improvement Program, and potentially other developers by 2021 for housing for lower income households, including special needs, such as senior housing and then bi-annually thereafter to seek development assistance.</p> <p>Quantifier: 30 housing units by 2028, at least 10 lower-income units.</p>



**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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www.hcd.ca.gov



RECEIVED

JUN 10 2024

CITY OF COLUSA

May 24, 2024

Mark Tomey, Director
Planning Department
City of Colusa
425 Webster St.
Colusa, CA 95932

Dear Mark Tomey:

RE: 6th Cycle Housing Element Update Rezone Requirements – Letter of Inquiry

The purpose of this letter is to inquire about the status of the City of Colusa's (City) implementation of 6th Cycle Housing Element Program H-2 (Housing Element Regulatory Amendments) pursuant to Government Code section 65585, subdivision (i). According to the City's housing element, all rezoning actions in Program H-2 should have been completed no later than April 30, 2021 statutory due date. While the City stated in its 2023 Annual Progress Report that actions in Program H-2 have been completed, the California Department of Housing and Community Development (HCD) requests that the County provide the resolutions and ordinance demonstrating of the implementation of Program H-2 by June 24, 2024.

Consequences of Failure to Implement Program H-2

Government Code section 65585, subdivision (i), grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or Housing Element Law. This includes failure to implement program actions included in the housing element. Failure to implement rezone actions in Programs H-2 by the statutory deadline means the City's housing element will no longer substantially comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance.

Various consequences may apply if the City does not have a housing element in compliance with Housing Element Law, including ineligibility or delay in receiving certain state funds, referral to the California Office of the Attorney General, court-imposed financial penalties, the loss of local land use authority to a court-appointed agent, and the application of the "builder's remedy." (Gov. Code, §§ 65585, subs. (j), (l)(1), (i), 65589.5, subd. (d)(5).)

Page 2
Mark Tomey, Director

Conclusion

Housing elements are essential to developing a blueprint for growth and are a vital tool to address California's prolonged housing crisis. Accordingly, state law has established clear disincentives for local jurisdictions that fail to comply with Housing Element Law. To ensure the City continues to meet the 6th cycle update requirements for a substantially compliant housing element, the City must submit any adopted rezones and accompanying resolutions to HCD for review. (Gov. Code, § 65585.)

HCD will consider any written response before taking further action authorized by Government Code section 65585, subdivision (i), including issuance of a Corrective Action Letter and removal of HCD's finding of housing element compliance.

HCD looks forward to receiving your written response to this inquiry. If you have any questions or would like to discuss the content of this letter, please contact Reid Miller of our staff at Reid.Miller@hcd.ca.gov.

Sincerely,



Melinda Coy
Proactive Housing Accountability Chief
Division of Housing Policy Development

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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www.hcd.ca.gov



September 5, 2024

Jesse Cain, City Manager
City of Colusa
425 Webster Street
Colusa, CA 95932

RE: City of Colusa – Revocation of Housing Element Compliance Finding

Dear Jesse Cain:

The California Department of Housing and Community Development (HCD) is hereby notifying the City of Colusa (City) that HCD has revoked, as of the date of this letter, its March 1, 2021, findings that the City's housing element is in substantial compliance with Housing Element Law.¹ The City had adopted this housing element on December 1, 2020.

Background

On May 24, 2024, HCD sent the City a Letter of Inquiry requesting an update on the City's progress implementing rezone actions in Program H-2 (Housing Element Regulatory Amendments). The City provided a written response on June 17, 2024, stating the required zoning code amendments had not yet been adopted or prepared for consideration by the planning commission or the City Council.

On July 10, 2024, HCD issued the City a Corrective Action Letter with written findings that the City had failed to implement Program H-2 included in its housing element pursuant to Government Code section 65583, and that this failure brought the City's housing element out of substantial compliance with Housing Element Law. HCD provided the City with 30 days to respond to HCD's written findings pursuant to Government Code section 65585, subdivision (i)(1)(A).

Findings

As of the date of this letter, HCD has not received a written response as requested in the July 10, 2024, letter; therefore, the City has not demonstrated implementation of Program H-2. HCD thus finds that the City's housing element is no longer in substantial compliance with Housing Element Law. Consequently, HCD is revoking its finding of the City's housing element compliance, as authorized by Government Code section 65585,

¹ Gov. Code, § 65580 et seq.

subdivision (i)(1)(B). HCD's determination of non-compliance will remain in effect until the City completes required rezone actions in Program H-2. Once the City completes these program actions, a copy of the resolution or ordinance should be transmitted to HCD. HCD will review the documentation and issue correspondence identifying the updated status of the City's housing element compliance.

