

Programs													
<p>Health and Safety Code Section 17000, et seq.).</p> <ul style="list-style-type: none"> ■ Allow for group homes of seven and more by right in residential districts, and to conform with HCD’s Group Home Technical Advisory (Dec 2022). ■ Modify the language of Municipal Code Section 29.10.530(a) to remove finding number 5 of the mandatory criteria for granting a reasonable accommodation request. <p>In addition, the Town will prioritize special needs housing by allowing for reduced processing times and streamlined procedures for applicable zoning/land use applications. Include preferential handling of special needs populations in management plans and regulatory agreements of funded projects.</p>													
<p>AQ</p> <p>Zoning Code Amendments Amend the Zoning Code to comply with State law and ensure adequate sites are available to accommodate the identified sites in the Sites Inventory. These Code revisions include:</p> <ul style="list-style-type: none"> ■ Amend the Zoning Code to include a Housing Element Overlay Zone (HEOZ) to apply to the sites included in the Site Inventory to modify the development standards (i.e., density, lot coverage, FAR, height) on those sites. The Town will commit to monitoring and evaluating the HEOZ development standards and complete first evaluation of said standards by December 2026 and then annually thereafter, including outreach with the development community, and making adjustments as necessary. If it is determined that adjustments are needed, they will be completed within six months of the annual evaluation. The amended HEOZ Ordinance is projected to be adopted by the Town Council in March of 2024. ■ Clarify the text of the non-residential zones regarding housing. ■ Rezone the Caltrans Right-of-Way – Site E3 from R:1:8 to R-M. Take additionally steps to make the site available for residential development, including decertification, by the end of 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #d9e1f2;">Implementation</th> </tr> <tr> <td>HE-1.1 Adequate Sites HE-1.2 Multi-family Housing Densities HE-2.11 Smart Growth</td> </tr> <tr> <th style="background-color: #d9e1f2;">Responsible Department/Review Authority</th> </tr> <tr> <td>Community Development Department</td> </tr> <tr> <th style="background-color: #d9e1f2;">Timeframe</th> </tr> <tr> <td>Complete rezonings by January 31, 2024, and monitoring and evaluation of the HEOZ developments standards by December 2026.</td> </tr> <tr> <th style="background-color: #d9e1f2;">Funding Source</th> </tr> <tr> <td>General Plan Update Fund</td> </tr> <tr> <th style="background-color: #d9e1f2;">Quantified Objective</th> </tr> <tr> <td>Amend the Zoning Code consistent with the Housing Element timing</td> </tr> <tr> <th style="background-color: #d9e1f2;">Performance Metric(s)</th> </tr> <tr> <td>Number of affordable homeownership units entitled and numbers of units entitled for moderate, low, and very-low households and adopt the Zoning Code amendments</td> </tr> </table>	Implementation	HE-1.1 Adequate Sites HE-1.2 Multi-family Housing Densities HE-2.11 Smart Growth	Responsible Department/Review Authority	Community Development Department	Timeframe	Complete rezonings by January 31, 2024, and monitoring and evaluation of the HEOZ developments standards by December 2026.	Funding Source	General Plan Update Fund	Quantified Objective	Amend the Zoning Code consistent with the Housing Element timing	Performance Metric(s)	Number of affordable homeownership units entitled and numbers of units entitled for moderate, low, and very-low households and adopt the Zoning Code amendments
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10. Housing Element

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<p>2026. If by 2027 the site has not progressed to be available for residential development in the planning period, identify and add additional sites, if necessary, by 2028.</p> <ul style="list-style-type: none"> ■ Amend the Accessory Dwelling Unit Ordinance. ■ Amend the Density Bonus Ordinance. ■ Amend the Architecture and Site considerations for a multi-family and mixed-use project to make them objective and provide certainty in outcomes. ■ Amend the Architecture and Site findings for a multi-family and mixed-use project to make them objective and provide certainty in outcomes of the application review. Specifically, address Finding (4) relating to site layout and Finding (6) relating to the exterior architectural design of buildings and structures. These findings can be considered subjective and open to interpretation. ■ Amend the Conditional Use Permit findings for a multi-family and mixed-use project to make them objective and provide certainty in outcomes of the application review. Specifically, address Finding (1) relating to use of the property as desirable to the public convenience and Finding (2) relating to the integrity and character of the zone. These findings can be considered subjective and open to interpretation. ■ Amend the Zoning Code to clarify that the Town will comply with Section 65852.3 of the Government Code to allow the installation of manufactured homes. ■ Amend the Zoning Code to align the private open space and the community recreation space requirements for a multi-family and condominium project with the Objective Design Standards. ■ Amend the Zoning Code to align parking requirements for a multi-family and condominium project with the preparation of the Objective Design Standards. 	