



DATE: May 22, 2023

TO: Mayor and Members of the City Council

VIA: Stefan Chatwin, City Manager
Marlene Subhashini, Assistant City Manager

FROM: Sofia Mangalam, Community Development Director
Leslie Carmichael, Consulting Planner

DEPARTMENT: Community Development

SUBJECT: HOUSING ELEMENT UPDATE FOR 2023-2031

RECOMMENDATION

It is recommended that the City Council take the following actions related to the Housing Element Update for 2023-2031:

- Adopt a Resolution certifying the Final Environmental Impact Report (EIR) for the Foster City Housing and Safety Elements Update (SCH# 2022010509), adopting environmental findings, adopting a Statement of Overriding Considerations, and adopting a Standard Conditions of Approval and Mitigation Monitoring and Reporting Program SCAMMRP (EA2021-0004);
- Adopt a Resolution:
 - Adopting a General Plan Amendment to rescind the 2015-2023 Housing Element and adopt the Housing Element of the General Plan for the period 2023-2031 (GP2020-0002);
 - Adopting amendments to the Land Use and Circulation Element of the General Plan, including (GP2022-0001):
 - Amending or adding the Land Use Plan Designation descriptions for Two-Family Residential, Service Commercial with Housing, Apartment / Neighborhood Commercial, and Civic Center Mixed Use; and
 - Amending the Land Use Map Designations for:

- Foster's Landing (700 Bounty Drive, APN: 094-980-070) from Condominium Residential to Civic Center Mixed Use; and
 - 1601 Beach Park Boulevard (APN: 094-211-550) from Public/Semi-Public to Two-Family Residential.
- Introduce by title only and waive further reading of an Ordinance adopting amendments to the Foster City Zoning Map, including:
 - Foster's Landing (700 Bounty Drive, APN: 094-980-070) to change the zoning designation from R-3/PD Medium Density, Multiple Family Residence District/Planned Development to CM/PD, Commercial Mix/Planned Development District (RZ2023-0001); and
 - Eaves Apartments (700 Marlin Avenue, APN: 094-141-010) to change the zoning designation from R-3 Medium Density, Multiple-Family Residence District to R-4/PD High Density, Multiple-Family/Planned Development District (RZ2023-0001); and
 - 1601 Beach Park Boulevard (APN: 094-211-550) to change the zoning designation from PF Public Facilities to R-2/PD Two-Family Residence District/Planner Development (RZ2023-0001); and
 - 1010 Metro Center Boulevard (APN 094-281-010) including an amendment to the Foster City Zoning Map to modify the previously approved General Development Plan for the ±100-acre lands known as Metro Center in the C-2/PD (General Business/Planned Development) District to a C-2/PD (General Business/Planned Development) District with an amended General Development Plan to allow commercial use – or -- mixed commercial/residential use up to 222 dwelling units at 1010 Metro Center Boulevard in Town Center Neighborhood (TC). (RZ2023-0002).
 - Introduce by title only and waive further reading of an Ordinance adopting amendments to Title 17, Zoning, of the Foster City Municipal Code, including:
 - Amend Chapter 17.14, R-2 Two-Family Residence to allow one dwelling unit per 3,350 square feet of lot area for consistency with the General Plan Density of 13 units per acre; and
 - Amend Chapter 17.82 Emergency Shelters, Low-Barrier Navigation Centers, and Supportive Housing for consistency with State law.

EXECUTIVE SUMMARY

The Housing Element is an integral part of the Foster City General Plan that serves to identify the community's housing needs, state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs and define the policies and programs that the community will implement to achieve the stated goals and objectives.

The Housing Element must also meet extensive State requirements. Since the last Housing Element Update in 2015, many statewide housing bills have passed, with goals ranging from addressing segregation, to housing accountability, and climate resiliency.

These new requirements have made this Housing Element Update more extensive, including:

- **Affirmatively Furthering Fair Housing, AFFH.**

Assembly Bill 686 (AB 686), passed in 2018, created new requirements for jurisdictions to affirmatively further fair housing. According to AB 686, affirmatively furthering fair housing means to take “meaningful actions, in addition to combating discrimination, which overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics” and is Federally mandated by the 1968 Fair Housing Act. The four main goals are to:

- Address significant disparities in housing needs and in access to opportunity.
- Replace segregated living patterns with truly integrated and balanced living patterns.
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity.
- Foster and maintain compliance with civil rights and fair housing laws.

- **Public Comment on Draft Revisions.**

Assembly Bill (AB) 215 (2021), requires local governments to make the first draft revision of their housing element update available for public comment for at least 30 days. Further, if any comments are received, a local government must take at least ten additional business days to consider and incorporate public comments into the draft revision before submitting to HCD for review and comments. HCD must review the draft and report its written findings to the local government within 90 days of receiving the first draft submittal for each housing element revision or within 60 days of its receipt for a subsequent draft amendment or adoption. The City has complied with all of these requirements.

- **Sites Inventory.**

An inventory of housing sites that provides capacity for the Regional Housing Need Allocation (RHNA) of 1,896 units plus a buffer. New laws include additional requirements regarding inclusion of non-vacant sites and to determine the realistic capacity of sites.

Prior to adopting their housing elements for every planning cycle, municipalities including Foster City are required to submit the draft housing element to the State Department of Housing and Community Development (HCD) at least 90 days prior to adoption. HCD is required by state law to make findings and provide comments on the draft element, and municipalities are required to consider these findings prior to adopting the housing element. Once adopted, the housing element must be resubmitted to HCD for post-adoption findings and certification.

The Draft Housing Element Update has been shaped by extensive public engagement, public review of several draft versions, two (2) comment letters from HCD, and direction

from the Planning Commission and City Council. The Draft Housing Element Update includes goals, policies, and programs to address housing needs as well as a Sites Inventory that provides capacity for the 1,896 units in the RHNA for the 2023-2031 Planning Period. The Sites Inventory relies on non-vacant sites, primarily existing apartment properties that have capacity for additional units.

