



City of San Juan Bautista

The “City of History”

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**PLANNING COMMISSION
SPECIAL MEETING
TUESDAY, SEPTEMBER 12, 2023, 5:30 P.M.**

HYBRID MEETING

City Hall, Council Chambers
311 Second Street, San Juan Bautista, California

AGENDA

ZOOM WEBINAR PARTICIPATION

The meeting can also be accessed by the public in the following methods: Through Zoom (<https://zoom.us/join>) per the instruction stated below, and on Facebook.

Please Note: If all Planning Commissioners are present in person, public participation by Zoom or viewing on Facebook is for convenience only and is not required by law. If the Zoom or Facebook feed is lost for any reason the meeting may be paused while a fix is attempted but the meeting may continue at the discretion of the presiding officer.

JOIN ZOOM WEBINAR TO PARTICIPATE LIVE

<https://us02web.zoom.us/j/86357637623>

To participate telephonically:

call 1 (669) 900-6833

Webinar ID: 863 5763 7623

PUBLIC COMMENT RESTRICTION

Public comments are restricted to items on the special meeting agenda pursuant to California Government Code section § 54954.3(b). Public comments generally are limited to three (3) minutes per speaker; the Chair may further limit the time for public comments depending on the agenda schedule.

1. CALL TO ORDER

- A. Pledge of Allegiance
- B. Roll Call

2. ACTION ITEMS

A. Draft 2023 - 2031 Housing Element of the General Plan (*previously distributed*)

Recommendation: Consider public comments and approve a resolution recommending the City Council review and direct staff to forward the Draft 2023-2031 Housing Element and Fair Housing Analysis, together with any recommended changes to the California Department of Housing and Community Development (HCD) for review and approval.

3. ADJOURNMENT

AGENDA MATERIAL / ADDENDUM

Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings, unless otherwise allowed under the Brown Act. City Council reports may be viewed at the City of San Juan Bautista City Hall at 311 Second Street San Juan Bautista, and are posted on the City website at www.san-juan-bautista.ca.us subject to Staff's ability to post the documents before the meeting, or by emailing deputycityclerk@san-juan-bautista.ca.us or calling Deputy Clerk, Elizabeth Soto, at (831) 623-4661 during normal business hours.

In compliance with the Americans with Disabilities Act, and Govt. Code 54953(e)(1)(A), the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Deputy City Clerk a minimum of 48 hours prior to the meeting at (831) 623-4661.

PUBLIC COMMENTS PROCEDURES

If you wish to make a general public comment and are attending in person, please fill out a speaker card. If you are attending via Zoom, join the Zoom Webinar, and use the "Raise Hand" or if joining by telephone, press *9 on your telephone keypad icon.

SUBMISSION OF PUBLIC COMMENTS

Written comments may be submitted via mail to the Deputy City Clerk at City Hall (P.O. Box 1420, San Juan Bautista, CA 95045), or emailed to deputycityclerk@san-juan-bautista.ca.us no later than 3:00 p.m. on the day of the meeting. Written comments will be read into the record provided that the reading does not exceed three (3) minutes.

PUBLIC NOTIFICATION

This agenda was posted on Wednesday, September 6, 2023, on the bulletin board at City Hall, 311 Second Street, the bulletin board at the City Library, 801 Second Street, the bulletin board at the entrance to the United States Post Office, 301 The Alameda, and the City's website.

Meetings are streamed live at <https://www.facebook.com/cityofsanjuanbautista/> and televised live on local Channel 17 on the date of the regularly scheduled meeting.

If you challenge any planning or land use decision made at this meeting in court, you may be limited to raising only those issues you or someone else raised at the public hearing held at this meeting, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Please take notice that the time within which to seek judicial review of any final administrative determination reached at this meeting is governed by Section 1094.6 of the California Code of Civil Procedure.



CITY OF SAN JUAN BAUTISTA PLANNING COMMISSION STAFF REPORT

DATE: SEPTEMBER 5, 2023

FROM: BRIAN FOUCHT, COMMUNITY DEVELOPMENT DIRECTOR

TITLE: 2023-2031 GENERAL PLAN HOUSING ELEMENT OF THE
GENERAL PLAN

RECOMMENDATION:

Approve a Resolution Recommending the City Council review and direct staff to forward the Draft 2023-2031 Housing Element and Fair Housing Analysis, together with any recommended changes to the California Department of Housing and Community Development (HCD) for review and approval.

