

# ***Urban Village Plan Implementation Update***

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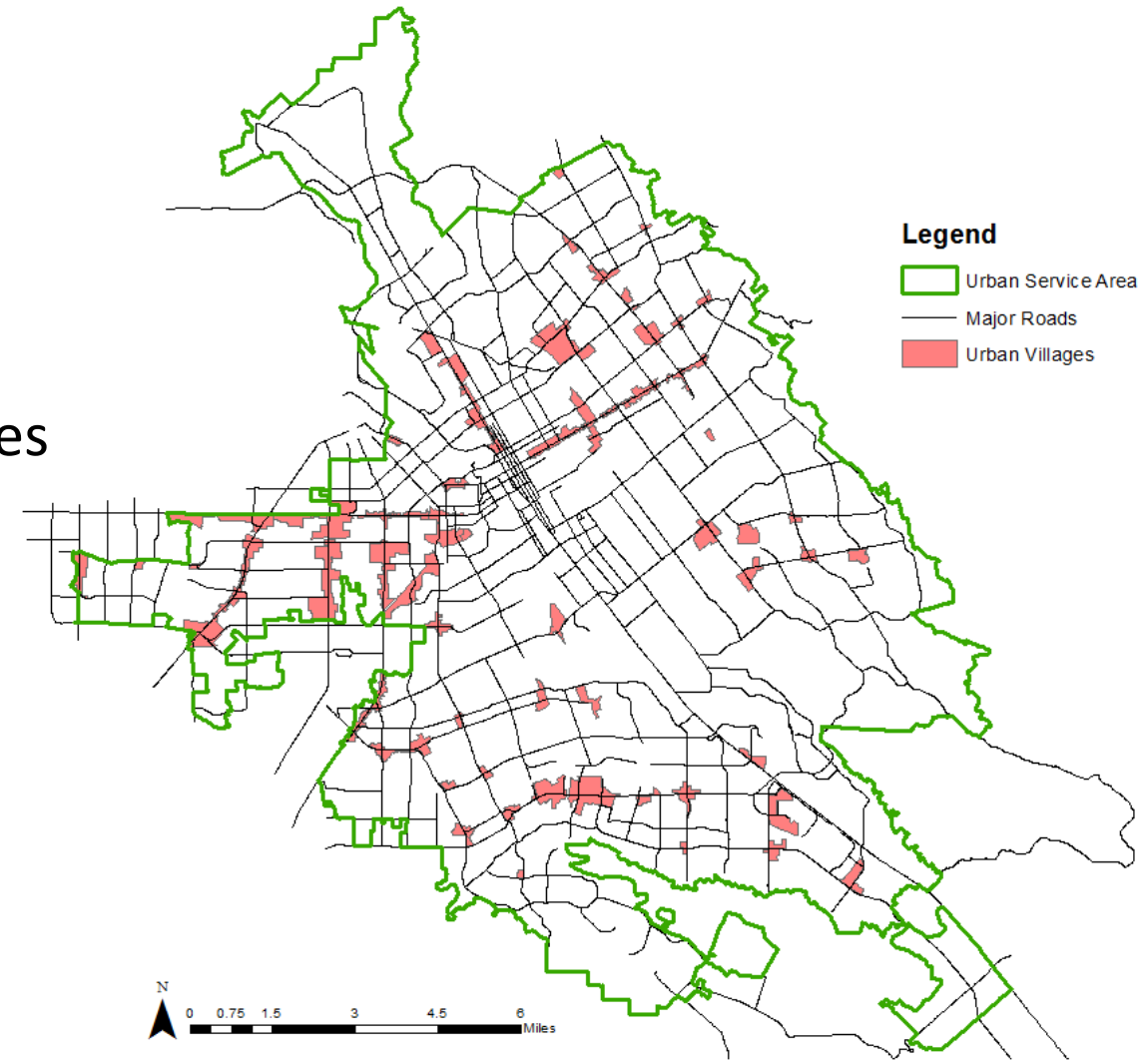
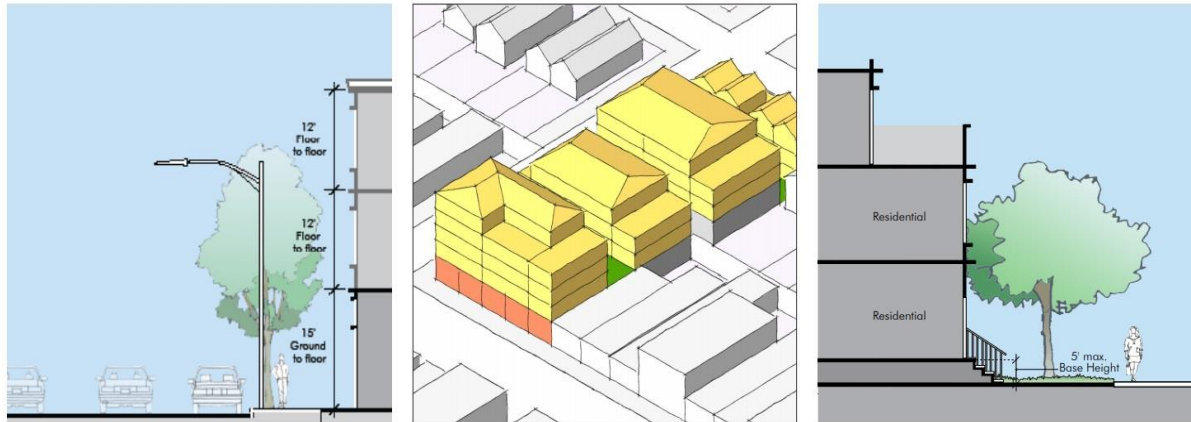
Community & Economic Development Committee  
September 28, 2020  
Item (d)3