The City Council is requested to take several actions related to the Housing Element Update:

- Certify the EIR and adopt environmental findings, adopt a Statement of Overriding Considerations, and adopt a Standard Conditions of Approval and Mitigation Monitoring and Reporting Programs;
- Adopt a General Plan Amendment to:
 - Repeal the existing Housing Element for 2015-2023 and adopt the Housing Element Update for 2023-2031;
 - Adopt amendments to the Land Use and Circulation Element to update the descriptions of Land Use Map designations for Two-Family Residential, Service Commercial with Housing, Apartment/Neighborhood Commercial, and Civic Center Mixed Use;
 - Adopt amendments to the Land Use Map for:
 - Foster's Landing to change the designation from Condominium Residential to Civic Center Mixed Use;
 - 1601 Beach Park Boulevard to change the designation from Public/Semi-Public to Two-Family Residential;
- Introduce an Ordinance making changes to the Foster City Zoning Map for:
 - Foster's Landing to change the zoning designation from R-3/PD to CM/PD;
 - Eaves Apartments to change the zoning designation from R-3 to R-4/PD;
 - 1601 Beach Park Boulevard to change the zoning designation from PF to R-2/PD.
- Introduce an Ordinance making changes to the Foster City Zoning Map to change the General Development Plan for Metro Center to allow either commercial use or a mix of commercial and residential use up to 222 units at 1010 Metro Center Boulevard;
- Introduce an Ordinance making changes to Title 17, Zoning, of the Foster City Municipal Code to:
 - Chapter 17.14 Two-Family Residence District to allow 13 units per acre;
 - Chapter 17.82 Emergency Shelters, Low-Barrier Navigation Centers, and Supportive Housing to change the maximum number of shelter beds from 20 to 25.

BACKGROUND

The City of Foster City has been working on the Housing Element Update for 2023-2031 (Housing Element Update) for nearly three (3) years. The Housing Element Update has been informed by an extensive analysis of housing needs and constraints as required by

state law as well as substantial community input. Public engagement was initiated in 2020 through City Council and Planning Commission meetings. Further community engagement, workshops, and public meetings took place from 2020 through 2023 including a total of twenty-nine (29) public meetings. These efforts led to the publication of the first Draft Housing Element Update on May 4, 2022, for a 30-day public comment period (per the requirements of AB 215).

In July 2022, the City submitted its Draft Housing Element Update to HCD for review. Subsequently, City received the first comment [letter from HCD on October 3, 2022](#). Changes were incorporated into the Draft Housing Element Update dated February 16, 2023, in response to HCD and public comments (see Exhibit B to Attachment 2). On February 24, 2023, City submitted the revised Draft Housing Element Update to HCD (available at www.engagefostercity.org/housing-element).

A second comment [letter from HCD was received on April 24, 2023](#) (Attachment 8). Appropriate responses to these comments are contained in Exhibit C to Attachment 2 and were incorporated into the revised Draft Housing Element Update dated May 1, 2023. Staff had a virtual meeting with HCD on May 1, 2023, to discuss the April 24, 2023, comment letter and City's proposed response. HCD suggested further revisions/edits to the Draft Housing Element Update. HCD's additional requested revisions were noted to the Planning Commission at the Planning Commission Public Hearing on May 04, 2023, and have been incorporated into Exhibit C to Attachment 2.

Additional edits to the Draft Housing Element Update in response to HCD comments and as recommended by the Planning Commission, have been incorporated into a revised Draft Housing Element Update dated May 15, 2023 (Exhibits D and E to Attachment 2). All the versions of the Draft Housing Element Update are posted on the webpage, www.engagefostercity.org/housing-element. The Draft Housing Element Update 2023-2031, dated May 15, 2023, is the most updated version that is recommended for City Council adoption.

As part of the Housing Element Update efforts, an EIR was completed and reviewed by the public and stakeholders. The EIR includes an analysis of the Housing Element Update and the Safety Element Update. While the Safety Element Update will be brought forward at a later date for consideration by the Council, major components of the Safety Element Update include analysis for potential circulation, evaluation, and roadway capacity related to the Housing Element Update. Therefore, it was appropriate to include analysis of any potential environmental impacts of the Safety Element as part of the EIR. The [Draft EIR](#) was made available to the public from February 16, 2023, through April 2, 2023 online and at the Foster City Library, and 15 public comments plus comments from the five Planning Commissioners were received. [Responses to Comments \(RTC\)](#) have been completed and made available online on April 21, 2023. The EIR disclosed that there are significant unavoidable impacts, even with mitigation measures applied, to resource areas such as Traffic and Transportation, Utilities (specifically Water Supply), and Aesthetics. Other resource areas would have less than significant impacts under the California Environmental Quality Act (CEQA) with standard conditions of approval per local and

regional requirements and mitigation measures identified as part of the EIR process. The EIR also includes an analysis of alternatives and determined that the “no-project alternative” would be considered the “environmentally superior alternative” but would not meet the project’s objectives. Consistent with CEQA and the State CEQA Guidelines, a Statement of Overriding Considerations is recommended explaining the specific reasons why the social, economic, legal, technological, or other beneficial aspects of the proposed project, including region-wide or statewide environmental benefits, outweigh the unavoidable adverse environmental impacts and why the City as the “Lead Agency” for purposes of CEQA is willing to accept such impacts, as provided in Exhibit A to Attachment 1.

May 04, 2023, Planning Commission Public Hearing

The Planning Commission considered the Draft Housing Element Update for 2023-2031, EIR, and related General Plan and zoning amendments at a Public Hearing on May 4, 2023 (See Attachment 10, [Planning Commission Staff Report](#)).

The Planning Commission recommended City Council approval by adoption of the following Resolutions (see Attachment 9):

- P-03-23: Recommend certification of EIR, adoption of environmental findings, adoption of Statement of Overriding Considerations, and adoption of SCAMMRP – EA2021-0004 (Votes 3-1)
- P-04-23: Recommend adoption of General Plan Amendment including further revisions (described in more detail below) – GP2020-0002 and GP2022-0001 (Votes 4-0)
- P-05-23: Recommend adoption of Zoning Map Amendments – RZ2023-0001 (Votes 4-0)
- P-06-23: Recommend adoption of Zoning Map Amendment to revise Metro Center General Development Plan including further revisions (described in more detail below) – RZ2023-0002 (Votes 4-0)
- P-07-23: Recommend adoption of Zoning Text Amendments including further revisions (described in more detail below) – RZ2023-0003 (Votes 4-0)

With the culmination of a nearly three (3) years extensive planning effort on the Housing Element Update for 2023-2031, the City Council is now requested to adopt the Housing Element Update for 2023-2031 and take related actions. Staff and the Planning Commission recommend the certification of the EIR and all components of the environmental analysis, approval of the General Plan Amendment (GPA) to repeal the 2015-2023 Housing Element, adoption of the new Housing Element Update, and approval of multiple General Development Plan amendments and Municipal Code text and Zoning Map changes to implement the new Housing Element Update.

Staff recommends that the City Council take these actions with the understanding that additional “wordsmithing” or non-substantive changes to the Housing Element may be made, as stated in the recommended Resolution (Attachment 2) as follows:

“That the Community Development Director or designee is directed to file all necessary material with HCD for the Department to find that the Housing Element is in conformance with Housing Element Law and is further directed and authorized to make all non-substantive changes to the Housing Element to make it internally consistent or to address any non-substantive changes or amendments requested by HCD to achieve certification.”