I. BACKGROUND: 2023-2031 GENERAL PLAN HOUSING ELEMENT UPDATE & FAIR HOUSING ANALYSIS

The Housing Element is a State mandated element of the City's General Plan containing analysis, policies, and programs with the objective to preserve, improve, and develop housing for all economic segments of the community. The current update covers the period 2023-2031 (6th Cycle Housing Element).

The Draft Housing Element, (Previously Distributed), has been prepared in accordance with State Housing Element Law and Guidelines of the State Department of Housing and Community Development Department (HCD). Staff will send the Draft to HCD for review for up to 90 days. During this time, staff will assemble any comments resulting from Planning Commission hearing on the September 5 and City Council review on September 19, 2023. HCD may 1) approve the Draft; 2) submit comments requiring further update; or 3) approve the draft conditioned upon clarifying or requiring further changes and provide a finding of statutory compliance. If a revised draft is submitted for further review and approval, it could take another 60 days for HCD review. Upon obtaining the letter of statutory compliance, the Final Housing Element will be scheduled before the City Council for Adoption. Once adopted, a copy of the Housing Element will be submitted to HCD for Certification.

II. FAIR HOUSING ANALYSIS

California State Law AB 686 created new requirements for all housing elements revised on or after January 1, 2021, to contain an Affirmatively Furthering Fair Housing (AFFH) analysis, Exhibit B. Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, to facilitate deliberate actions to explicitly address, combat, and

relieve disparities resulting from past patterns of segregation to foster more inclusive communities free from barriers that restrict access to opportunity based on protected characteristics”.

The Housing Element analysis must include an analysis of Racially Concentrated Areas of Affluence, and patterns and trends at both a local and regional scale. The city’s consultant has prepared the Housing Element and a Fair Housing Analysis addressing the following topics:

1. Outreach
2. Assessment of Fair Housing
 - a. Key Data and Background Information
 - b. Fair Housing Enforcement and Outreach Capacity
 - c. Integration and Segregation Patterns and Trends
 - d. Racially or Ethnically Concentrated Areas of Poverty
 - e. Disparities in Access to Opportunity
 - f. Disproportionate Housing Needs in the Jurisdiction
 - g. Displacement Risk
3. Sites Inventory
4. Identification of Contributing Factors, Goals and Actions

FAIR HOUSING ANALYSIS – FINDINGS

The following ten (10) discussion items describe San Juan Bautista’s compliance with and implementation of the California State Law AB 686 - Affirmatively Furthering Fair Housing (AFFH) requirements.

1. **Diversity Index:** Diversity Index, captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores between 40-55 represent low diversity, 55-70 represent moderate diversity, and 70-85 represent high diversity.

The neighborhood population concentration in San Benito County and City of San Juan Bautista is Latinx-White. There generally appears to be moderate to high diversity index scores throughout the City of San Juan the City, and the County as a whole. The eastern half of the city also has a high diversity index score of ≤ 85 . There has not been much change to the diversity index between 2018 and 2023.

2. **GINI Index:** The GINI index is a measure of the extent to which the distribution of income among families/households within a community deviate from a perfect equal distribution. In other words, there is income disparity between the populations in the jurisdiction. The scale is from 0 to 1, with 0 representing perfect equality and 1 representing the highest possible level of inequality.

Gini coefficient for California is 0.487. County of San Benito’s Gini index is 0.408. The lower Gini index in San Benito is reflective of the lower overall poverty levels in the area compared to California.

3. **Dissimilarity Index:** The dissimilarity index ranges from 0 to 1. Higher values indicate that groups are more unevenly distributed (for example, they tend to live in different neighborhoods).

Table 6: Racial Dissimilarity Index Values for San Benito County				
Race	2010	2018	2020	2021
White to Non-White Racial Dissimilarity	0.308	0.279	0.352	0.358

Source: FRED Economic Data (fred.stlouisfed.org)

The increasing dissimilarity index reflects the increase in non-white population in San Benito County. Considering the population distribution in San Juan Bautista of approximately 50% Hispanic/Latino, San Juan Bautista will also have an increasing dissimilarity index.

