

# Santa Cruz City Council Meeting Scorecard

November 26, 2019

## Agenda Item number 14: Monthly Report on General Plan and Zoning Ordinance Reconciliation Effort (PL)

### Staff Direction

Accept the monthly report on the General Plan and Zoning Ordinance Reconciliation Effort.

### Background

BACKGROUND: At the October 22, 2019 meeting of the City Council, a motion carried to:

“...accept the monthly report on the General Plan and Zoning Ordinance Reconciliation Effort, and direct staff to move forward with establishing mixed use zoning districts concurrently with the development of objective design standards for housing projects and fully engage with the focus groups currently established and embark on a very broad public outreach process.”

Additionally, on a related item, a motion carried to:

“...direct staff to submit an application to HCD (Department of Housing and Community Development) for an SB 2 planning grant in support of the development of objective standards for multi-family residential projects, and to adopt Resolution No. NS-29,586 directing staff to submit an application to the State of California SB2 Planning Grant Program.”

### Council Action

Motion **carried** to accept the staff report with much gratitude, and to direct staff to return to Council in January, 2020 with an analysis of how to pursue the information gathering and community engagement process regarding:

1. The number of units that would need to be transferred from the Water-Soquel High Density Mixed Use District to retain the current zoning ordinance densities; and
2. Properties where transferred densities might be appropriate in the Downtown, properties on the far west side, in other areas of the city, or in alternative configurations

### Summary of Motion

Motion carried to:

- Accept the monthly report on General Plan and Zoning Ordinance Reconciliation Effort; and
- Refer the report to the Planning Commission at the next possible Planning Commission meeting as time permits with a request that they provide recommendations to the City Council regarding options for moving forward with the reconciliation process including, but not limited to:

- Opportunities and constraints related to the local economy and the environment for housing development
- Timelines for the process, and
- Community engagement opportunities.

### Council Vote

Motion carried.

### Chamber's Position:

The Chamber understands that the current majority of the City Council opposes the development of densification of housing along the major corridors in Santa Cruz County. This action will lead to extended discussions and community debates and bit neighborhood vs. neighborhood on where housing can be built. The estimate of the study will take six to nine months before full community engagement. It is not a solution to address our regional housing shortage. Statewide, it has been noted that California is producing less than 100,000 housing units when study after study states we should be producing 250,000 units annually (in every level of housing production from very low, low income to market rate). When Santa Cruz County's median priced home is \$889,500 and the median income of a working family of two adults is in approximately \$60,000 - 67,000/annually, the City Council should move in a more urgent speed to address our housing shortage.