



EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

6th Cycle Housing Element Update

*Joint Sand City Council and Successor Agency of
The Redevelopment Agency*

August 15, 2023



Agenda

1. Housing Element Public Review
2. Site Inventory Recommendations
3. Policy Recommendations
4. Project Schedule & Prohousing Designation
5. Questions and Feedback Discussion

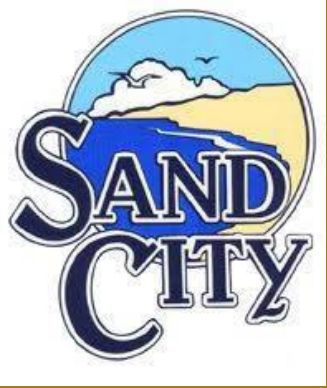


Housing Element Public Review

Public Review Draft

- **Review period May 5 – June 5, 2023**
- **Council Overview at May 16, 2023 Council Meeting**
- **Public Comment review with staff**
- **HCD Walking Tour on June 26, 2023**
- **Received feedback at May 26, 2023 Council Meeting**
- **Following are recommendations for Council consideration**



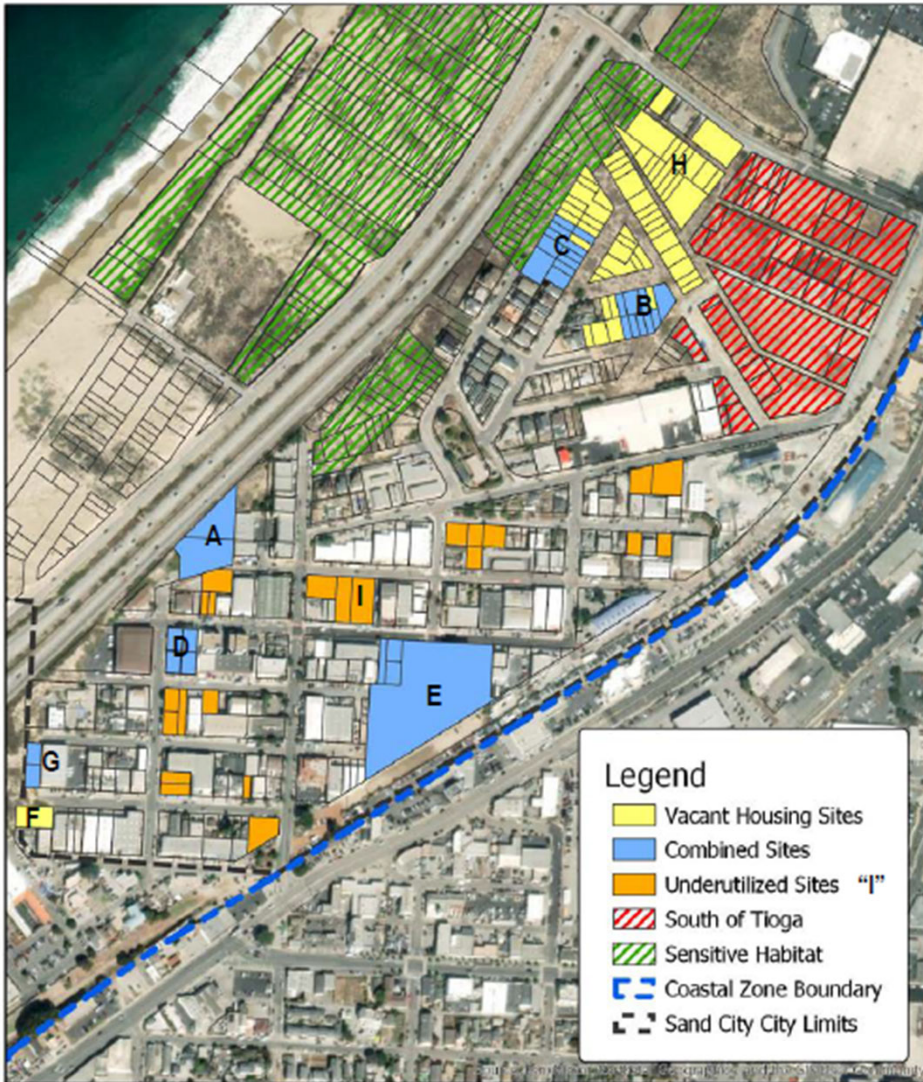


Site Inventory Recommendations

Sites Inventory Recommendations

- 1. Sites to Remove: East Dunes- Sites B, C, and H; and Site D**
- 2. Sites to Amend: “Site I” –Collection of Properties**
- 3. Reconsider Developer Agreement for South of Tioga**
- 4. New Potential Site to Add: 800 Scott St. – Salvation Army site**
- 5. New Potential Site to Add: Scott St. Undeveloped Right-of-Way**
- 6. Focused Art Park Site for Live/ Work Artists’ Lofts**