4. **Racially or Ethnically Concentrated area of Poverty (R/ECAP):**

According to the HCD AFFH Dataset, there is no R/ECAP in San Benito County. Areas of higher diversity in San Benito County generally correlate with a lower income. According to ACS 5-year estimates between 2017 and 2021, 11.3% Hispanic or Latino of any race in San Juan Bautista are under the poverty level while 1.4% of non-Hispanic White are under the poverty level.

5. **Racially Concentrated Areas of Affluence (RCAA):**

While HCD does not have a standard definition for RCAAs, looking at the percentage of the White population and median household income can provide a good indicator for areas of affluence.

San Juan Bautista is not designated as RCAA as most of the census tracts within San Benito County. The only RCAA designation in the County is around the area of Ridgemark Census-Designated Place (CDP).

6. **Disparities in Access to Opportunities:** The Tax Credit Allocation Committee and the Housing and Community Development Department has categorized all Census Tracts in the State as Resource Opportunity areas and maps associated with it. Economic, Educational and Environmental domains were identified and studied. Based on the domain scores, census tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty.

San Juan Bautista has moderate resources and opportunities.

7. **Disproportionate Housing Needs:**

The most disproportionate housing needs in San Juan Bautista include increasing the variety of housing types at affordable prices for low-income households as 48.23% of the households have experienced cost burden during the period 2017 to 2021. Overall, the cost burden has reduced significantly compared to the 2010-2014 period when the cost burden was over 80%. Some 43.6% of total households in San Juan Bautista are renters, with 77% of the renters between the ages of 25 and 54.

- 8. Displacement:** Displacement occurs when households are forced to move because they are evicted or their building was torn down, often to make way for new and more expensive development.

San Juan Bautista has recorded a low displacement risk in 2022 as is the case in most parts of the County. There are no disadvantaged communities in City of San Juan Bautista. San Juan Bautista is a sensitive community with vulnerability for displacement because of housing cost.

- 9. Site Inventory:** The inventory of sites identified in the Housing Element will meet the City's Regional Housing Needs Assessment (RHNA) at all income levels. The RHNA sites are generally accommodated throughout the city and are not concentrated in areas with high racial or ethnic populations, persons with disabilities, female-headed households, senior households, or Low-and-moderate income (LMI) households.

10. Identification of Contributing Factors, Goals and Actions:

Based on the issues identified in the Fair Housing Analysis, the following are the top 5 issues to be addressed through the programs in the Housing Plan:

1. Maintaining and preserving the existing affordable housing stock;
2. Assisting in the provision of housing;
3. Removing governmental constraints, as necessary;
4. Providing adequate sites to achieve a variety and diversity of housing; and
5. Promoting equal housing opportunity.

The Draft **2023-2031** Housing Element contains a Housing Plan (Chapter VI) which includes policies and programs augmenting Fair Housing goals of the City.

III. DRAFT 2023-2031 HOUSING ELEMENT

DEMOGRAPHIC DATA

- Population (2020 Decennial): 2,089
- Hispanic or Latino: + 60%
- Households (2021 ACS): 699
- Owner occupied (2021 ACS): 56.37%
- Persons per HH (2021 ACS): 2.68
- Median HH Income (2021 ACS) - \$92,404
- Poverty (2021 ACS – 6.7% (All female headed households).

Regional Housing Needs Assessment (RHNA).

The Regional Housing Needs Assessment (RHNA) as allocated by HCD shows the housing units that should be constructed for each jurisdiction in each RHNA period.

The city's 6th Cycle RHNA obligations are shown in Table 1. Of the total 88 units required, eight (8) units are needed for extremely low-income; 10 units for very low income; 14 units for low income; and 18 units for moderate (including above moderate) income categories.

