

ZONING ORDINANCE AMENDMENT

- Policy change to the process of rezoning properties
 - Consider allowing housing in C&I
 - Priority processing-per GP policy
- Current uses allowed in commercial/mixed use.
 - Incorporate AH in MUD projects opportunities
 - Incentives encourage MUD
 - Live/work spaces.
- Lack of incentives and concurrency with development
 - Priority processing,
 - Parking,
 - Outside funding to offset incentives & waivers
 - Up zoning
 - 30% open space.
- Change/increase height restrictions
 - Apply proposed design guidelines for FAR, EIR
- 7444 Oak Tree-Affordable housing project release
 - Exemption
 - EDH relief of guidelines
- 30% slope –Affordable housing project relief
 - Consider other options such as density transfer
- AG setback-affordable housing project relief
 - Conflicts with the Ag policies & Comm reg Policies
- Reductions in 30% open space for planned development-proposed modification in June.
 - Consider sliding scale
 - Modify PD policy requiring 50 parcels
 - Tie reductions to assisting families if meds.
- Need incentives to reduce costs of building
 - Fee waive, or reduction or deferral,
 - Design controls reduced
 - Expedite reimbursements of funded \$ or credit against fees.
- Ordinance to allow creativity in affordable housing creation
 - Design control flexibility thru Dism
 - MUD
 - Ordinance to allow creativity.

- Streamline process
 - Standardized pre-approved plans
- Lack of a density bonus ordinance - currently defer to state law. Staff is drafting at this time.
- Affordable housing for Multiples- Rentals vs. Ownership
 - Encourage AH ownership not just rentals

GENERAL PLAN AMENEDMENT

- Policy of minimum number of units per acre – currently five for multi family
 - Waiver of requirements is constraint driven
 - Increasing maximum
- Maximum floor/area ratios- applies to commercial.

DEVELOPMENT REVIEW PROCESS REVISION

- Uncertainty and delays
 - Streamline process
 - Standardized pre-approved plans
 - Dedicated staff for affordable housing projects
 - Include D.O.T, EM, Planning
 - Bring all agencies to the table to discuss AH fees

BOS POLICY AND/OR AMENDMENT

- Fees- County only, not parks, fire, EID, Schools
- Resolve 7444 Oak Tree problem without fees for affordable housing
- Tim Fees
 - 1M set aside for affordable housing
 - Huge reduction needed for low income housing
 - Measure Y
- Lack of a redevelopment agency study in process
- Ag set backs