


Steering Committee Review
 October 13, 2009
CITY OF PINOLE
DRAFT HOUSING ELEMENT &
RESIDENTIAL LAND USE DENSITIES



DRAFT HOUSING ELEMENT

RECENT DOCUMENT CHANGES

Updates to the Draft Housing Element incorporated in the October 13, 2009 version:

- Corrected typos as discussed at 9/28/09 meeting
 - General grammatical edits
 - Verified unit count consistency

RECENT DOCUMENT CHANGES (CONT.)

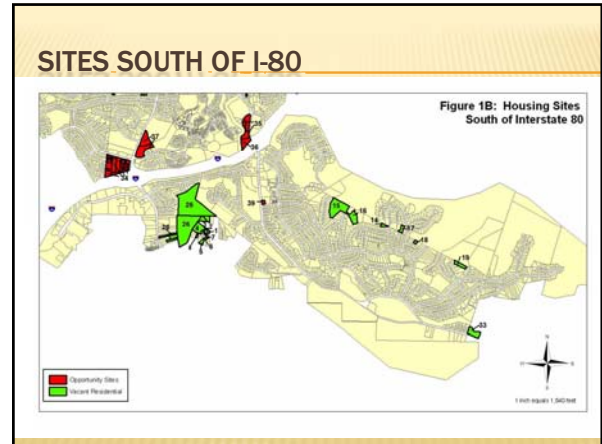
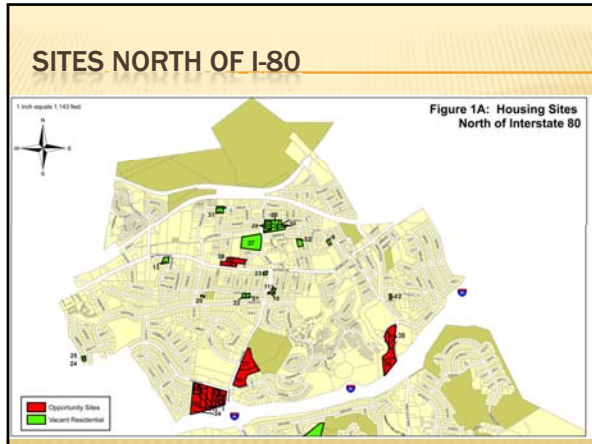
- Updated building codes page HE-45. Correct codes:
 - 2007 California Building Code (CBC)
 - 2007 California Electrical Code (CEC)
 - 2007 California Plumbing Code (CPC)
 - 2007 California Mechanical Code (CMC)
 - 2007 California Fire Code
- Added Opportunity Site #33 (6001 Pinole Valley Road); recalculate dwelling unit potential

RECENT DOCUMENT CHANGES (CONT.)

- Incorporated additional language page HE-45 “Inclusionary Housing Requirements”
 - Further supported by page HE-73 discussion in section “Require Affordable Housing in Market Rate Residential Projects Located in the Redevelopment Area”
- New Appendix H: Housing Opportunity Site Ownership

VACANT HOUSING SITES

LAND USE & HOUSING TYPE	NUMBER OF ACRES	EXISTING GENERAL PLAN DENSITY RANGE	ESTIMATED DWELLING UNIT POTENTIAL
SINGLE FAMILY (SUBURBAN RURAL)	28.37	.2-1 unit/acre	19 units
SINGLE FAMILY (LOW DENSITY)	21.55	1-7 units/acre	37 units
MULTIPLE FAMILY	0.66	8-15 units/acre	5 units
MIXED USE	0.70	16-25 units/acre	11 units
TOTAL	51.28		72 units



REGIONAL HOUSING NEEDS (RHNA)

- Need determined for all income levels: very-low, low, moderate, above-moderate
- Cities must zone for fair share of regional housing need
- RHNA = Planning Targets, NOT Building Quotas


INCOME LEVEL	2009 INCOME (4 PP)	RHNA UNITS	MINIMUM DENSITY
VERY LOW (<50% AMI)	\$44,650	83	MIN. 20 DUAC
LOW (51-80% AMI)	\$66,250	49	
MODERATE (81-120% AMI)	\$107,150	48	NO DENSITY MIN.
ABOVE MOD (>120% AMI)	>\$107,150	143	NO DENSITY MIN.
TOTAL		323	

PINOLE RHNA PROGRESS



	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
ALLOCATION	83	49	48	143	323
2007-2008 UNITS APPROVED AND/OR BUILT	2	1	10	48	61
REMAINING NEED	81	48	38	95	262

RESIDENTIAL LAND USE DENSITIES

EXISTING MULTI-FAMILY HOUSING DENSITIES

Complex Name	Location	Units	Acreage	Density	
East Bluff Apartments	1813 Mariesta Court	144 units	8.13 acres	18 units/acre	
Alvarez Court Apartments	760 Alvarez Avenue	19 units	1.02 acres	19 units/acre	

BUILT COMPLEX DENSITIES

Complex Name	Location	Units	Acreage	Density	
Pacific Crest Apartments	1001 Bayview Farm Road	42 units	2.14 acres	20 units/Acre	
White Terrace Apartments	801 Alvarez St.	52 units	2.17 acres	24 units/acre	

BUILT COMPLEX DENSITIES

Complex Name	Location	Units	Acreage	Density	
Bayside Willow Apartments	520-565 Sunnyview Drive	148 units	6.12 acres	24 units/acre	
Gozzano Building	2401 San Pablo Ave.	24 units	.99 acres	24 units/Acre	

