

Agenda Report

TO: CITY COUNCIL **DATE:** AUGUST 7, 2006
FROM: CITY MANAGER
SUBJECT: ZONING CODE AMENDMENT TO CREATE THE WORKFORCE HOUSING OVERLAY DISTRICT

RECOMMENDATION

It is recommended the City Council, following a public hearing:

Approve an amendment to Title 17 (Zoning Code) to create the Workforce Housing Overlay District.

BACKGROUND

The City Council on May 8, 2006 approved various zone changes for the Los Robles/Adena Study Area, see attached map. In combination with those zone changes, the Council conceptually approved a new overlay zoning district with additional density for workforce housing. This report describes specific provisions of the proposed Workforce Housing Overlay District.

ANALYSIS

The Workforce Housing Overlay will allow for added density up to 24 units/acre on the RM-16 parcels in the Los Robles Adena Study Area. These additional units may only be sold or rented to households earning a workforce level income (120% to 180% of the average median income for Los Angeles County) at costs and prices that are affordable to households with workforce-level incomes. Projects must conform to all of the development standards of the underlying zoning, except for density. The Overlay allows a property owner to apply for use of either the City's new density bonus chapter provisions or these Workforce Housing Overlay provisions, but not both. The Overlay requires the workforce units to be subject to covenants for a 30 year period; the same period required

for density bonus units. For more information, a copy of the Ordinance is attached to this report.

ENVIRONMENTAL DETERMINATION

A Negative Declaration was prepared and approved for the project in conformance with the requirements of the California Environmental Quality Act.

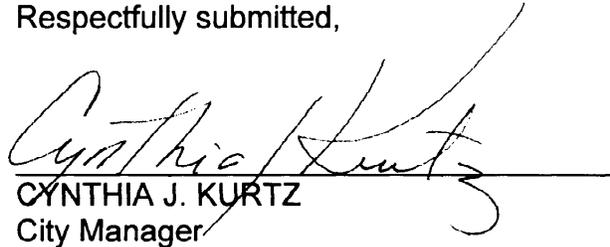
HOUSING IMPACT

The proposed overlay district will allow residential densities on properties with in a base RM-16 district to be increased to 24 units per acre, if all of the units exceeding 16 units per acre are available exclusively to workforce households at workforce prices and costs. The potential increase in density may result in an increased supply both of housing units and, specifically, of units that are affordable to households with workforce-level incomes.

FISCAL IMPACT

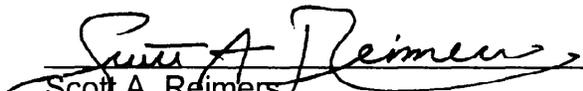
There will be no immediate fiscal impact as a result of this amendment to the Zoning Code. Permitting fees will be collected from any future development proposed on the properties impacted.

Respectfully submitted,



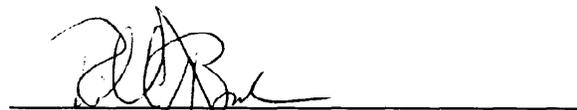
CYNTHIA J. KURTZ
City Manager

Prepared by:



Scott A. Reimers
Associate Planner

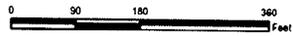
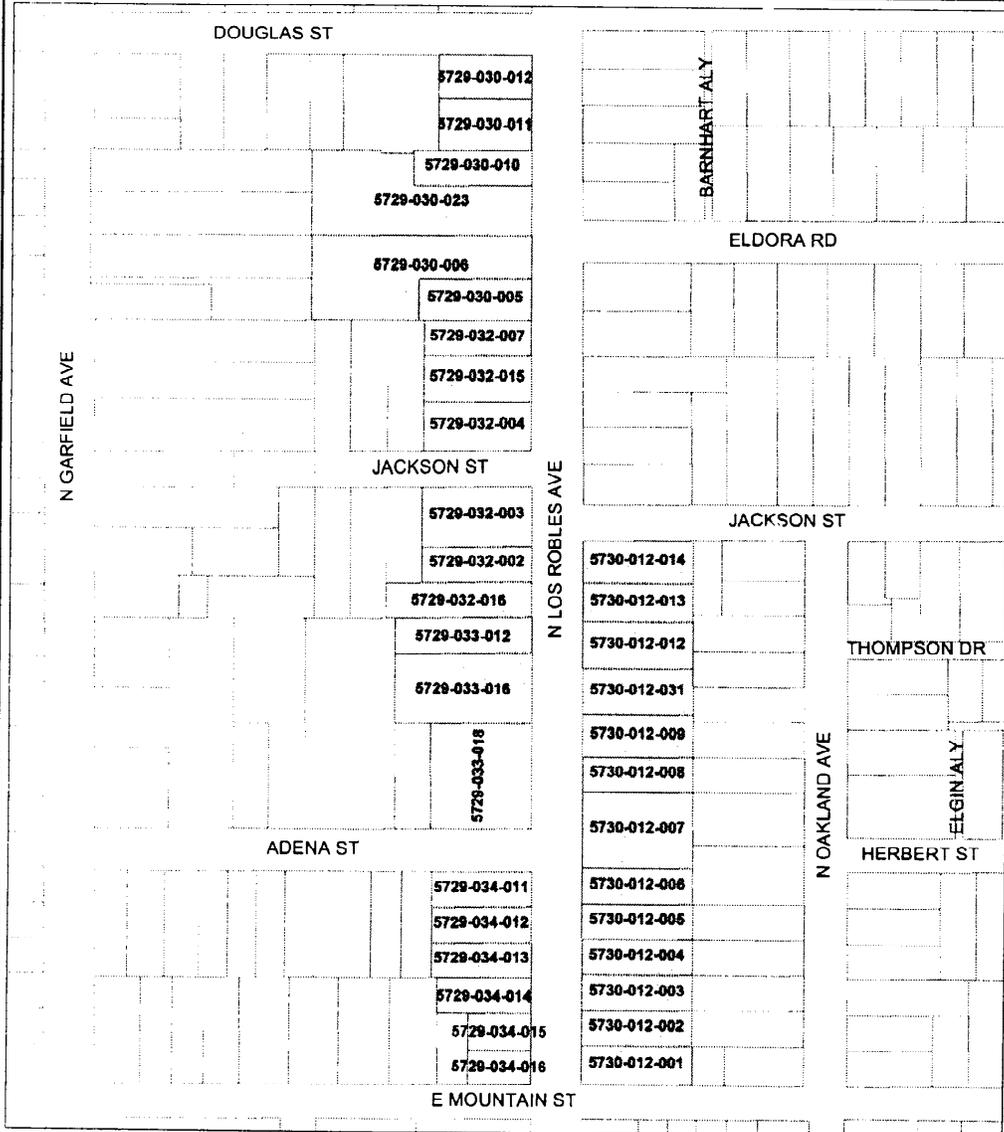
Reviewed by:



Richard J. Bruckner
Director of Planning and Development

Attachment: Ordinance Creating the Workforce Housing Overlay
Workforce Housing Overlay Map

Workforce Housing Overlay



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 Coordinate System
State Plane California Zone V
FIPS 405 (Feet), NAD 1983

Legend

-  NO ZONE CHANGE
-  CHANGE TO RM-16 WH