Noticing / Public Outreach

As adoption of the Housing Element constitutes an amendment to the City’s General Plan, there are certain public hearing and noticing requirements that apply under state law. The City has complied with these requirements as noticing was provided in compliance with Government Code sections 65355 and 65090. See section below on “Overview of Outreach for Housing Element” for additional information.

The public was advised of this Public Hearing in the following ways:

- Public Posting Places – May 10, 2023
- Foster City Website: www.fostercity.org – May 10, 2023
- Housing Element Update Website: <https://engagefostercity.org/housing-element> - May 10, 2023
- Email Notification to Listservs for Housing Element, Planning, Affordable Housing Updates, AHOZ/Multi-Family Design Standards, Gilead Project, Harbor Cove, Land Use and Circulation Update, Lantern Cove Apartments – May 10, 2023
- Full page ad in the San Mateo Daily Journal – May 10, 2023
- Full page ad in the Foster City Islander – May 17, 2023
- Mailed notice to property owners and property owners within 300’ of properties noticed for General Plan Land Use or Zoning changes
- Posted notice on the subject properties: Foster’s Landing Apartments, Eaves Apartments, 1601 Beach Park Boulevard, and 1010 Metro Center Boulevard – May 11, 2023

Additional public comments were received after publication of the May 1, 2023, Draft Housing Element, which have been added to Appendix F, Public Participation, in the most recent Draft Housing Element Update (Attachment 2, Exhibits D and E).

Housing Element Requirements

Under the Housing Element State Law (California Government Code Section 65580-65589.8), local jurisdictions are required to update the Housing Element of their General Plan every eight (8) years to adequately plan for the regional housing needs for residents of all income groups. Housing Elements are required to contain a series of goals, policies, and implementing programs that are intended to promote housing production within a community. These goals, policies, and programs are required to be accompanied by a list of eligible land resources and Sites Inventory identified for planned residential

development to accommodate the State-mandated Regional Housing Needs Allocation or RHNA. The existing Housing Element for the 2015-2023 Planning Period covers the fifth cycle of the RHNA process, referenced as RHNA 5; the proposed Draft Housing Element 2023-2031 covers the sixth cycle, referenced as RHNA 6. Housing Elements are reviewed by HCD.

One of the most significant changes in Housing Element Law for the RHNA 6 cycle concerns fair housing. AB 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under State law, AFFH means “taking meaningful actions, in addition to combating discrimination, which overcomes patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics” per Government Code Section 8899.50(a)(1). The four (4) main goals of AFFH are to:

- Address significant disparities in housing needs and in access to opportunity;
- Replace segregated living patterns with truly integrated and balanced living patterns;
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity; and
- Foster and maintain compliance with civil rights and fair housing laws.

Regional Housing Needs Allocation (RHNA)

A community’s RHNA represents the number of housing units at various income levels that are needed to meet the community’s housing needs during the eight-year planning period. RHNA numbers are determined by a methodology established by the State of California’s Department of Finance (DOF) and HCD. HCD then assigns RHNA numbers to each region of the State. In the case of the San Francisco Bay Area, the Association of Bay Area Governments (ABAG) receives HCD’s assignments and determines each local jurisdiction’s fair share of housing units. The [ABAG RHNA webpage](#) describes the process that was utilized for developing the methodology and providing opportunities for public input and appeals. Each jurisdiction must then update the Housing Element to show the locations where future housing can be built to accommodate the RHNA and discuss strategies necessary to meet the community’s housing needs.

Foster City’s assigned RHNA for the 2023-2031 planning period is listed in Table 1, below.

Table 1: Foster City Regional Housing Needs Allocation, 2023-2031

Income Category	Units	Percent of Total
Very Low-Income (0-50% AMI)	520	27%
Low-Income (51-80% AMI)	299	16%
Moderate-Income (81-120% AMI)	300	16%
Above Moderate-Income (Over 120% of AMI)	777	41%
Total	1,896	100%

California Department of Housing and Community Development (HCD) Review

The first draft of the Housing Element Update was forwarded to HCD for review on July 5, 2022, for the initial 90-day review period. In September 2022, staff had a call with HCD to discuss their preliminary comments. On October 3, 2022, the City received a [letter with HCD's comments](#) on the submitted Draft Housing Element Update.

Revisions were made to the Draft Housing Element Update in response to HCD's comments as well as public comments and direction from the Planning Commission and City Council. After posting the revised Draft Housing Element Update for public review on February 6, 2023, and posting a further revised Draft Housing Element Update on February 16, 2023, the revised Draft Housing Element was forwarded to HCD on February 24, 2023, for a second review period of 60-days with a comment letter due from HCD by April 25, 2023.

A second comment letter from HCD was received on April 24, 2023 (Attachment 8). Staff included appropriate responses to address these comments in the attachments provided to the Planning Commission, contained in Exhibit C to Attachment 2, and incorporated changes into a revised Draft Housing Element Update dated May 1, 2023. On May 01, 2023, staff had a virtual meeting with HCD staff and received verbal feedback which prompted further revisions to the Draft Housing Element Update.

Subsequently, staff made the changes in the Draft Housing Element Update following the Planning Commission Public Hearing on May 4, 2023, as directed by the Planning Commission (Exhibits D and E to Attachment 2). These changes are described below for each chapter of the Housing Element Update. As explained earlier in the report, Staff recommends that the City Council adopt the Housing Element Update with the understanding that additional "wordsmithing" or non-substantive changes may be made as staff continues to work with HCD and as stated in the recommended resolution.

