

February 11, 2021
 6:00 p.m.
 Zoom Meeting

1. Call to Order
2. Roll Call

GPAC members: P= Present (6) | A= Absent (6) | Ch = Chair | VCh = Vice Chair

n/a	Vacant	P	Margie Drilling Measure HH Committee	A	Karl Lutke At-large FV Resident Quadrant 1
n/a	Vacant	A	Jim Cunneen (Ch) FV Elementary School Board	P	Clarence F. Alvey Jr. At-large FV Resident Quadrant 2
n/a	Vacant	P	Paula Coker FV Chamber of Commerce Board	A	Robert Alcantara At-large FV Resident Quadrant 3
A	Ramon Galvez-Arango HCD Advisory Board	P	Emily Randle FV Large Business Rep.	P	Sheri Vander Dussen (VCh) At-large FV Resident Quadrant 4
A	Vince Sosa FV Community Foundation	A	Matt Cortez OC Board of Realtors	P	Bonnie Castrey HB Union HS District Rep.

General Public: approximately 15 members of the general public were also in attendance.

3. Status Update

The consultant team recapped the intent of the General Plan Update and highlighted project progress to date. The team also reviewed the updated project schedule and expanded on the circumstances surrounding the prolonged hiatus. The consultants also summarized key findings from the previously completed Market Study and comments/sentiments from the property owner interviews.

4. New Business

A. Regional Housing Needs Assessment / Accessory Dwelling Unit Overview

- i. The consultant briefly reviewed the purpose of the Regional Housing Needs Assessment (RHNA) and the initial estimates for the City’s 2021-2029 allocation based on the previous cycle’s allotment. This included an overview of the preliminary opportunity sites and recap of the distribution exercise conducted at the June 2019 GPAC Meeting.
- ii. Next, the consultant introduced the formal draft housing allocation figures released by the Southern California Association of Governments (SCAG) in late 2020. The draft allocation represented a 13-fold increase from the previous planning cycle, and 43-percent of the allocation is to be reserved for “affordable” units. This led into a brief discussion of what income and rent/mortgage thresholds constitute “affordable.”
- iii. The presentation then pivoted to address how the City can accommodate the new, larger RHNA allocation. The City may count applicable existing/proposed projects, vacant and underutilized land, accessory dwelling units (ADUs), and land in mixed-use zones.

- a) Approved projects – the South Harbor Island / Prado Family Homes site will contribute 49 affordable units (if occupied after June 30, 2021)
- b) Vacant and underutilized land – after introducing the requirements for qualifying vacant and underutilized land, the consultant walked through the development potential of the preliminary opportunity sites (determined in 2019), and the development potential for the reduced list of “feasible” opportunity sites.
- c) Accessory Dwelling Units – the consultant presented a case for relying more heavily on ADUs to accommodate the City’s RHNA obligation. Extensive research and analysis indicated that ADUs offer a cost-effective alternative to traditional residential development (single family or multifamily).
- d) Finally, the consultant reviewed the citywide development potential given the planned projects, theoretical development on the remaining feasible opportunity sites, and the contribution from ADUs. The strategy is to establish zoning on feasible sites to accommodate the RHNA allocation and obtain 15% surplus capacity for affordable units (consistent with HCD’s Sites Inventory Guidebook).

B. Inclusionary Ordinance

- i. The City is exploring the potential to adopt an inclusionary housing ordinance to encourage the development of more affordable housing. The consultant reviewed the precedent of inclusionary housing ordinances in California and Orange County, including the case law and statutes that support adopted ordinances.
- ii. Next, the consultant highlighted common features shared by inclusionary ordinances, some of the benefits they bring, and some of the concerns many have about them.
- iii. Finally, the consultant reviewed the state density bonus law, which already applies to the City. The density bonus incentives automatically kick-in when a development meets certain thresholds.

C. Mixed Use

- i. In addition to an inclusionary ordinance, the City is also evaluating the potential for a new mixed-use designation. The consultant introduced the GPAC to examples of mixed use projects at a variety of sizes, densities, and scales.

D. GP Amendment Applications

- i. City staff presented on two projects that are already in the process of amending their land use designation. The first project proposes a redevelopment of the Moiola Elementary School site into 74 single family residences. The second proposes a seven unit infill development on a one acre vacant parcel in a predominantly single family residential neighborhood.
- ii. City staff discussed three additional sites where General Plan Amendments are being proposed. The Miller property is proposed to change from LDR to HDR, Warner Square is proposed to change from GC to Mixed Use, and the Slater Investments property

(formerly referenced as Silky Sullivan's and San Mateo Offices) is proposed to change from GC to Mixed Use.

- E. Next Steps and Schedule
 - i. The consultant revisited the overall project schedule and highlighted key dates in the future. The next GPAC meeting is scheduled for February 25th.
- 5. Public Comments
 - A. None
- 6. Committee Comments
 - A. No comments were made.
- 7. Adjournment to Next Meeting (February 25, 2021)
 - A. GPAC Meeting #5 | Location ZOOM Webinar | 6:00-8:00 p.m.

ATTACHMENTS / LINKS

- None