BUILT COMPLEX DENSITIES

Complex Name	Location	Units	Acreage	Density	
Pinole Grove Senior Housing	800 John Street	70 units	2.59 acres	27 units/acre	
Pinole Assisted Living Center (PALC)	2850 Estates Ave.	91 "units"	2.95 acres	31 units/acre	

- ### LAND USE & HOUSING ELEMENT RELATIONSHIP
- Land Use Element defines types of land uses and locations
 - Housing & Land Use Elements include estimates for future dwelling units
 - Housing Element identifies how City plans for RHNA

- ### LAND USE REGULATIONS
- Land Use Regulations: 2 major types
 - General Plan
 - Zoning

- ### GENERAL PLAN
- General Plan broadly defines land uses
 - Zoning must be consistent with the General Plan
 - Specific Plan combines both levels
 - Sub-Areas: broadly define land use locations
 - Land Use Districts: specifically define land uses

ZONING

- Zoning specifically defines land use throughout the City
- Dwelling unit potential as defined in Land Use Element and Zoning used by State to assess future dwelling unit potential
- Density ranges within the Specific Plan need to be consistent with General Plan

RATIONALE FOR RECOMMENDATIONS

- Encourage market-driven parcel assembly and redevelopment through density
- Encourage viable non-automobile travel
- Allow for a variety of housing products to meet diverse housing needs
- Provide greater clarity and consistency about allowable densities
- Provide for decision-making flexibility during environmental review

RESIDENTIAL DENSITY RANGES (DU./AC.)

LAND USE CATEGORY	EXISTING GENERAL PLAN	PROPOSED SPECIFIC PLAN	PROPOSED GENERAL PLAN	HOUSING SUBCOMMITTEE RECOMMENDATION	LAND USE RECOMMENDATION
Low Density Residential (LDR)	1 to 7	4-10	0.21 to 1.0	.021 to 1.0	0.21 to 1.0 Replace LDR with SR in Specific Plan
Suburban Residential (SR)	N/A	N/A	1.1 to 7.0	1.1 to 7.0	1.1 to 10.0 Modify SR to allow maximum of 10.0 rather than 7.0
Medium Density Residential (MDR)	8 to 15	10.0 - 20.0	7.1 to 15.0	7.1 to 19.9	10.1 to 20.0 Modify MDR in Specific Plan to allow a minimum of 10.1 and max. 20.0 Modify MDR min. and max. MDR in proposed General Plan to 10.0 to 20.0
High Density Residential (HDR)	16 to 25	20.1 - 35.0	15.1 to 30	20 to 30	20.1 to 35.0 Modify min. HDR in Proposed General Plan to 20.1 and a max. of 35.0

RESIDENTIAL DENSITY RANGES (DU./AC.)

LAND USE CATEGORY	EXISTING GENERAL PLAN	PROPOSED SPECIFIC PLAN	PROPOSED GENERAL PLAN	HOUSING SUBCOMMITTEE	LAND USE RECOMMENDATION
Mixed Use (RMU, CMU, OPMU)	Allows MDR or HDR densities above with commercial and light industrial uses on a site and max. bldg height of 50 ft	10.1 to 35.0 10.1 to 35.0 (RMU) 10.1 to 30.0 (CMU, OPMU)	Up to 35	20 to 30	20.1 to 35.0 for RMU 20.1 to 35.0 for CMU and OPMU Include provision to allow lower densities for special needs housing groups

PROPOSED RESIDENTIAL DENSITY RANGES

LAND USE CATEGORY	EXISTING GENERAL PLAN	PROPOSED SPECIFIC PLAN	PROPOSED GENERAL PLAN	HOUSING SUBCOMMITTEE	LAND USE RECOMMENDATION
Corridor Specific Plan: Service Sub-Area	N/A	N/A (See RMU, CMU, and OPMU)	Up to 20 (TOD incentive up to 30)	20 to 30	20.1 to 35.0 TOD incentive up to 50.0
Corridor Specific Plan: Old Town Sub-Area	N/A	N/A (See RMU, CMU, and OPMU)	Up to 25 (TOD incentive up to 35)	20 to 30	20.1 to 35.0 TOD incentive up to 50.0
Corridor Specific Plan: Mixed-Use Sub-Area	N/A	N/A (See RMU, CMU, OPMU, and VHDR)	Up to 35 (TOD incentive up to 50)	20 to 30	20.1 to 35.0 TOD incentive up to 50.0
Corridor Specific Plan: Residential Sub-Area	N/A	N/A (See RMU, CMU, OPMU)	Up to 7.0	1.1 to 7.0	1.1 to 10.0

TONIGHT'S ACTION

Staff is seeking the following:

- Clearance to send draft Housing Element with any Steering Committee changes to State for review
- Action on land use density recommendations to inform General Plan, Specific Plan, and Zoning Ordinance work products

HOUSING ELEMENT TIMELINE

HCD Draft Review	October - December 2009
Address HCD Comments	December - February 2010
Subcommittee Review	February 2010
EDHAC Review	February 2010
Environmental Review	February - March 2010
Planning Commission Review	March 2010
Final Housing Element for City Council Approval—Housing Element Adoption & Submittal to HCD	April 2010
Send to HCD Final Review	May 2010