Zoning Amendments Adopted in January 2023

Several Zoning and General Plan amendments are a portion of the actions that are necessary to implement policies and programs contained in the RHNA Cycle 6 Housing Element Update for 2023-2031. The initial group of changes needed was adopted in January 2023. These actions included:

- Zoning actions for “carry-over” housing sites identified in the Sites Inventory in the RHNA 5 Housing Element and also in the RHNA 6 Housing Element.
 - Harbor Cove Apartments
 - Franciscan Apartments
 - Sand Cove Apartments
 - The Lagoons Apartments
- Amend Chapter 17.04, Definitions for Employee Housing; Manufactured Home; Navigation Center, Low Barrier; Supportive Housing;
- Amend Chapter 17.12, R-1 Single Family Residence District
- Amend Chapter 17.14, R-2 Two Family Residence District
- Amend Chapter 17.16, R-T Townhouse Residence District
- Amend Chapter 17.18, R-3 Medium Density, Multiple-Family Residence District
- Amend Chapter 17.20, R-4 High Density, Multiple-Family Residence District
- Amend Chapter 17.22, C-O Commercial Office District
- Amend Chapter 17.24, C-1 Neighborhood Business District
- Amend Chapter 17.26, C-2 General Business District
- Amend Chapter 17.28, C-M Commercial Mix District
- Amend Chapter 17.32, Public Facilities District
- Amend Chapter 17.36, PD Planned Development Combining District
- Amend Chapter 17.55, Replacement Units
- Rescind Chapter 17.56, Floor Area Standards
- Amend Chapter 17.70, Nonconformity Uses
- Amend Chapter 17.78, Accessory Dwelling Units
- Amend Chapter 17.82, Emergency Shelters, Low Barrier Navigation Centers, and Supportive Housing
- Add Chapter 17.94, By Right Housing Overlay Combining District

General Plan and Zoning Consistency

Several zoning amendments for consistency with recent changes in State law and to be consistent with the updated Draft Housing Element Update were adopted in January 2023, as listed above. The proposed General Plan Amendment contained in the attached Resolution (Attachment 2) would repeal and replace the 2015-2023 Housing Element and make some accompanying amendments to the Land Use and Circulation Element to ensure consistency. Additional zoning amendments are proposed below for consistency with the Housing Element Update and are described in more detail below (Attachments 3, 4, and 5).

Furthermore, the Safety Element is in preparation and anticipated to be ready for adoption in early summer 2023.

Overview of Public Outreach for Housing Element Update and Related Efforts

In 2020, the City launched a Housing Element Update webpage with basic information and an invitation for people to sign up for a notification list to stay involved. Since that

time, the City has used a variety of methods for gathering community input. The list below summarizes the public outreach related to the Housing Element Update and related efforts. Additional information is included in Chapter 7 and Appendix F of the Housing Element. The City Council Public Hearing on May 22, 2023 is the 29th public meeting related to the Housing Element.

- [October 7, 2019](#): City Council Meeting – RHNA and subregion
- [September 21, 2020](#): Joint City Council/Planning Commission Study Session – discuss local and regional housing framework.
- [March 24, 2021](#): Joint City Council/Planning Commission meeting – housing subject matter experts: Nicole Sandkulla, CEO and General Manager, Bay Area Water Supply and Conservation Agency (BAWSCA); David Driskell, Baird+Driskell Community Planning; Dan Carrigg, Senior Policy Advisor, Renne Public Policy Group (RPPG); Jonathan Sutter, P.E., Senior Engineer, EKI Environment & Water, Inc.; and Matt Goynes, Senior Associate, Fehr & Peers, Transportation Consultants.
- April 13, 2021: San Mateo Countywide Community Meeting.
- [April 14, 2021](#): Joint City Council/Planning Commission Meeting – Housing Element workplan.
- April 22, 2021: Countywide Community Meeting.
- [June 7, 2021](#): City Council Meeting to discuss RHNA appeal process.
- [July 15, 2021](#): Planning Commission Study Session to discuss housing needs.
- September 27, 2021: 21 Elements Countywide Listening Session #1 (Fair Housing).
- September 28 and 30, 2021: Two (2) Community Workshops.
- October-December 2021: 21 Elements 4 part Let's Talk Housing Webinar.
- October 18, 2021: 21 Elements Countywide Listening Session #2 (Housing Advocates).
- November 1, 2021: 21 Elements Countywide Listening Session #3 (Builders/Developers).
- [November 1, 2021](#): City Council Meeting – Report on Community Workshops.
- [December 13, 2021](#): City Council meeting for RFP for EIR.
- February 7, 2022: City Council meeting – award of EIR contract
- February 16, 2022: New website launched (<https://engagefostercity.org/housing-element>) with updates, timelines, document links, interactive map/sites survey; Housing Preferences and Priorities Survey
- [February 17, 2022](#): Planning Commission Meeting on scope of EIR.
- [March 2, 2022](#): Joint City Council/Planning Commission Study Session – progress update on Housing Element, sites, and policies.
- [April 21, 2022](#): Joint City Council/Planning Commission Meeting – review Preliminary Public Review Draft Housing Element.
- May 4, 2022: Published Public Review Draft Housing Element.
- [May 17, 2022](#): Joint City Council/Planning Commission Meeting – review Public Review Draft Housing Element.

- [November 15, 2022](#): Joint City Council/Planning Commission Study Session – review HCD comments and strategies for responding.
- [December 1, 2022](#): Planning Commission Meeting to consider zoning actions.
- [January 9, 2023](#): City Council Special Meeting to consider zoning actions.
- February 6, 2023: Published Revised Public Review Draft Housing Element.
- February 16, 2023: Published Revised Public Review Draft Housing Element.
- [March 16, 2023](#): Planning Commission meeting on adequacy of Draft EIR.
- [May 04, 2023](#): Planning Commission meeting on recommending adoption of the Housing Element.

Public Comments for the Housing Element Update

Community engagement has shaped the Draft Housing Element Update as described in Chapter 7, Public Participation and Appendix F, Public Participation. This chapter summarizes the various extensive outreach activities as well as what input was received from these outreach activities. Chapter 7 also summarizes how public input was incorporated into the Housing Element Update. See Appendix F for more detailed information on the public comments received.

ANALYSIS

Housing Element Update

The sections below summarize the requirements and contents for the different chapters of the Housing Element Update. Edits made to the Draft Housing Element Update in response to HCD letter received on April 24, 2023 are noted with yellow highlights. Additional edits made to the Draft Housing Element Update pursuant to the discussion at the Planning Commission meeting of May 4, 2023, are noted below and in Draft Housing Element Update dated May 15, 2023, with green highlights.

Housing Needs

The Housing Element must examine demographic, employment and housing trends and conditions and identify existing and projected housing needs of the community, with attention paid to special housing needs, such as large families and persons with disabilities. This section includes the City's RHNA as determined by the regional planning body (ABAG) in partnership with HCD.

Chapter 2 and Appendix A of the Housing Element Update contain the information on housing needs. Foster City is becoming more diverse with no one racial group making up a majority of the population. The City has a mix of housing types that are well distributed throughout the City. The largest need is for more affordable housing. Additional information was provided in Appendix A in response to HCD comments of April 24, 2023 regarding cost burden, including cost burden by tenure (renter/owner), cost burden by income level, and geographic distribution of cost burden. Local knowledge from City staff was added regarding housing conditions. Information was added explaining measures

the City has taken to address special housing needs. Following the May 4, 2023 Planning Commission meeting, the table containing the Housing Needs Action Plan at the end of Chapter 2 and Appendix A was updated to reflect changes to various programs including more specific targets and dates.

