

Preliminary Review Feedback

Y/N	Page Number	Topic	Notes
Y	I-4, Appendix C-4	Public participation	Availability of draft, stakeholders invited, incorporated feedback into the element
Y	A-1	Review and Revise	Cumulative impact of previous HE programs focused on special needs populations
Y	II-24	Special Needs: farmworkers	Add USDA data
		AFFH	Expand analysis – see notes
Y	B-3,4	RHNA Progress	Demonstrate affordability for lower
Y	B-20-30	Site Listing	Add more detail on existing uses
Y	B-15 (sites no rezone) B-16 (candidate sites)	Realistic capacity	Add discussion on non-residential zones such as mixed-uses and likelihood for residential on those zones Looking at ways to incorporate 100% residential in Corridor/Nodal areas. Incentive district. There is very little interest in stand alone commercial development in these areas.
Y	B-8	Infrastructure	Describe total sewer capacity sufficient for RHNA and access to dry utilities Sufficient capacity for water and sewer for RHNA. Part of the GP, Smart City concept to expand wifi/internet access.
Y	B-17	Small sites	Add discussion such as examples and other factors
Y	Throughout, including maps	Candidate rezone sites	Re-work label for clarity

Y	B-16 (redevelopment on non-vacant sites) table B-7 (on p. B-10) includes %	Non-vacant analysis	Expand analysis, reminder on 50% findings, calculate non-vacant reliance Calculated % of lower income sites that vacant vs. nonvacant, Also added redevelopment trends
Y	B-2, Table B-3 (and throughout sites inventory tables)	ADU	Rework trends with 2018,2019, 2020 and scale back
Y	IV-1	Transparency	Clarify compliance with zoning code and fees posting on city's website or add program as appropriate
Y	V-44,45 Program 10	Constraints	Discuss and analyze criteria to exceed base densities potentially removing the CUP requirement
Y- not all	IV- 10,11 (Reasonable acc; attached separately) IV-9- CUP findings	Constraints	Expand reasonable accommodation discussion and findings and address zoning and CUP for group homes for seven or more persons CUP for group home – add program
Y	V-45 Program 10- City is going to update the zoning ordinance and review process.	Permitting	Typical permits for SF and MF – approval body, findings, impact on certainty
Y	V-45 Program 10- City is going to update the zoning ordinance and review process.	Permitting – CUP	Analyze CUP for certainty – findings, application meetings, design reviews, etc., clarify CUP for MF
Y	IV-22, 23	CHVSP	Status on the CHVSP incentive district

			<ul style="list-style-type: none"> - Adopted and that led to the preparation of the Incentive District. Coast Highway incentive District – under review by the coastal commission
Y	V-45,46 (program 11)	Zoning for variety - ES	Group homes for 6 or fewer people in all zones allowing residential uses
Y	V-45.46 (program 11)	Zoning for variety - ES	ES zoning by-right in IL zone – describe performance standards and SB2 statute
Y	V-42 (Program 6)	Zoning for variety – EHA	Compliance with EHA (17021.5) permit 6 or fewer as SF for employee housing?
Y	I-1	General plan consistency	Describe how consistency will be maintained
Y	V-44 (New Program 10)	Water/sewer priority – SB 1087	Expand discussion or add a program/policy
Y	Programs revised	Programs: timing	Add more discrete timing for 6, 14, 15, 19
		Programs: sites	Depends on analysis
Y	V-40	Programs: sites	Add residential only provisions to Program 7 Allow the 100% stand alone Yresidential in CSP/Nodal areas
Y	V-42	Program: zoning variety	Add AB 139 parking and spacing to Program 10 or if adopting June, ideally as a policy. LBNC – AB 101 – no limit on how many units/beds to qualify as by-right
	V-45 (program 11)	Programs: assist in development	Add general program for lower and all special needs, including developmental disability
Y	V-44, New program 10	Programs: SB 35	SB 35 application and process
		Programs: Constraints	Depends on analysis
		Programs: AFFH	Depends on analysis
Follows Up, FYI and To be Determined			

Y	IV-3	LCPA: impact?	No impact – focused on coastal hazard and adaptation
		Electronic sites inventory	