

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

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Community & Economic Development Committee

September 28, 2020

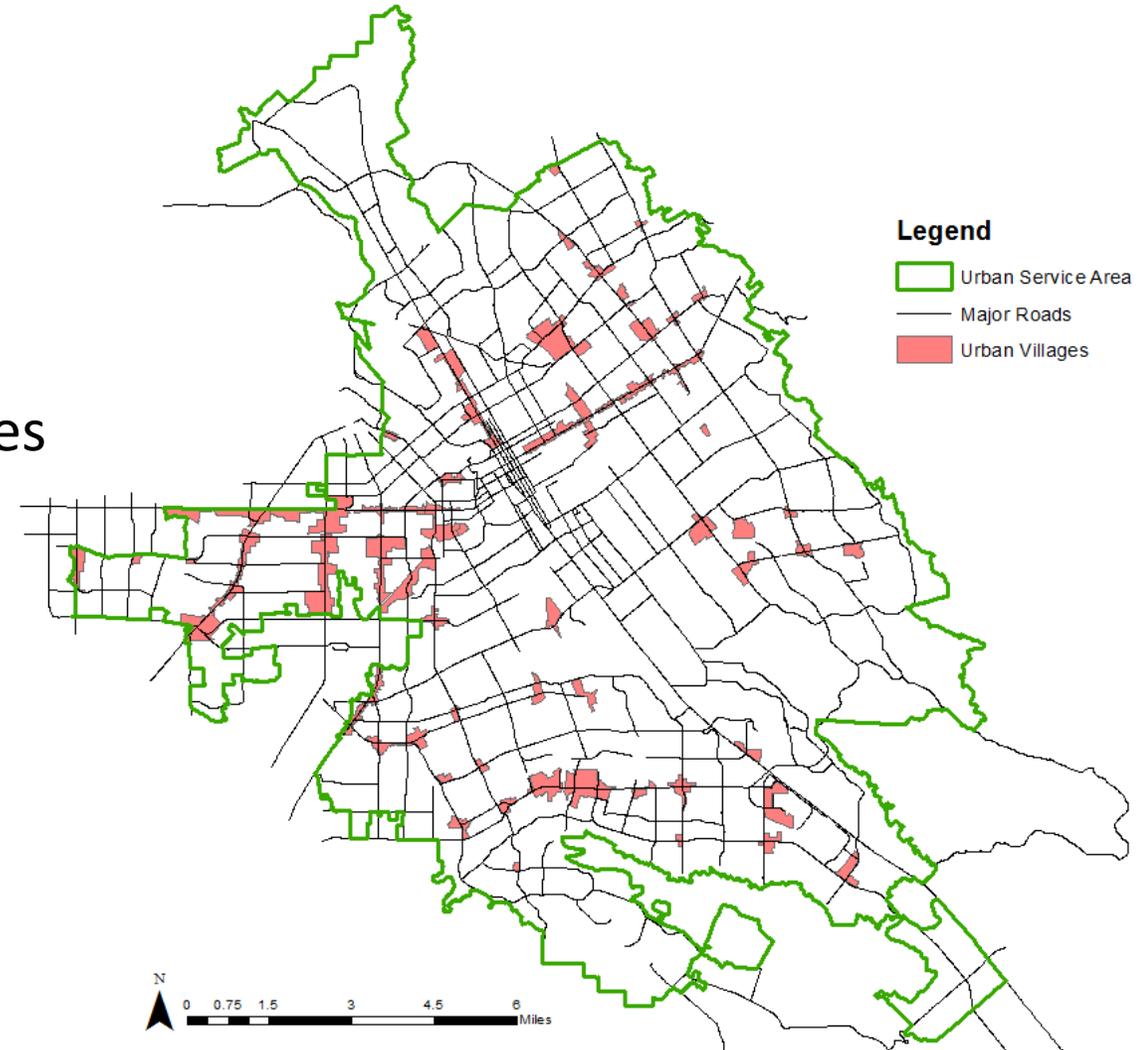
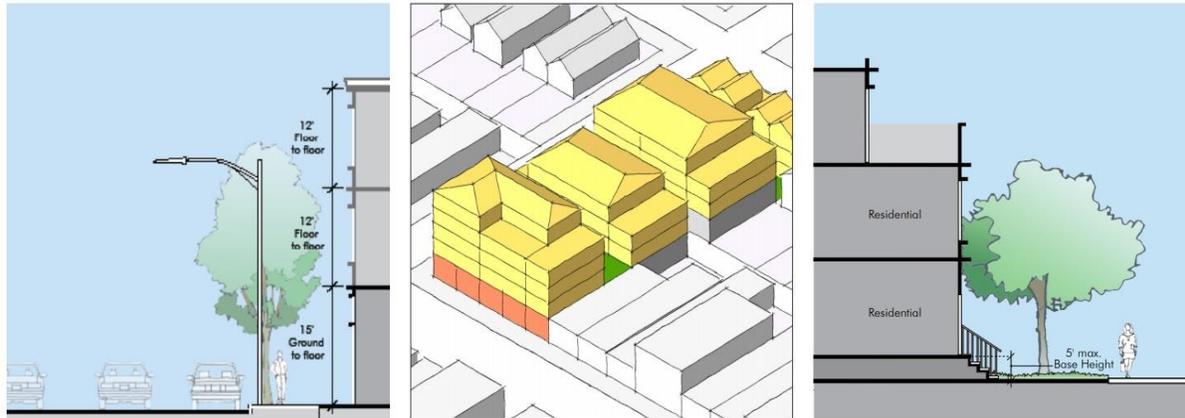
Item (d)3