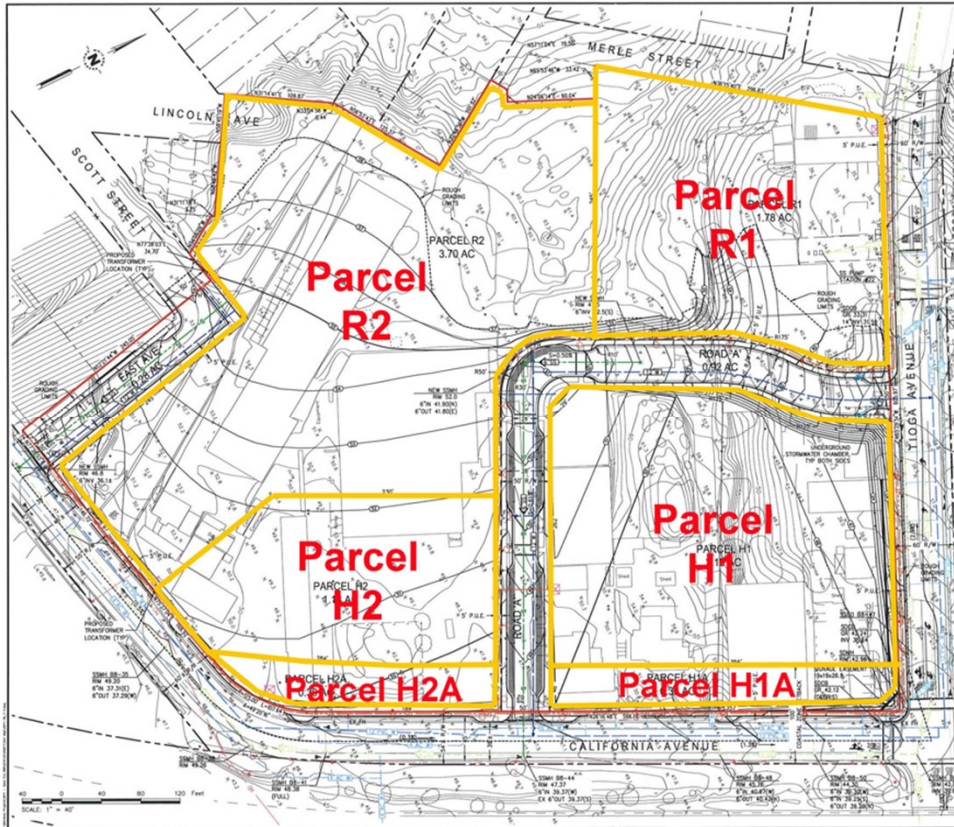




1. Remove *East Dunes*- Sites B, C, and H; and Site D
2. Amend: "Site I"
 - The occupied single-family properties are recommended for removal, and
 - The Art Park (and adjacent properties) are recommended to be referred to as a separate site.



3. Reconsider Developer Agreement for South of Tioga:



Include incentives to increase the viability of financing the project:

- Separating the affordable and market rate units,
- Increasing the number of affordable units and therefore density,
- Waiving, reducing, decoupling parking requirements, and/or removing the concrete base parking from the podium style building structure.



