



Item 6.a
Draft Housing Element Amendments

Background

- Submitted to Department of Housing and Community Development (HCD) for 90-day review on 7/28/22
- Comments Received 10/26/22
- Additional HCD review periods-60-days
- Housing Element related General Plan and Zoning amendments required to be in effect prior to 1/31/23 to ensure RHNA capacity is met



HOUSING ELEMENT 2023-2031

Revised Public Review Draft | July 2022



Regional Housing Needs Allocation

Regional Housing Needs Allocation (RHNA)

- RHNA 2,728 units including 1,258 lower income units
- City must have capacity for units
- Required by 1/31/23
- Penalties from State if City does not have adequate sites

State
↓
Region
↓
Cities & Counties

California
(Housing and Community Development)



(Association of Bay Area Governments)
Regional Housing Needs
Determination (RHND)



Local Jurisdictions
Regional Housing Needs Allocation
(RHNA)

*Every city and county must plan to
accommodate
its "fair share" of the regional
housing need*

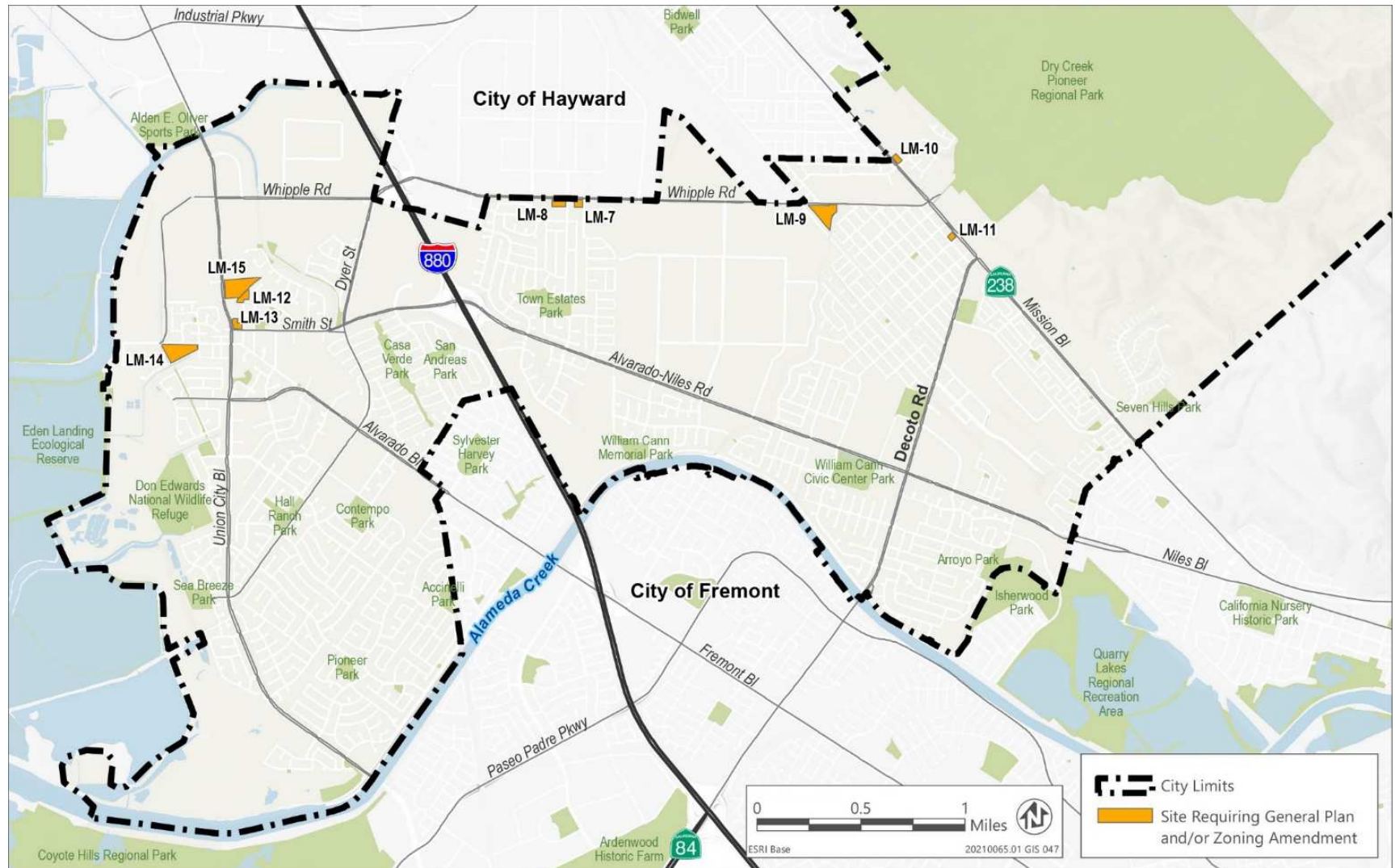
Housing Sites Inventory

- City required to accommodate housing demand through RHNA
- Some of RHNA met through approved sites
- Capacity for remaining RHNA demonstrated through **Housing Sites Inventory**
 - Inventory of Vacant and Underutilized Sites with development potential by 2031
 - Draft Housing Element contains 36 inventory sites in total
 - *Nine sites* require updates to General Plan or Zoning designations (i.e., redesignation or rezoning)

Requests

1. **Addendum to General Plan EIR**– Analysis of Draft Housing Element Amendment impacts
2. **General Plan Amendment (AG-22-003)** – Consistency with Draft Housing Element
3. **Zoning Text Amendment (AT-22-006)** – Consistency with Draft Housing Element
4. **Zoning Map Amendment (A-22-003)** – Consistency with Draft Housing Element

Nine Sites Requiring Zoning or General Plan Amendments





LM-7



LM-8



LM-9



LM-10



LM-11

LM-15



LM-12



LM-14



LM-13



General Plan Amendments

- **Text Amendments**

- *Land Use Element* – Remove Diamond Mine density policy (LU-5.9), Union City Boulevard District Area Plan reference removal (SA-7A)