Consequences of Noncompliance

Various consequences may apply when a city does not have a housing element in compliance with Housing Element Law, including ineligibility or delay in receiving certain state funds, referral to the California Office of the Attorney General, court-imposed financial penalties, the loss of local land use authority to a court-appointed agent, and the application of the "builder's remedy."²

HCD is committed to assisting all localities in achieving and retaining substantial compliance with Housing Element Law. If you have questions or need additional information, please contact Reid Miller at reid.miller@hcd.ca.gov.

Sincerely,



David Zisser
Assistant Deputy Director
Local Government Relations and Accountability

² Gov. Code, §§ 65585, subds. (j), (l); 65589.5, subd. (d)(5).

Figure 9.5-1. Vacant Lands Capacity Map

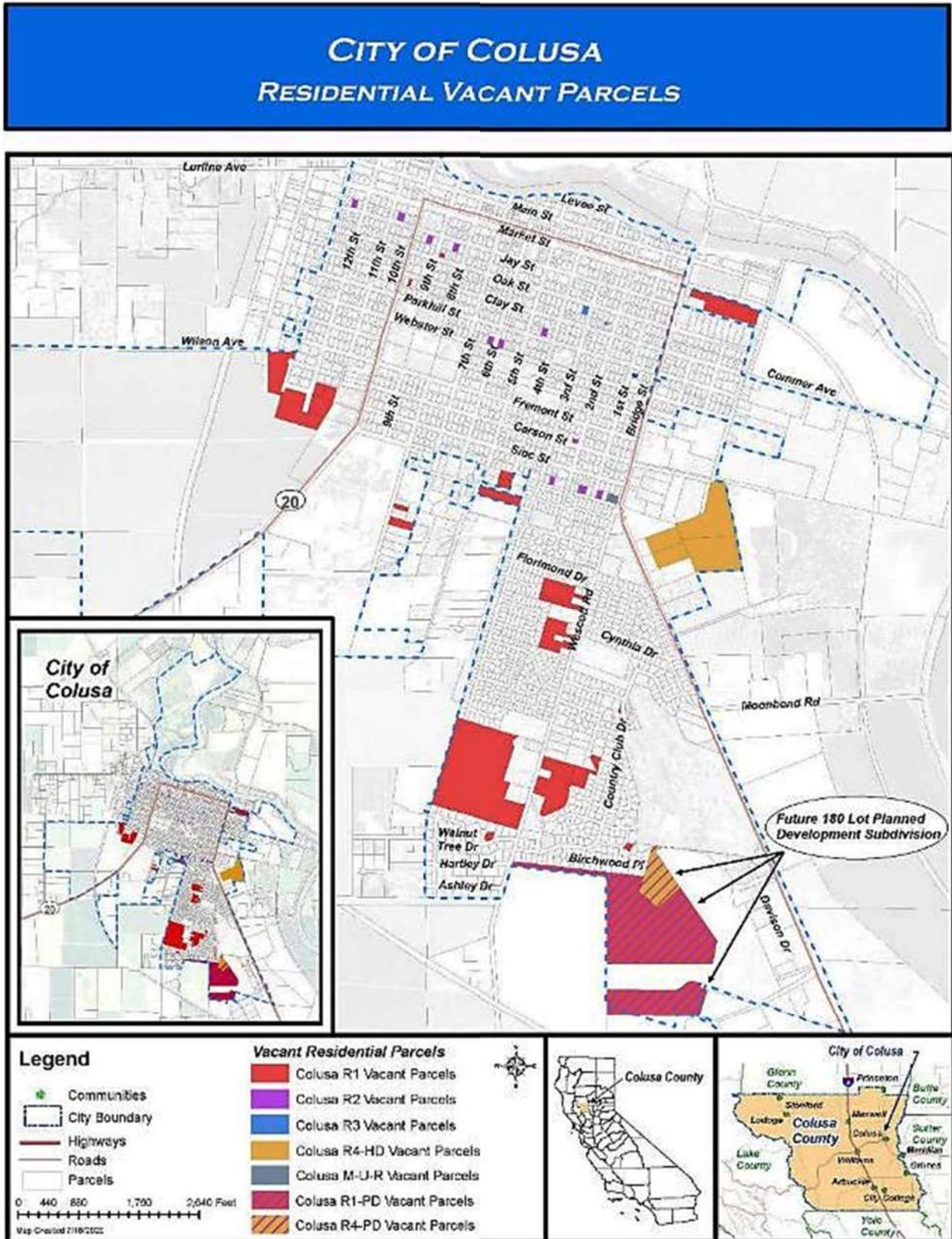


Figure 9.5-2. Vacant R-4-HD Lands Map

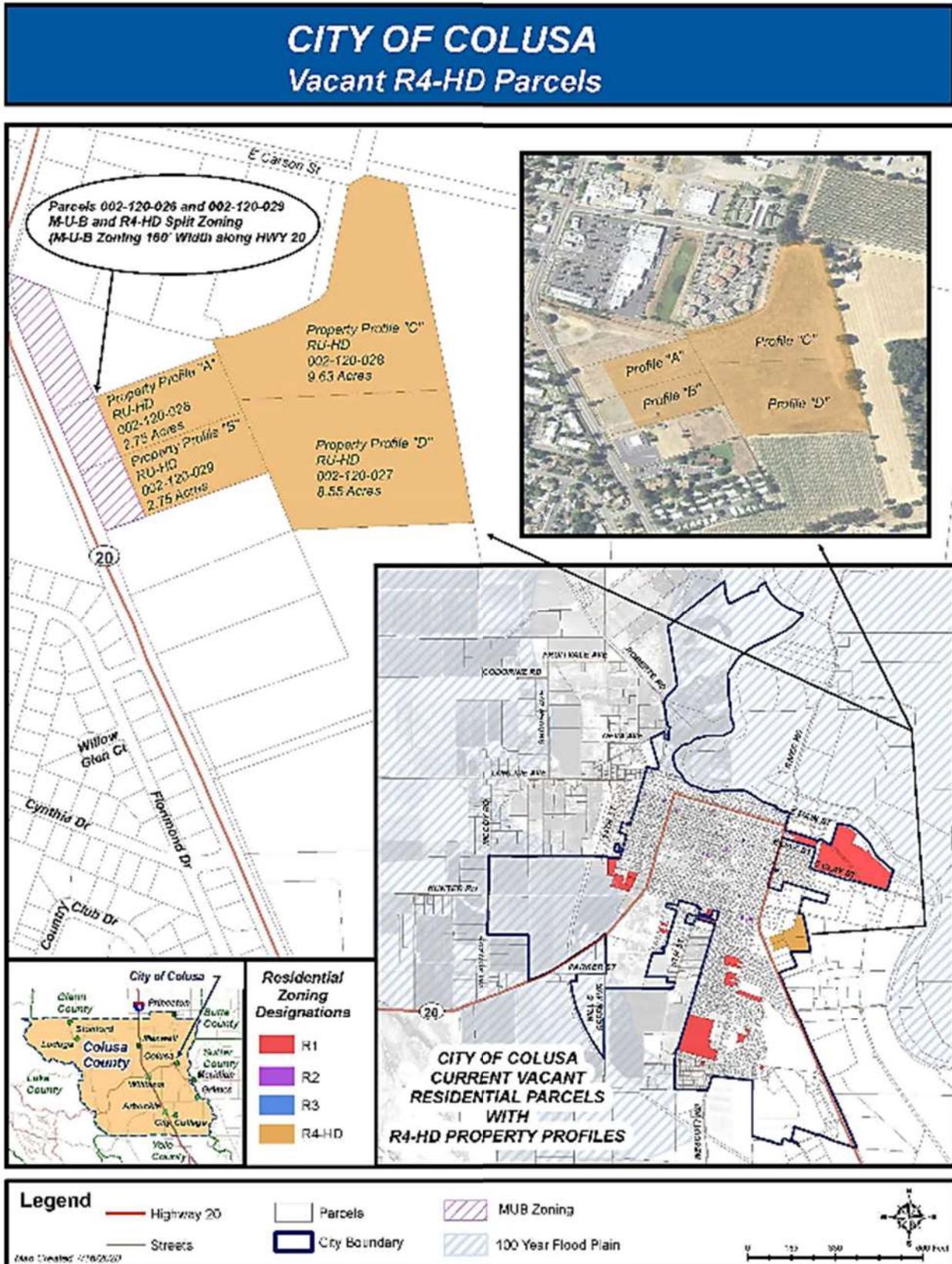


Table 9.5-2. Inventory of Vacant Parcels and Unit Development Capacity					
Parcel Number ⁽¹⁾	Acres	Zoning ^(2,3)	General Plan Density	Likely Unit Potential ^(2,3,4)	Potential Affordability (by income level)
017-130-079	38.20	R-1-PD		207	Above Moderate-
017-130-080	13.31	R-1-PD		72	Above Moderate-
Total Above Moderate-	51.51			279	
001-084-015	0.11	R-1	Low-	1	Moderate-
001-126-002	0.11	R-1	Low-	1	Moderate-
001-203-002	0.11	R-1	Low-	1	Moderate-
001-551-046	0.58	R-1	Low-	3	Moderate-
001-351-047	0.89	R-1	Low-	4	Moderate-
001-351-048	1.80	R-1	Low-	9	Moderate-
002-070-012	0.48	R-1	Low-	2	Moderate-
002-070-014	0.50	R-1	Low-	2	Moderate-