Affirmatively Furthering Fair Housing (AFFH)

AB 686, passed in 2018, created new requirements for jurisdictions to affirmatively further fair housing as part of the Housing Element Update process. These requirements found in Government Code Section 8899.50 are intended to address racial inequalities seen today throughout the Bay Area, which developed through historical policies and practices enacted at federal, state, regional, and local levels and across the public and private sectors.

Chapter 3 and Appendix B address the AFFH requirements described above. The City collaborated with Root Policy Research, 21 Elements, ABAG, and UC Merced to complete a full assessment and outreach plan, including an analysis of the history of the region and City regarding fair housing. The analysis found that where there are concentrations of an ethnic group, it is of Asian residents, although there is significant diversity within the Asian population, with large proportions of Chinese and Asian Indian. Barriers to housing choice are primarily due to the high costs of housing. Discrimination was reported in sales and rental transactions by people of color, people with disabilities, and people using Housing Choice vouchers.

More detailed information was included in response to HCD's comments of April 24, 2023 regarding many factors, including potential for displacement, fair housing complaints, trends over time and patterns across census tracts for many factors, disparities in access to education and jobs, and access to transit.

On May 4, 2023, the Planning Commission's recommendation in Resolution P-04-23 included changes to Chapter 3 to incorporate the key findings from Appendix B.

Summary of Edits made to Draft Housing Element Update after May 04, Planning Commission Meeting

- Additional information was added to Appendix B, Section 6 Sites Inventory Analysis, to analyze the potential impact of the sites in the Sites Inventory by census tract in order to determine if any geographic targeting of programs is warranted.
- Geographic targeting is added for two programs: H-F-1-j Public Investment in Accessibility to target census tracts with higher percentages of people with disabilities and H-B-2-a Lower-Income Homeowner Rehabilitation Loans and H-B-2-b Facilitate Non-Profit Rehabilitation Maintenance Assistance to target census tracts with high percentages of cost burdened homeowners.
- A new table "RHNA Distribution by Census Tract with Socio-Economic Factors" was added.

- A new table “AFFH Meaningful Action Matrix” was included to identify the programs that respond to AFFH issues together with their timeline, metrics, and any geographic targeting.
- A summary of this analysis was also added to Chapter 3 Affirmatively Furthering Fair Housing.
- The table containing the Fair Housing Action Plan at the end of Chapter 3 and Appendix B was updated to reflect changes to various programs including more specific targets and dates.

Housing Constraints

The Housing Element must analyze and recommend remedies for existing and potential governmental and nongovernmental barriers to housing development. Chapter 4 and Appendix C contain the analysis regarding housing constraints. A significant constraint for the production of additional housing is water supply. A Water Supply Assessment (WSA) was performed that found that although sufficient water supply is projected in normal and wet years, there is not sufficient water supply during single-dry and multiple-dry years with or without additional housing growth. Housing Policy H-A-4 Adequate Water Supply and Sewer Capacity for new Housing Development as well as Program H-A-4-a Adequate Water Supply call for the City to work with Estero Municipal Improvement District (EMID) to develop water conservation requirements and/or increased water supply that will ensure sufficient water capacity to accommodate the RHNA. The EMID Board adopted [Resolution No. 3713](#) on March 20, 2023, directing staff to prepare an ordinance implementing a Water Neutrality Growth Policy Framework. A Water Neutrality Growth Ordinance was introduced and adopted on May 1, 2023.

Additional information on housing constraints was provided in response to HCD comments regarding land use controls, parking, fees, permit processing, and inclusionary requirements.

Summary of Edits made to Draft Housing Element Update after May 04, Planning Commission Meeting

Additional information was added to Appendix C Constraints regarding:

- Revised program to make development project approval findings more objective.
- Expanded description of the inclusionary housing requirements to include alternatives, incentives, and working with density bonus law.
- Expanded description of community care regulations and their compliance with State law
- Reference to proposed amendment to change emergency shelter limit on maximum beds from 20 to 25.
- The table containing the Constraints Action Plan at the end of Chapter 4 and Appendix C was updated to reflect changes to various programs including more specific targets and dates.

Housing Resources and Sites Inventory

Resources to provide additional housing include both physical sites as well as financial and administrative resources. Jurisdictions must identify locations of available sites for housing development or redevelopment to demonstrate there is enough land zoned for housing to meet future needs at all income levels. The standards for designating adequate sites were substantially changed for the RHNA 6 cycle, particularly for non-vacant sites. Chapter 5 and Appendix D include the information on resources and sites.

On May 4, 2023, the Planning Commission's recommendation in Resolution P-04-23, in response to the HCD letter of 4/24/23, included a reduction in the estimated capacity for Franciscan Apartments (from 104 to 83) and Lagoons Apartments (from 161 to 121..

The revised Sites Inventory is included in Table 2, below with the edits recommended by the Planning Commission on May 4, 2023 shown with green highlights.

Table 2: Sites Inventory

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total Capacity ^b
Pipeline Projects						
Laguna Vista Condominiums					48	48
Workforce Apartments		5	12	5		22
ADUs Under Construction		2	1	1		4
Proposed Projects						
Lantern Cove ^a	14	14	25		303	356
Schooner Bay	26	26	45		549	646
Eaves Apartments MF ADUs	7		7	7	1	22
Accessory Dwelling Units						
ADUs	7		7	7	3	24
RHNA₅ Sites						
Franciscan Apartments	22		14	14	33	83
Sand Cove Apartments	38		22	22	57	139
The Lagoons Apartments	32		20	20	49	121
Beach Cove Apartments	65		38	38	98	239
Shadow Cove Apartments	31		18	18	46	113
Harbor Cove Apartments	25		15	15	36	91
Other Residential Sites						
Eaves Apartments	27		16	16	41	100
Foster's Landing Apartments	221		131	131	336	819
Commercial Site to Allow Mixed Use						
1010 Metro Center Blvd.	30		18	18	45	111
Non-Residential Site to Rezone to Residential						
1601 Beach Park Blvd.				3	13	16
Total	592		389	315	1,658	2,954
RHNA	520		299	300	777	1,896
Remaining Need (Surplus)	72		90	15	881	1,058
Percent of Surplus	14%		30%	5%	113%	56%

Summary of Edits made to Draft Housing Element Update after May 04, Planning Commission Meeting

Additional analysis of the sites was included in response to HCD comments before and after the Planning Commission Public Hearing in response to HCD's comments. All of Foster City's sites are non-vacant and therefore pursuant to recent legislation, the City must explain why the existing uses are not a significant impediment to development of additional housing.