- *Special Areas Element* – Remove references to Area Plan for Union City Boulevard District (Policy SA-11.2)
- *Economic Development Element* – Modify requirement to conduct comprehensive evaluation of land use changes, so that it does not apply to opportunity sites identified in the Housing Element (Policy ED-1.4 and Program ED-1.B)

- **Key Figure Amendments** – Revisions to reflect land use changes for the nine sites

Zoning Text Amendments

- **New Village Mixed Use (VMU) District: Chapter 18.27** – New zoning district to implement the VMU General Plan land use designation for the Historic Alvarado District – will replace Specialty Commercial (CS) District
- **Minor Amendments to Chapter 18.35: Corridor Mixed Use Commercial (CMU) District** – Correction of minor internal inconsistencies between the chapter, General Plan, and Draft Housing Element
- **Amendments to Chapter 18.36 Commercial Districts, related to VMU District** – Updates for consistency with new VMU district. Standards for Historic Alvarado District were previously located in this chapter

CEQA Addendum

- Evaluates potential environmental impacts associated with proposed amendments
- Determines how impacts related to the Draft Housing Element amendments compare to those evaluated in General Plan EIR
- **Addendum Determination:**
 - No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification, and no new or more severe impacts would occur beyond what was previously analyzed in the certified General Plan EIR

Planning Commission Recommendation

- Planning Commission recommended approval of the Amendments and CEQA Addendum on October 20, 2022 (4-0)
- Desk item addressed minor updates to resolutions and code text
- One public comment regarding traffic

Staff Recommendation

Adopt two Resolutions:

- 1) Adopting an Addendum to the 2040 General Plan EIR
- 2) Amending the General Plan (AG-22-003)

Introduce two Ordinances:

- 1) Amending Title 18, Zoning, of the Union City Municipal Code (AT-22-006), and
- 2) Amending the Official Zoning Map (A-22-003)

For consistency with the Draft 2023-2031 Housing Element