

Pinole Proposed Responses to HCD Comments Dated 12/17/2009

Revisions to address outstanding issues following March 2010 Conference Call; Draft Submitted 04/12/2010

HCD Letter Reference	HCD Comment	Resultant Housing Element Revision	Element Page Reference
1	Candidate Sites for Rezoning	<p>The Element proposes to address the existing shortfall of capacity to accommodate the regional housing need for lower-income households through the rezoning of the proposed Corridor Specific Plan Housing Opportunity Sites. The Element describes the sites in Table 38 and the corresponding maps in Figures 1A and 1B (pages HE 57-58, HE 62-63). In addition, a detailed sites analysis is provided on pages HE 59-61 through which the existing uses and conditions on each site are more thoroughly discussed.</p> <p>Lot consolidation incentives to encourage the development of the housing opportunity sites made up of multiple parcels is discussed in HIA-12 (Parcel Consolidation)</p>	<p>HE-57 through HE-63</p> <p>HE-75</p>
2	Emergency Shelters	<p>Updated language in the Housing Needs Assessment to describe zoning district where emergency shelters are proposed to be allowed by right and reference to the analysis in the Housing Constraints Section 3 and the Implementation Program (HIA-20)</p> <p>Updated language in the Housing Constraints Evaluation to identify a zone where emergency shelters will be allowed by right and analyze the capacity to accommodate a shelter in that Zone (Proposed Corridor Specific Plan Office Industrial Mixed Use Zone).</p> <p>Incorporated in Housing Implementation Program to ensure that the necessary updates are made to the Zoning Code within 12 months of the adoption of the Housing Element.</p> <p><i>These changes also address comments 3,11, and 12.</i></p>	<p>HE-26-27</p> <p>HE-48</p> <p>HE-77</p>
8	Housing Programs: Site Analysis	<p>The Element's Site Analysis can be found in Section 4, Housing Opportunities. The analysis includes Tables 37 and 38, through which both vacant sites currently designated for residential development and proposed Corridor Specific Plan Housing Opportunity Sites are evaluated. The tables include the following:</p> <ul style="list-style-type: none"> • Parcel number; • Parcel size; • General Plan and zoning designations; • Proposed zoning (for sites to be rezoned); • Zoning allowable density; • Realistic unit capacity calculated at the low end of the units per acre range for each zoning district; and • Discussion of lot consolidation opportunities and site constraints. <p>Additional analysis of the sites in from the proposed Corridor Specific Plan is included on a site-by-site basis. This additional analysis accounts for site constraints, consolidation opportunities, and size, age, and use of any existing structures at each site.</p>	HE 57-63
9	Housing Programs: Adequate Sites	<p>To address the shortfall of sites to accommodate the City's Housing needs for lower-income households, the Element identifies a number of sites from the proposed Corridor Specific Plan. The proposed zoning designations for these sites include Commercial Mixed Use, Residential Mixed Use, High Density Residential, Office Professional Mixed Use, and Very High Density Residential. As demonstrated in Table 38, each of the sites meet the following criteria:</p> <ul style="list-style-type: none"> • Each site allows a minimum of 16 units (the site capacities range from 21 to 153 units) • All sites in Table 38 are proposed for rezoning through the adoption of the draft Corridor Specific Plan for San Pablo Avenue, Pinole Valley Road, and Appian Way. A public draft of this document has been released and adoption is anticipated for 2010. HIA-6 in the Housing Element commits to the rezoning within one year of the adoption of the Housing Element. • Each site designated for rezoning has a "site identifier" number (sites 34-39) that correspond to the maps in Figures 1A and 1B. • Table 38 includes acreage by zone for each proposed site. • Proposed development standards for each zone are established in the proposed Corridor Specific Plan for San Pablo Avenue, Pinole Valley Road, and Appian Way. This Plan is designed to encourage higher density mixed use development along Pinole's main transportation corridors. A copy of the 	HE 57-63

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		<p>draft Specific Plan is available for review on the City's website at http://www.ci.pinole.ca.us/planning/genplan/documents.html.</p> <ul style="list-style-type: none"> • Each of the zones proposed for rezoning of the Specific Plan Housing Opportunity Sites has a minimum density of at least 20 dwelling units per acre. Footnote 2 on Table 38 describes the density ranges for each proposed zone. • Footnote 5 on Table 39 demonstrates how at least 50 percent of the regional housing need for lower-income households will be accommodated on sites designated for residential use only (in high density residential and very high density residential zones at sites 34,36, and 39). <p>Related Implementation Actions are included in Section 6 (the Housing Plan). These include:</p> <ul style="list-style-type: none"> • <i>Adequate Sites to Meet Regional Fair Share of Housing Growth (HIA-6)</i> • <i>General Plan Land Uses (HIA-10)</i> • <i>Housing Construction (HIA-11)</i> • <i>Parcel Consolidation (HIA-12)</i> 	HE-71 HE-73 HE-74 HE-75
10	Housing Programs: Lot Consolidation	Action HIA-12 is a new program to encourage Parcel Consolidation. Through this Program, the City asserts that it will play an active role in facilitating lot consolidation, particularly as is relates to parcels listed in the Sites Inventory in Section 4 of the Housing Element.	HE-75
13	Development of Adequate Housing to meet the needs of ELI, VLI, LI, MI Households:	<p>The revised draft Housing Element includes specific actions to assist in the development of multifamily or rental housing for lower-income households. These include:</p> <ul style="list-style-type: none"> • HIA-11, Housing Construction, including the following related bullets: <ul style="list-style-type: none"> ○ Rental Housing Site Assembly and Development. ○ Affordable Housing Incentives. ○ Housing for Extremely Low Income Households. • HIA-16, Technical Assistance to Housing Developers 	HE-74 HE-75
14	Development of Adequate Housing to meet the needs of ELI, Households	The revised draft Housing Element includes a revised HIA-11, with an additional commitment to provide program revisions to specifically assist in the development of housing to meet the needs of extremely low income households. These include a commitment to continue to contact extremely low income housing service providers within West Contra Costa County to determine the best way to facilitate development of housing for this income group; annually contact developers to assist in development where feasible by prioritizing available funding, assisting and supporting new applications, providing priority processing, considering fee deferrals or subsidies and design modifications, and facilitating site acquisition.	HE-74