- Additional narrative was included for some of the sites.
- Sub-headings were added to the discussion of each site in Appendix D to make it easier to find the required information.

- Table 14 of Appendix D, Progress in Meeting the RHNA was amended to include latest updates on the status of sites.
- A reduction in the estimated capacity for Franciscan Apartments and Lagoons Apartments.
- The section on the AFFH analysis of the Sites Inventory references the programs proposed for geographic targeting described above.

The required findings for use of non-vacant sites are included in the resolution adopting the Housing Element Update (Attachment 2).

RHNA Buffer

New “no net loss” provisions of Government Code Section 65863 require the City to ensure an adequate supply of land resources to be made available for housing development throughout the duration of the 2023-2031 planning period. This means if housing sites identified within the City’s 6th RHNA cycle are developed with lower residential densities, or residential uses at affordability levels higher than anticipated by the Housing Element Update, the City’s Housing Element could be determined to be out of compliance. Accordingly, the City’s RHNA requirement includes a buffer to ensure compliance with “no net loss” provisions (see Table 1 above – Percent of Surplus). With the revisions on the Sites Inventory, the buffer by income category is 14% very low-income, 30% low-income, 5% moderate-income, 113% above moderate-income, and 56% overall.

Evaluation of the Previous Housing Element

The Housing Element Update reviews the accomplishments during the RHNA 5 cycle, including whether the policies and programs should be continued, deleted, or modified. Chapter 6 and Appendix E review the RHNA 5 Housing Element.

Additional information on accomplishments and how the City addressed special needs was included in response to HCD comments of April 24, 2023.

Housing Element Goals, Policies and Programs

As required by state Housing Element law, the Housing Element Update includes a set of goals, policies, and implementing programs intended to promote the preservation, rehabilitation, and production of housing throughout Foster City. Goals are long-range, broad, and comprehensive targets that describe future outcomes the City desires. A policy is a specific instructional guideline that seeks to promote goals. Together, goals and policies are implemented through a series of programs that identify specific, quantifiable actions the City will undertake during the 6th cycle planning period.

Chapter 8 of the Housing Element Update contains the City’s goals, policies, and programs related to the Housing Element Update. These have been modified in each draft of the Housing Element to address the identified housing needs and constraints. In

response to HCD's comments, additional detail regarding timeframes, metrics, and funding sources was added.

On May 4, 2023, the Planning Commission's recommendation in Resolution P-04-23 included amending Program H-D-6-3 to include objective approval findings with amendments to include objective design standards.

Summary of Edits made to Draft Housing Element Update after May 04, Planning Commission Meeting

Additional modifications were made to the following programs:

- **Various Programs:** Provided more specific dates, such as "by December 2023" instead of "by the end of 2023"
- **H-A-1-b No Net Loss/Development Pipeline Monitoring:** amended title to add "Development Pipeline Monitoring."
- **H-A-5-a Commercial Linkage Fee:** added statement to explain the reason for the Commercial Linkage Fee to include "require new commercial development to contribute to the supply of affordable housing."
- **H-B-2-a Lower-Income Homeowner Rehabilitation Loans:** added geographic targeting
- **H-B-2-b Facilitate Non-Profit Rehabilitation/Maintenance Assistance:** added geographic targeting
- **H-C-3-c Facilitate Resolution of Rental Disputes:** added Performance Metric to program to report on number of dispute resolutions facilitated.
- **H-C-3-d Facilitate Tenant Protection Act of 2019 (AB 1482):** added to timeframe to hold information sessions for tenants and landlords annually.
- **H-D-6-e Multi-Family Objective Design Standards:** added "and objective approval findings" to amend the approval findings concurrently with adoption of multi-family objective design standards.
- **H-E-1-a Existing Unit Purchase Program-Opportunities for Supportive Housing:** added a quantifiable objective of two units converted to supportive housing by 2031. The City currently has six (6) units in this program that would become available when the existing tenants leave.
- **H-F-2-d Emergency Shelter Zoning:** added a reference to amendments to comply with AB 2339 and to change the maximum number of beds from 20 to 25.

Submittal to HCD and Revisions

Government Code section 65585 provides the process for local jurisdictions to adopt housing elements and HCD to review. Under the statute, local jurisdictions are required to submit a draft housing element to HCD at least 90 days prior to adoption. HCD reviews the draft and reports its written findings to the jurisdiction. In accordance with Government Code Section 65585(f), in response to HCD's comments the City has the option to make changes to the Draft Housing Element Update to substantially comply with Housing Element Law or adopt the Draft Housing Element Update without changes. As set forth in the Resolution adopting the Draft Housing Element Update (Attachment 2), the City

has made changes to the Draft Housing Element Update in response to HCD's comments. The Resolution includes findings that the Housing Element Update as revised substantially complies with Housing Element Law.

Pursuant to Government Code section 65585, the City of Foster City made a timely submittal of its draft Housing Element Update to HCD for review in July 2022. Subsequently, on October 03, 2022, City received comment letter #1 from HCD. Changes were incorporated into the Draft Housing Element Update dated February 16, 2023, in response to these comments and submitted to HCD. A second comment letter from HCD was received on April 24, 2023. Staff made further edits to Draft Housing Element Update dated May 01, 2023. On May 01, 2023, staff had a further discussion on HCD's comment letter #2 and city's response. HCD suggested further refinements, which have now been incorporated in the Attachment 2, Exhibit D and Exhibit E.

Attached to the resolution for adoption (Attachment 2) of the Housing Element Update are Exhibits A and B, demonstrating how the proposed Housing Element conforms with State law. Exhibit A includes Findings of Substantial Compliance and Exhibit B contains HCD Completeness Checklist. The City Council, in adopting the resolution approving the Housing Element in Attachment 2, will be making the findings stated in the resolution as well as those reflected in Exhibit A incorporated as a part of said resolution.

ALUC Review

State law requires that the Airport Land Use Committee (ALUC) review amendments to the General Plan, such as Housing Elements, for consistency with the Comprehensive Land Use Compatibility Plan for the Environs of the San Carlos Airport. At its April 13, 2023, meeting, the ALUC recommended that the C/CAG Board of Directors, acting as the Airport Land Use Commission, determine that the City's Housing Element Update is consistent with the applicable airport/land use policies and criteria contained in the Comprehensive Land Use Compatibility Plan for the Environs of the San Carlos Airport.

General Plan Amendments

Several amendments to the Land Use and Circulation Element are proposed for consistency with the Housing Element, including some text changes and changes to the Land Use Map. The text changes are summarized in Table 3 and included in Exhibit D to Attachment 2.

