

Signature Project Requirements Status Report

Community and Economic Development Committee

October 24, 2022

Item (d)2

Presenter:

*Michael Brilliot, Deputy Director, Citywide Planning,
Department of Planning, Building and Code Enforcement*



*Planning, Building and
Code Enforcement*

Urban Village Policy Framework

- 46 Urban Villages (UV) without approved plans
- Residential Development is allowed in unplanned UVs if:
 - 100% Affordable Units
 - Land Use is Residential
 - Signature Project Policy (IP-5.10)

What is a Signature Project?

Signature Project Policy Criteria:

- Meets or exceeds planned jobs
- Meets or exceeds minimum Housing density
- Site is 1.5 acres with 100-foot frontage; or located at corner
- Provides parks or open space
- Meets Design Standards
- Tailored community engagement strategy

Background

- Per state law, subjective criteria needed to become objective
- Included in scope of General Plan Four-Year Review (2019-2021)
- Objective criteria for "prominent" location
 - Staff proposal: Corner parcels of any size and interior parcels 3+ acres with 150-foot frontage
 - Task Force recommendation : Corner parcels or interior parcels 1.5+ acres with 100-foot frontage
- Council approved Task Force's Recommendation (December 7, 2021)

City Council Direction

Through the Housing Crisis Workplan, return to the Community and Economic Development Committee, cross-referenced to Council, with the following:

- Number of additional interior parcels if criteria reduced to 1.25 acres
- Additional requirements that could allow criteria to be reduced to 0.5 acres

Results of Analysis

If the parcel size criterion is reduced to:

- 1.25 acres, 30 additional parcels would become eligible (17% increase)
- 0.5 acres, 218 parcels would become eligible (125% increase)

Number of Parcels

Parcel Size (min. 100-ft frontage) (1)	No. of Interior Parcels (base data) (2)	Estimated No. of Interior Parcels (filtered through subjective factors) (3)
1.5 Acres and Above	175	57
1.25 Acres and Above	205	74
1 Acre and Above	246	93
0.5 Acres and Above	393	194

Parcel Size Reduction to 0.5 Acres

Challenges with Signature Projects on Smaller Parcels

- Open Space requirement
- Commercial Space requirement
- Parking
- Citywide Design Guidelines

Effects of Affordable Housing

- Affordable housing built primarily on sites less than 1.5 acres
- 85% of the draft Housing Element sites in unapproved Urban Villages less than 1.5 acres
- Affordable housing does not have to compete with market rate housing in unplanned Villages
- Can result in lower cost of development for affordable housing
- Reducing parcel size could detract from affordable housing

Additional Requirements for Smaller Sites

If Council reduces the threshold below 1.5 acres:

- Consider reducing the Open Space requirement for Signature Projects
- Could require inclusion of affordable units consistent with Inclusionary Housing Ordinance
- However, use of Density Bonus Law could then “concession away” the other Signature Project Requirements

Conclusion/Recommendation

- Changing the parcel size threshold from 1.5 to 0.5-acres yields:
 - 218 more parcels
 - Development standards are difficult to achieve
 - Detracts from affordable housing development
 - Many small parcels can never become Signature Project
- Changing the parcel size threshold from 1.5 to 1.25 acres yields:
 - 30 more parcels
 - Preserving Affordable Housing sites outweighs benefit of more potential signature project sites
- Staff recommendation: no change to the minimum parcel size (1.5 acres)

Next Steps

- Cross reference to City Council – December 6, 2022
- Council Information Memo on Senate Bill 6 and Assembly Bill 2011 – Winter 2023

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