Table 1:
San Juan Bautista's Share of Regional Housing Needs 2023-2031

Income Category	City's Share of Regional Housing Needs	
	Number of Units	Percent of Total Units
Extremely Low Income	8	9%
Very Low	10	11%
Low	14	16%
Moderate	18	20%
Above Moderate	38	43%
Total	88	100%

Source: California Department of Housing and Community Development, 2023-2031

The commonly used income categories based on *Area Median Income (AMI)* are approximately as follows, subject to variations for household size and other factors:

Extremely low income: 15-30% of AMI

Very low income: 30% to 50% of AMI

Lower income: 50% to 80% of AMI; also used to mean 0% to 80% of AMI

Moderate income: 80% to 120% of AMI

IV. IMPLEMENTING ACTIONS:

The new Housing Element has proposed a Housing Plan (Chapter VI of Housing Element), that include policies and programs augmenting Fair Housing goals of the City. Some of the existing programs will be continued. The programs are intended to bring the City's codes and housing approvals consistent with the State Law and have provisions to implement them. The city is required to submit to HCD Annual Progress Reports on implementation of the Housing Element.

V. EXHIBITS:

1. Resolution

Previously Distributed:

2. Exhibit A: Draft 2023-2031 Housing Element.
3. Exhibit B: Draft 2023-2031 Fair Housing Analysis.

RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA RECOMMENDING TO THE CITY COUNCIL THAT THEY AUTHORIZE STAFF TO FORWARD THE 6TH CYCLE, 2023-2031 HOUSING ELEMENT & THE FAIR HOUSING ANALYSIS TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR REVIEW AND APPROVAL

WHEREAS, the City of San Juan Bautista has authorized the 2023-2031 update of the General Plan Housing Element, and the preparation of a Fair Housing Analysis; and

WHEREAS, the Draft Housing Element and the Fair Housing Analysis were prepared in accordance with State Housing Element Law and Guidelines of the State Department of Housing and Community Development Department (HCD); and

WHEREAS, the Planning Commission has conducted a public workshop and hearings on Draft 2023-2031 Housing Element and the Fair Housing Analysis at its meeting on June 29, 2023 and September 5, 2023; and

WHEREAS, a notice of Draft 2023-2031 Housing Element availability was posted on July 28, 2023, initiating a 30 - day public review period from July 28, 2023 - August 29, 2023;

WHEREAS, proof of the notice is on file at the City Clerks' office; and

WHEREAS, copies of the 2023-2031 Housing Element and the Fair Housing Analysis were made available for public inspection during 30 day public review period, at the City Clerk's office, the City's Community Development Department, the City Public Library and was duly published on the City's website.

NOW, THEREFORE, the Planning Commission of the City of San Juan Bautista find, determine, resolve and order as follows:

1. The above recitals are true and correct.
2. The Planning Commission recommends that the City Council review and direct staff to forward the 2023-2031 Draft Housing Element and Fair Housing Analysis to HCD for review and approval;

PASSED AND APPROVED by the San Juan Bautista Planning Commission on the 12th day of September 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Jose Aranda, Chair

ATTEST:

Elizabeth Soto, Deputy City Clerk

Attachments:

Exhibit A – 2023 Housing Element Update

Exhibit B – Fair Housing Analysis

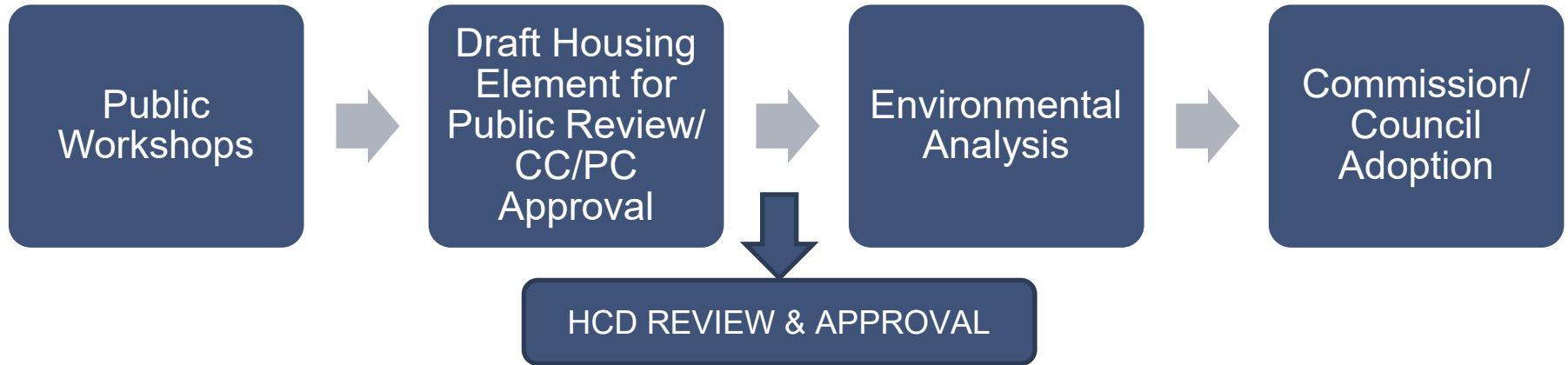
PUBLIC HEARING 2023-2031 DRAFT HOUSING ELEMENT & Fair Housing Analysis

