

This matrix will guide amendments to the City’s General Plan, which must be consistent with the updated Housing Element. Amendments should be made concurrent with the 2021-2029 Housing Element’s adoption.

<b>TABLE 1: GENERAL PLAN AMENDMENT RECOMMENDATIONS BY RELEVANT HOUSING ELEMENT PROGRAM</b>			
<b>#</b>	<b>Housing Element Program</b>	<b>Program Language</b>	<b>Recommendation for General Plan Amendment</b>
1	RHNA Housing Sites Implementation; Rezone Program	To accommodate the remaining lower-income RHNA of 49 units, the City will identify and rezone a minimum of 2.5 acres of vacant land or land with redevelopment potential to a maximum density of 30 units per acre and a minimum density of at least 20 units per acre by October 15, 2022. Rezoned sites will permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households pursuant to Government Code §65583.2(i). Rezoned sites shall allow 100 percent residential use and shall require residential use to occupy at least 50 percent of the floor area in a mixed-use project. Each potential rezone site has the capacity to accommodate at least 16 units, already allows multi-family uses by right, and will be available for development in the planning period where water, sewer, and dry utilities can be provided.	<p>Update <b>Chapter 3, Table 3.3 (Land Use Designations)</b> [p. 63] to reflect the increased maximum density and minimum density of sites to be rezoned within the Downtown Mixed Use (DMX) designation.</p> <p>Text in the relevant table cell currently reads: “0-22 du/acre; FAR up to 0.5”</p> <p>The following text should be added: <b>“Properties in the Higher Density Overlay are allowed a density of up to 30 du/acre.”</b></p> <p>Update <b>Chapter 11, Extended Sixth Street section</b> [p.276-277] to reflect the same.</p> <p>Text for Sixth Street Mixed Use – Permitted Densities and Intensities currently reads: “Maximum density: 22 du/acre”</p> <p>The following text should be added: <b>“Properties in the Higher Density Overlay are allowed a density of up to 30 du/acre.”</b></p> <p><i>Note: This recommendation assumes only amending for SSMU parcels identified in Housing Element Table IV-1. If you want to go ahead and rezone the other 10 potential sites, this same text would be inserted into the Sixth Street Mixed Use Residential and Downtown Residential Multi Family sections [p. 277].</i></p>