



STAFF REPORT

MEETING DATE: February 26, 2025

PRESENTER: Manuel Campos, Assistant Planner

SUBJECT: Mixed Use Development Conceptual Designs Program (MC)

RECOMMENDATION: Council by motion adopt a resolution approving the Mixed Use Development Conceptual Designs Program.

EXECUTIVE SUMMARY:

The City was awarded Local Early Action Planning (LEAP) grant funding from the California Department of Housing and Community Development (HCD) to help accelerate housing production and facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment. A share of the City's awarded LEAP grant funding was allocated towards the development of a Mixed Use Development Conceptual Designs Program (Program). The intent of the Program is to provide concept illustrations and exhibits for infill site mixed use development. With the pre-approved concepts, the design/approval/permit process can be streamlined, which lowers costs for developers and accelerates the production of dwelling units.

The Program focuses on parcels that are zoned mixed-use (MU), since the MU zone district allows for development that mixes residential, commercial, and recreational uses. Within the City, there are seven (7) parcels that have a zoning designation of MU and are suitable for development. The parcels are generally located at the southwest corner of Whitesbridge Road and Vineland Avenue. A Vicinity Map is included as **Attachment 'B'**. The Program led to the development of three (3) MU conceptual site plans, which were created through consideration of property ownership and development size. Based on the conceptual site plans developed, the sites could potentially accommodate 27 duplexes (54 dwelling units) and 56,310 square feet of office and/or commercial space. The conceptual site plans are included as **Exhibit 'A'** to **Attachment 'A'**. The Program Summary Memo is included as **Attachment 'C'** and provides detailed discussion of the Program, including current site conditions, street frontage and circulation, infrastructure, development standards, and other applicable elements.

The conceptual site plans were distributed for pre-review by City Departments and local and State agencies that possibly have interest in the Program. The comments and/or conditions received by the various Departments and agencies are included in the Summary Memo. The City has also notified the owners of the subject parcels of the development of the Program. Staff assured the owners that this Program does not encumber their properties in any manner and that it is only intended to be a benefit to them if they would like to use it for development

or marketing of their properties. This Program does not limit other potential uses or development, as long as it is conformance with the City's Zoning Code.

FISCAL IMPACT:

The development of the Program has been funded with LEAP grant funding from HCD.

ATTACHMENTS:

- A. Resolution w/Exhibit
- B. Vicinity Map
- C. Program Summary Memo