*Planning, Building and  
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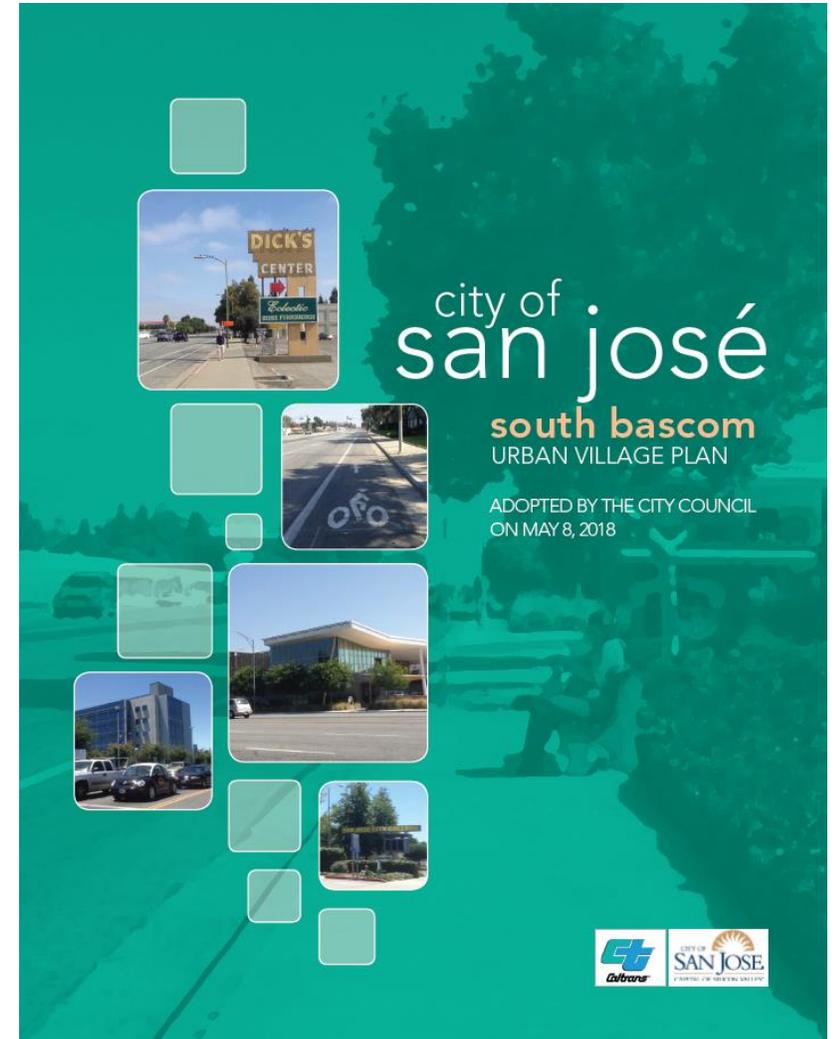
# Urban Village General Plan Major Strategy

- 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.

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

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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