3. Add: 800 Scott St. – Salvation Army site:



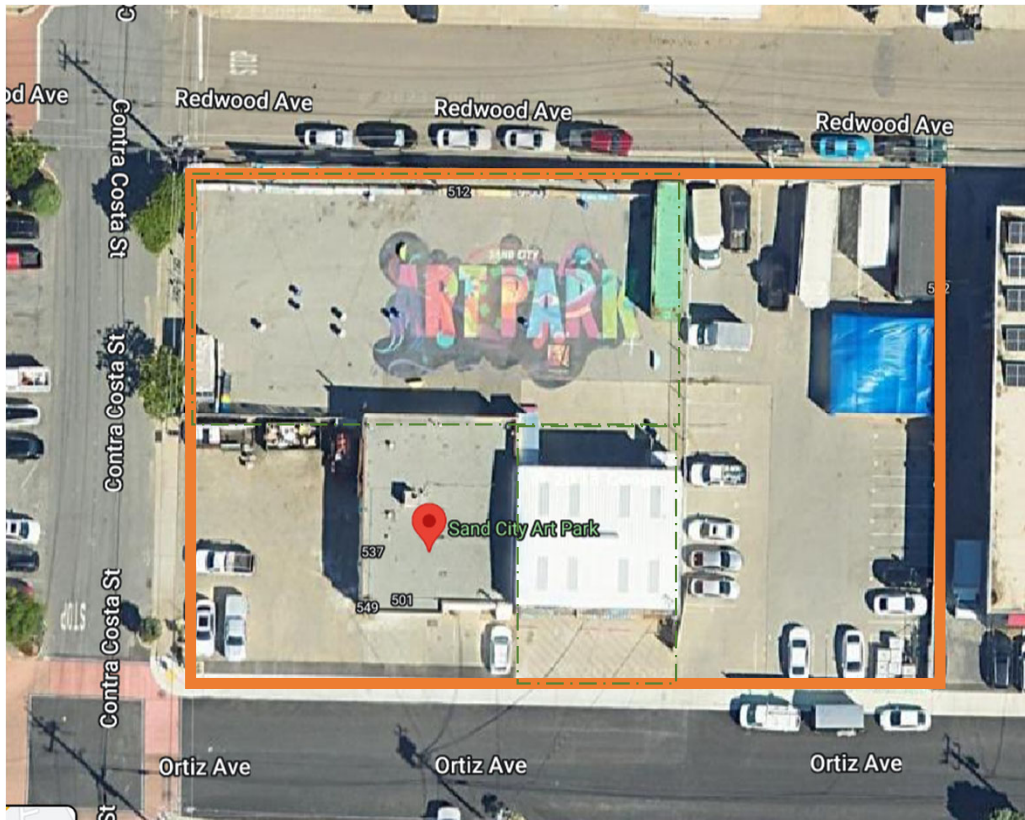
- A property owner interest form was received from the Salvation Army indicating a desire to possibly develop transitional housing units on the property by converting the rental units of 801A and 801B on California Ave.
- Include the Salvation Army site on the Sites Inventory as a potential property to accommodate Very-Low income transitional housing units.

5. Add: Scott St. Undeveloped Right-of-Way:

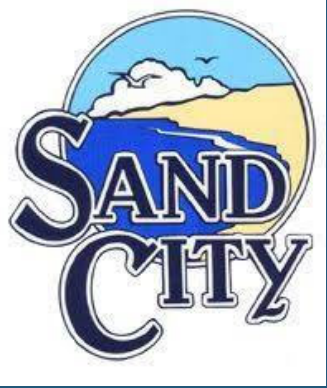


- This potential site would require further exploration with City Council.
- Include the vacant and undeveloped City-owned Scott St. right-of-way between East Ave. and Ocean View Ave. on the Sites Inventory as potential property to develop up to 21 Very-Low income housing units, or more if the state density bonus were to be applied.

6. Focused Art Park Site for Live/ Work Artists' Lofts:



- Retain the Art Park open space, but itemize the property in the Sites Inventory for potential affordable housing for artists.
- Expand it to include adjacent parking lots as adjacent lots and/or air rights become available for sale.



Program Recommendations

Proposed Program Recommendations

- 7. West End Housing Diversity Overlay**
- 8. Minimum Density of 20 (du/ac) for Inventory Sites**
- 9. Objective Design Standards (ODS)**
- 10. Additional Programs**



7. West End Housing Diversity Overlay



Edits are intended to:

- Simplify development review
- Include specific development standards to increase transparency,
- Allow a 250 percent density increase for all multi-family and mixed-use housing development, which was formerly an incentive only available through lot consolidation.

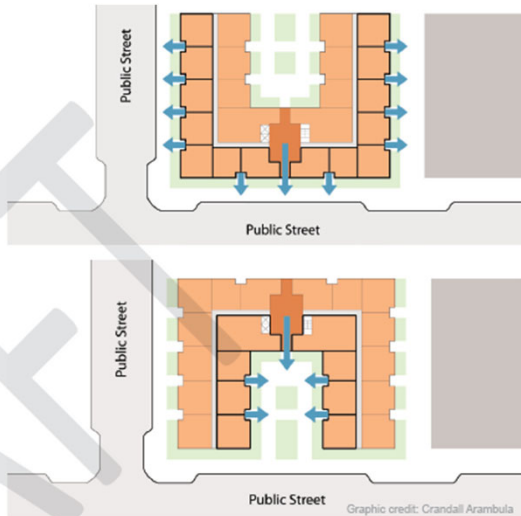


8. Minimum Density of 20 (du/ac) for Inventory Sites



- The average site size in the Public Draft Sand City Sites Inventory (excluding outliers like SOT and The Independent sites) equals 0.13 acres which is considered small.
- At 20 du/ac, a total of two (2) units would be a required minimum. The only prohibited use would be to demolish and construct a new single-family home, for those sites included with the Sites Inventory.
- This is similar to existing structures on small lots throughout the West End.

