

Lee Quintana attached a document



Lee Quintana [REDACTED] has attached the following document:



For desk item



TC Agenda Item 11 10/18/22

Snapshot of the item below:

To: Mayor and Town Council
From: Lee Quintana
Subject: Agenda item 11: Housing Element Process, and Referendum

- The General Plan and the General Plan Land Use Designation vs the Zoning Code which is the law that implements the General Plan.

My understanding is that the referendum was based on concerns that Low Density 0-5 DU/AC) and what used to be Medium Density Residential that (14-22 DU/AC) General Plan Designation will “upzone” all parcels with those General Plan Designations to be “Upzoned” to allow the maximum density allowed by the General Plan Designation. The figure of allowing 12,000 new dwelling units comes from that interpretation. However, Where a General Plan Designation is implemented more than one Zoning District as with GP Low Density and Hillside it is the Zoning Code that determines the maximum density by setting minimum building sites..

At the current time both the Hillside and Low Density GP designations are implemented by more than one Zoning District each of which determines the maximum density of each district by setting a minimum lot size for each of those districts. At the current time the minimum lot size for R-1 districts runs from 5000sf per lot for R-1D to 30,000sf per lot for R-1:30.

Since, to my knowledge, no information is currently available to whether changes to minimum lot sizes are

going to be proposed for the zones corresponding to the Low Density Residential or Hillside Residential it is not possible to know whether the 2040 General Plan will actually result in changes to the zoning code that will actually upzone any parcels.

- None of the suggestions in the Staff Report would seem to address the dilemma facing the Town caused by the Referendum. Some out of the box thinking is needed.

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