Table 3: General Plan Amendments

Item	Summary of Amendment
Two-Family Residential description	Remove references to use only on Comet Drive. Change allowed density from 10 to 13 dwelling units per acre to be consistent with R-2 zoning that currently allows one unit per

	3,500 square feet of lot area (12.44 units per acre); proposed zoning amendment would change to 3,350 (13 units per acre).
Service Commercial with Housing	Add description for designation already used on Land Use Map (at Pilgrim Triton)
Apartment/Neighborhood Commercial	Add description for designation already used on Land Use Map (at Marlin Cove)
Civic Center Mixed Use	Change allowed density from 20-35 units per acre to 20-60 units per acre

Land Use Map amendments are proposed for consistency with the Sites Inventory at Foster's Landing and 1601 Beach Park Boulevard for consistency with the Sites Inventory, as summarized in Table 4 and contained in Exhibit F to Attachment 2.

Table 4: Land Use Map Amendments

Site Name	APN	Address	Existing Designation	Proposed Designation
Foster's Landing	094-980-070	700 Bounty Drive	Condominium Residential	Civic Center Mixed Use
1601 Beach Park Blvd.	094-211-550	1601 Beach Park Blvd.	Public/Semi-Public	Two-Family Residential

Zoning Map Amendments

Zoning Map Amendments are proposed for consistency with the Sites Inventory as shown in Table 5 and contained in Attachments 3 and 4.

Table 5: Zoning Map Amendments

Site Name	APN	Address	Existing Zoning	Proposed Zoning
Foster's Landing	094-980-070	700 Bounty Drive	R-3/PD	CM/PD
Eaves	094-141-010	700 Marlin Ave.	R-3	R-4/PD
1601 Beach Park Blvd.	094-211-550	1601 Beach Park Blvd.	PF	R-2/PD
1010 Metro Center Blvd.	094-281-010	1010 Metro Center Blvd.	C-2/PD	C-2/PD with amended GDP to allow commercial or mixed use

Zoning Text Amendments

Zoning Text Amendments are summarized in Table 6 and contained in Attachment 5

On May 4, 2023, the Planning Commission's recommendation in Resolution P-07-23 includes a change in the maximum number of beds in an emergency shelter from 20 to 25 is proposed in response to HCD's comments in the May 1, 2023, phone call.

Table 6: Zoning Text Amendments

Chapter	Proposed Amendment
Chapter 17.14, R-2 Two-Family Residence District	Change minimum lot area per dwelling unit from 3,500 square feet (12.44 units per acre) to 3,350 square feet (13.0 units per acre)
Chapter 17.82, Emergency Shelters, Low Barrier Navigation Centers, and Supportive Housing	Remove standards that are no longer allowed pursuant to AB 2339 and amend the maximum number of beds to 25

California Environmental Quality Act

A program-level EIR was prepared to evaluate the environmental impacts of the Housing and Safety Element Updates Project pursuant to CEQA. A Draft EIR was circulated for public review from February 16, 2023, to April 2, 2023 (Attachment 7). The Planning Commission held a public hearing to receive verbal comments on the adequacy of the EIR on March 16, 2023. A total of 15 written comments (letters and emails) from individual members of the public were received during the 45-day Draft EIR public review period.

The Responses to Comments (RTC) document was prepared to provide responses to comments received on the Draft EIR and other text changes to the Draft EIR (Attachment 6). The RTC document was posted on the [Housing Element Update webpage](#) on April 21, 2023 and all commenters were notified by email on the same day. The RTC document includes:

- a brief description of the Environmental Review process;
- the comments received on the Draft EIR and responses to those comments; and
- text revisions to the Draft EIR in response to the comments received and/or to amplify or clarify material in the Draft EIR.

The RTC document and the Draft EIR constitute the Final EIR for the Foster City Housing and Safety Elements Update.

The text revisions primarily relate to updates to the Draft Housing and Safety Elements Update and the WSA completed subsequent to the Draft EIR. As required by Water Code Sections 10910 through 10915, on May 15, 2023, the EMID Board adopted Resolution No. 3721 approving the WSA Report for the Final EIR. The City Council is also required to accept and approve the WSA as part of the Certification of the Final EIR for the Housing and Safety Element Update. This is included in the Resolution Certifying the EIR (Attachment 1). An overview of these revisions is provided in the RTC document, including an assessment of the changes relative to the Draft EIR findings, which conclude that these changes, text edits, and amendments would not substantially change the

findings of the Draft EIR and trigger the need for recirculation pursuant to Public Resources Code Section 21092.1; CEQA Guidelines Section 15088.5. Each revision is individually detailed within Chapter IV, Text Revisions, of the RTC document. The majority of the text revisions are regarding:

- Sites Inventory
- Policies and Programs
- Water Supply Assessment and Water Neutrality Growth Policy

Summary of Impacts

The Draft EIR found that the project would result in several potentially significant impacts. Table II-1 of the [Draft EIR \(beginning on page 10\)](#) lists each impact, the level of significance prior to mitigation and with mitigation, as well as the mitigation measures recommended. Only one (1) impact related to transportation, one (1) impact related to utilities, and one (1) impact related to aesthetics were found to be significant and unavoidable, even after mitigation. All remaining impacts identified could be mitigated to a less-than-significant level with implementation of the recommended mitigation measures. Table 7 summarizes the level of significance of impacts for various environmental topics.

Table 7: Summary of Environmental Impacts

No Impacts or Less than Significant	Significant Impacts that can be Mitigated too Less than Significant	Significant and Unavoidable Impacts
Agriculture and Forest Resources Biological Resources Cultural Resources Tribal Cultural Resources Geology and Soils Hydrology and Water Quality Energy Mineral Resources Wildfire	Land Use and Planning Air Quality Greenhouse Gas Emissions Hazards and Hazardous Materials Noise and Vibration Population and Housing	Traffic and Transportation Public Services, Utilities, and Recreation (Water Supply), Aesthetics

Project Alternatives

CEQA requires that a Draft EIR describe a range of reasonable alternatives to the proposed project or location that would feasibly attain most of the basic project objectives and avoid, or substantially lessen, any of the significant environmental impacts of the proposed project. The analysis of alternatives is beneficial to decision-makers, as it provides a complete assessment of anticipated impacts of land use decisions and, therefore, a better understanding of the interrelationships among potential impacts related to land use, transportation, air quality, noise, etc., compared to an EIR which does not

encompass such a comparative analysis. Accordingly, the Draft EIR studied the following alternatives, which are explained in more detail in Chapter V of the Draft EIR:

- **No Project Alternative:** Under this alternative, the City would continue to implement the adopted 2015-2023 Housing Element and Local Hazard Mitigation Plan and Safety Element adopted in 2016, and the proposed 2023-2031 Housing Element and Safety Element would not be adopted.
- **Partial Reallocation to Mixed Use Alternative:** Under this alternative, housing sites located at the Schooner Bay Apartments Site (646 units), would be eliminated from the Housing Inventory Sites. Foster's Landing Site would be rezoned to allow for a total of 1,400 new units and the Edgewater Place Center Site would be rezoned to allow for 146 new units; both sites would allow mixed-use development.
- **Higher Density Alternative:** Under this alternative, housing sites located at the Schooner Bay Apartments Site (646 units) would be eliminated from the Housing Inventory Sites. Foster's Landing Site would be rezoned to allow for a total of 1,400 new units and the Metro Center Boulevard Site would be rezoned to allow for a total of 146 new units.