9. Objective Design Standards (ODS)



Building entries shall face a public street, internal open space, or paseo.

By-right, ministerial review is increasingly growing as a state requirement.

- SB-35: optional expedited review process.
- AB-423: SB-35 in Coastal Zone (in review)
- Builders Remedy: likely will apply after Dec.
- Recycled Sites: from the 5th Cycle with 20% affordable units
- Inventory Sites from Housing Element



10. Additional Programs

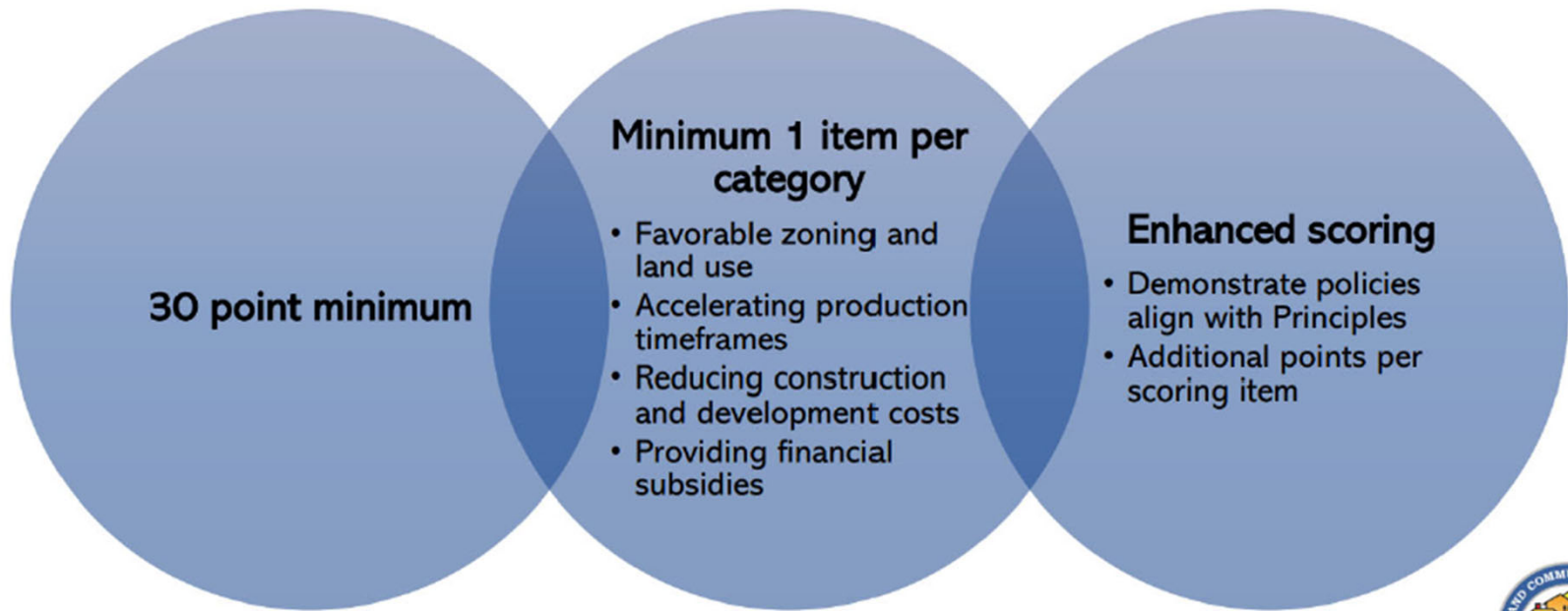
- SB 35 Checklist and Procedures in conformance with Government Code section 65913.4 allows qualifying development projects with a specified proportion of affordable housing units to move more quickly through the local government review process and restricts the ability of local governments to reject these proposals;
- AB 2097 compliance to recognize Sand City Station located on Playa Avenue as a “Major Transit Stop”; and
- Universal Design to encourage accessible housing for persons with disabilities.





Project Schedule & Prohousing Designation

Prohousing Community Designation Application



Source: HCD



What programs contribute to the Application?

- **Favorable Zoning and Land Use**
- **Accelerating Production Timeframes**
- **Reducing Construction and Development Costs**
- **Providing Financial Subsidies**



Timeline: Next steps

Date	Action
Jun 5 – Aug 5	Prepare HCD Draft with Public Comments Incorporated
Aug 15	Council direction
Sept 8- Dec 8	HCD 90-day Initial Review & <u>Prohousing Application</u>
Oct 23	Airport Land Use Commission Review
Dec 8	HCD comment letter to be received
Dec 31	(HCD Certification Deadline)
Jan 2024	City Council Direction Consideration
Jan - Mar 2024	Housing Element revisions (if needed)





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Thank you.