*Planning, Building and  
Code Enforcement*

# Urban Village General Plan Major Strategy

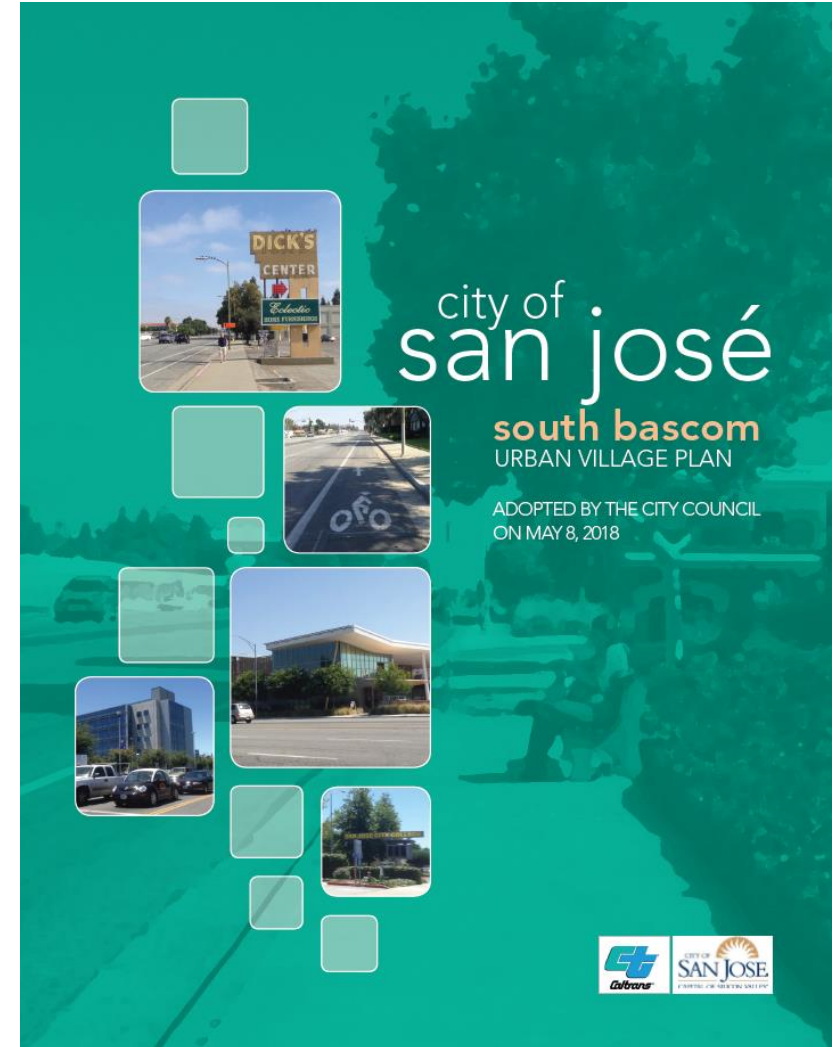
- Framework for growth: 64K new housing units and 116K jobs
- Greenhouse gas reduction/sustainability strategy
- Economic development strategy
- Strategy to build healthy and complete communities
- Blueprint for the development of great places





# Urban Village Planning

- 12 approved urban village plans
- 2 urban village plans in process (Berryessa BART and N. 1<sup>st</sup> Street)
- 2 urban village plans funded/to be initiated (Eastside Alum Rock and Southwest Expressway/Race Street)
- Extensive community engagement and input