002-110-014	3.93	R-1	Low-	21	Moderate-
002-110-020	1.23	R-1	Low-	6	Moderate-
002-110-021	2.97	R-1	Low-	16	Moderate-
002-160-037	0.08	R-1	Low-	1	Moderate-
002-170-002	2.90	R-1	Low-	16	Moderate-
002-170-005	1.56	R-1	Low-	8	Moderate-
002-170-006	5.13	R-1	Low-	27	Moderate-
002-260-010	0.26	R-1	Low-	1	Moderate-
002-280-004	31.89	R-1	Low-	173	Moderate-
002-300-037	1.64	R-1	Low-	8	Moderate-
002-320-006	0.45	R-1	Low-	2	Moderate-
015-165-008	0.22	R-1	Low-	1	Moderate-
015-165-009	5.58	R-1	Low-	30	Moderate-
015-200-053	0.31	R-1	Low-	1	Moderate-
015-200-072	0.98	R-1	Low-	5	Moderate-
015-230-042	7.71	R-1	Low-	41	Moderate-
015-320-038	0.29	R-1	Low-	1	Moderate-
001-061-003	0.22	R-2	Medium-	2	Moderate-
001-072-006	0.27	R-2	Medium-	3	Moderate-
001-076-004	0.22	R-2	Medium-	2	Moderate-
001-084-002	0.22	R-2	Medium-	2	Moderate-
001-145-007	0.22	R-2	Medium-	2	Moderate-
001-183-013	0.11	R-2	Medium-	1	Moderate-
001-184-014	0.11	R-2	Medium-	1	Moderate-



Table 9.5-2. Inventory of Vacant Parcels and Unit Development Capacity

Parcel Number ⁽¹⁾	Acres	Zoning ^(2,3)	General Plan Density	Likely Unit Potential ^(2,3,4)	Potential Affordability (by income level)
001-191-011	0.11	R-2	Medium-	1	Moderate-
001-191-012	0.11	R-2	Medium-	1	Moderate-
001-254-007	0.11	R-2	Medium-	1	Moderate-
001-296-017	0.06	R-2	Medium-	1	Moderate-
001-304-005	0.22	R-2	Medium-	2	Moderate-
001-305-013	0.16	R-2	Medium-	1	Moderate-
001-305-014	0.16	R-2	Medium-	1	Moderate-
001-306-008	0.22	R-2	Medium-	2	Moderate-
001-151-009	0.05	R-3	High-	1	Moderate-
001-203-002	0.11	R-3	High-	2	Moderate-
Total Moderate-	74.90			407	