The alternatives are compared against the project's impacts and its objectives. Although the 'No Project' Alternative was found to be the environmentally superior alternative because it would reduce some potential significant impacts identified in the Draft EIR, it would not result in meeting the City's objectives, including a Housing Element in compliance with State requirements. The No Project Alternative would also likely result in additional unanticipated development if the City does not have a Housing Element that has been certified by HCD.

Standard Conditions and Mitigation Measures

The EIR identified mitigation measures to reduce the project's impact on the environment. Some of these mitigation measures are Standard Conditions of Approval (SCA) that will be applied to future development projects. CEQA Guidelines Section 15097 requires preparation of a Mitigation Monitoring and Reporting Program (MMRP) to ensure that the mitigation measures are implemented. The SCA and the MMRP together make up the SCAMMRP (see Exhibit B to Attachment 1).

EIR Findings

Pursuant to the California Environmental Quality Act (Section 21000) and CEQA Guidelines (Section 15000), findings must be made based on substantial evidence in the entire administrative record regarding the environmental impacts of the project and feasibility of project alternatives.

In accordance with the California Environmental Quality Act Guidelines (CEQA Section 15090), the decision-making body of the lead agency must consider the EIR, and

comments received before approving a project under review. Per CEQA Section 15090, the City Council must make findings to support the following:

- a) The Final EIR has been completed in compliance with CEQA;
- b) The Final EIR was presented to the decision-making body of the lead agency, and the decision-making body reviewed and considered the information contained in the final EIR prior to approving the project; and
- c) The Final EIR reflects the lead agency's independent judgment and analysis.

The EIR contains an independent, legally defensible evaluation of all environmental impacts, thoroughly disclosing and analyzing potentially significant detrimental effects of the project and its reasonable alternatives, documenting the resulting findings, and providing recommendations for reducing potential significant environmental impacts to levels less than significant associated. Mitigation measures integrated in the SCAMMRP have been recommended to reduce potential impacts described in the Final EIR to levels below established thresholds of significance. *However, even with incorporation of the recommended mitigation measures, the CEQA Findings conclude that there are three significant and unavoidable impacts: Traffic and Transportation and Public Services, Utilities and Recreation (specifically water supply), and Aesthetics.* CEQA provides that the lead agency can adopt a Statement of Overriding Considerations as authorized by CEQA Guidelines Section 15903 explaining the specific reasons why the social, economic, legal, technological, or other beneficial aspects of the proposed project, including region-wide or statewide environmental benefits outweigh the unavoidable adverse environmental impacts and why the Lead Agency is willing to accept such impacts.

The Statement of Overriding Considerations describes the expected benefits of the project that outweigh and make acceptable the potentially unavoidable impacts, summarized as follows:

- The project will improve and conserve the existing housing stock.
- The project will facilitate housing production and provide Foster City residents with a variety of housing options.
- The project will redevelop under-utilized sites.
- The project will improve equal housing opportunities and access to fair housing information.
- The project will mitigate natural and human-caused hazards, thereby improving public safety and resiliency (applies more to Safety Element).

The required findings and Statement of Overriding Considerations is contained in Exhibit A to Attachment 1.

FISCAL IMPACT

There is no fiscal impact associated with this item.

CITY COUNCIL VISION, MISSION, AND VALUE/PRIORITY AREA

The Housing Element Update supports the City Council's Value/Priority Area under "Smart Planning, Development, and the Local Economy" which is to protect, maintain, and enhance our community character through thoughtful planning as well as "City Council Operations and Improved Community Engagement" where the City Council Operate at the highest level of civil discourse, encouraging resident engagement and full transparency.

ATTACHMENTS:

- Attachment 1 – EIR Resolution
 - Exhibit A of Attachment 1 – Statement of Findings and Statement of Overriding Considerations
 - Exhibit B of Attachment 1 – SCAMMRP – Conditions and Mitigation Measures
- Attachment 2 – Resolution to Adopt Housing Element
 - Exhibit A of Attachment 2 – Housing Element Compliance with State Housing Element Law
 - Exhibit B of Attachment 2 – Summary of HCD 10-3-22 Comments and City Responses
 - Exhibit C of Attachment 2 – Summary of HCD 4-24-23 Comments and City Responses
 - Exhibit D of Attachment 2 – Draft 2023-2031 Housing Element dated 5-15-23 - Redline version
 - Exhibit E of Attachment 2 – Draft 2023-2031 Housing Element dated 5-15-23 - Clean version
 - Exhibit F of Attachment 2 – Amendments to Land Use and Circulation Element including Land Use Map
- Attachment 3 – Ordinance Adopting a Zoning Map Amendment
 - Exhibit A of Attachment 3 – Foster's Landing from R-3/PD to CM/PD
 - Exhibit B of Attachment 3 – Eaves from R-3 to R-4/PD
 - Exhibit C of Attachment 3 – 1601 Beach Park Blvd. from PF to R-2/PD
- Attachment 4 – Ordinance for 1010 Metro GDP Amendment
 - Exhibit A of Attachment 4 – Amended General Development Plan for Metro Center
 - Exhibit B of Attachment 4 – General Development Plan Graphic for Metro Center
- Attachment 5 – Ordinance Adopting Zoning Text Amendments
 - Exhibit A of Attachment 5 – Chapter 17.15 R-2, Two-Family Residence District
 - Exhibit B of Attachment 5 – Chapter 17.82, Emergency Shelters, Low Barrier Navigation Centers, and Supportive Housing
- Attachment 6 – Final EIR ([link](#))
- Attachment 7 – Draft EIR ([link](#))
- Attachment 8 – HCD Comment Letter dated 4/24/23

- Attachment 9 – Planning Commission Resolutions P-3-23 through P-7-23 (without Exhibits)
- Attachment 10 – Staff Report to the Planning Commission dated 5/4/23