# General Plan 4-Year Review Scope of Work: Urban Villages

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- Redistribution of planned growth and Urban Village boundary modifications
- Mixed-Income Housing with mixed-use developments in urban villages
- Urban Village Growth Horizons
- Residential Pool units
- Modify General Plan Policy IP-5.5 (urban village planning)
- Modify Signature Project Policy IP-5.10

# General Plan 4-Year Review Task Force Recommendations

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- Remove Evergreen and E. Capitol/Foxdale Dr. Urban Villages
- Convert Story Road Employment growth area to an Urban Village
- Eliminate Planning Horizons and Residential Pool Policy
- Amend Policy IP-5.5 to provide more flexibility in the urban village planning process
- Update Policy IP-5.12 (affordable housing ahead of village plans) with more objective project criteria including elimination of commercial requirement
- Signature Projects (Policy IP-5.10)
  - Update project criteria with objective standards
  - Consider affordable housing incentive to reduce or eliminate commercial requirements

# Zoning Update: Background

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- **May 2018 Urban Village Amenities Framework** directed staff to create Urban Village Zoning Districts
- **Mayor's June Budget Message for FY 18 – 19** identified a comprehensive update of the Zoning Ordinance to align with the General Plan as a key action item to facilitate housing development
- **Senate Bill 1333**, effective 2019, requires that Charter Cities align their Zoning Ordinance and General Plan

# Zoning Update: Multi-Phased Approach

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- Phase 1A – Approved by Council June 2019: Update existing zoning districts to better align with the General Plan
- **Phase 1B – Create new zoning districts to implement high density residential, mixed use, and Urban Village General Plan designations**
- Phase 2 – rezone properties to conform to General Plan designations (in progress)

# State Housing Bills

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- **Assembly Bill 3194 (Housing Accountability Act Update)**
  - Prevents cities from requiring rezoning for sites where the General Plan already allows residential
  - Invalidated the Urban Village Amenities Framework value capture mechanism
- **Senate Bill 330 (The Housing Crisis Act of 2019)**
  - Prohibits downzoning without an equivalent upzoning
    - City sponsored Senate Bill 940 to facilitate rezoning property
  - Prohibits subjective development standards
  - Requires development standards to facilitate maximum allowable density as prescribed by the General Plan



## Previously Proposed Approach

- Create five urban village zoning districts:
  - One commercial-only district
  - Four mixed-use residential districts, based on the type of urban village, with amenities required
- Incorporate amenities into urban village zoning districts through:
  - (1) Menu of options of which the applicant would choose a specific number of amenities;
  - or**
  - (2) Standard list of requirements

## Current Proposed Approach

- Create six zoning districts to correlate with existing General Plan Land Use Designations which lack conforming zoning districts
  - (Commercial only) - Urban Village Commercial
  - (Mixed use) - Urban Village, Mixed Use Commercial, Mixed Use Neighborhood, Urban Residential, and Transit Residential
- Removal of amenities menu due to recent state laws

# Outcomes

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- **Bring City into compliance with state law**
  - Allows City to implement Senate Bill 940
- **Certainty and predictability for developers and community**
  - Clear, objective standards
- **High quality new development**
  - Modern standards and requirements
  - Will be partner document to proposed Citywide Design Standards and Guidelines

# Tentative Timeline:

| Revised Timeline  | Target Date/Month |
|---|-------------------|
| Finish draft document   | Summer 2020       |
| Interdepartmental Feedback  | September 2020    |
| Developer's Roundtable  | October 16, 2020  |
| Community Meeting(s) and Developer Focus Group(s)   | October 2020      |
| Tentative Airport Land Use Commission Referral  | December 2020     |
| Tentative Planning Commission and City Council Hearings*  | Early 2021        |
| *Updates to Title 20 to add Mixed Use and Urban Village Zoning Districts. May also include, but not limited to: Updates to adopted Urban Village Plans for consistency with new objective standards and General Plan Text Amendments. |                   |

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## **Q&A / Discussion**



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## Implementation Framework Amenities

- Privately Owned and Maintained/Public Open Spaces (POPOS)
- Commercial Space above and beyond what is required in the applicable Urban Village plan
- Deed restricted commercial space for “non-formula” employment uses (i.e. mom and pop) and community facilities
- Place making art installations
- Additional off-site streetscape amenities or improvements above and beyond what is required
- Contributions towards, or construction of, unfunded projects identified in the applicable Urban Village Plan
- Construction of additional public open space amenities and park facilities above and beyond the City’s Parkland Dedication Ordinance (PDO) and the Parks Impact Ordinance (PIO) fees and dedication requirements