002-120-027 (C)	8.55	R-4-HD	High-	136	Low-
002-120-028 (D)	9.53	R-4-HD	High-	152	Low-
Total Low-	18.08			288	
002-120-026 (A)	2.75	R-4-HD	High-	44	Very Low-
002-120-029 (B)	2.75	R-4-HD	High-	44	Very Low-
Total Very Low-	5.50			88	
Overall Total	173.77			467	

(1) All of the sites included in this table were available for development as of July 31, 2020.
 (2) Minimum required lot area per dwelling unit, by zoning district, is as follows:
 R-1: 8,000 R-2: 3,500 R-3: 2,000
 (3) Unit density for the R-1 district do not account for allowable accessory units.
 (4) For R-4-HD assumes a residential density of 16 units per acre, which is 80% of the maximum density allowed. General Plan for these parcels is High-Density Residential that allows between 12 and 20 units per acre.

C. PROGRAM RESOURCES

The City maintains existing programs and intends to implement new programs to facilitate production of housing units and meet housing needs identified in the City’s RHNA allocation. These programs are identified below. The discussion below describes local, State and federal programs, as well as private programs, that are available to promote the production of housing affordable to all income levels within the City. Implementation of Programs H-6 (State and Federal Programs) and H-7 (Local Finance Programs) in Section 9.8 of this Housing Element commits to the City to pursue these programs for the purpose of assisting affordable housing development.

1. State Resources

- **Building Equity and Growth in Neighborhoods (BEGIN) Program:** The BEGIN Program is a homeownership program providing grants to local