**Planning Commission, September 5, 2023
6:00 P.M.**



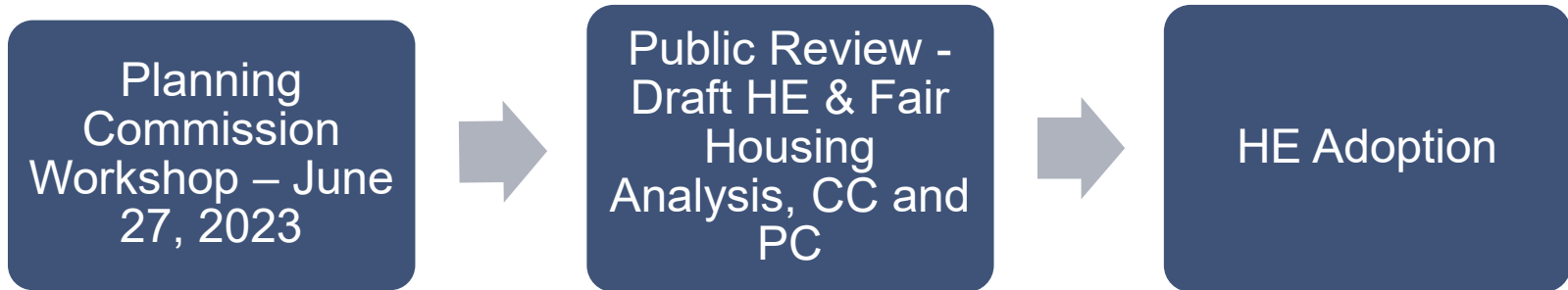


PLANNING PROCESS





COMMUNITY PARTICIPATION



What is a Housing Element?

A housing element is a City's vision and a plan on how best to provide housing for all income groups within the City and affirmatively furthering fair housing.

The housing element must be updated every eight years.

Steps in Updating Housing Element?

- Review and revise the Housing Element
- Incorporate new programs into the existing format
- Perform Site Inventory
- Include affordability level in Site Inventory (New)
- Include Programs to **Affirmatively Further Fair Housing**

What is Fair Housing Analysis?

1. Outreach
2. Assessment of Fair Housing
 - a. Key Data and Background Information
 - b. Fair Housing Enforcement and Outreach Capacity
 - c. Integration and Segregation Patterns and Trends
 - d. Racially or Ethnically Concentrated Areas of Poverty
 - e. Disparities in Access to Opportunity
 - f. Disproportionate Housing Needs in the Jurisdiction
 - g. Displacement Risk
3. Sites Inventory
4. Identification of Contributing Factors, Goals and Actions



OBSERVATIONS

Observations of the Housing Element and Fair Housing Analyses are as follows:

DEMOGRAPHIC DATA

- Population (2020 Decennial): 2,089
- Hispanic or Latino: + 60%
- Households (2021 ACS): 699
- Owner occupied (2021 ACS): 56.37%
- Persons per HH (2021 ACS): 2.68
- Median HH Income (2021 ACS) - \$92,404
- Poverty (2021 ACS – 6.7% (All female headed households).



FAIR HOUSING INDICATORS

1. Diversity Index (Racial and Ethnic Diversity): 1 to 100%

Moderate to high diversity index scores throughout the City of San Juan the City, and the County as a whole. The eastern half of the city also has a high diversity index score of ≤ 85 . There has not been much change to the diversity index between 2018 and 2023.

2. GINI Index (Income Disparity): 1 to 10

Gini coefficient for California is 0.487. County of San Benito's Gini index is 0.408. The lower Gini index in San Benito is reflective of the lower overall poverty levels in the area compared to California.



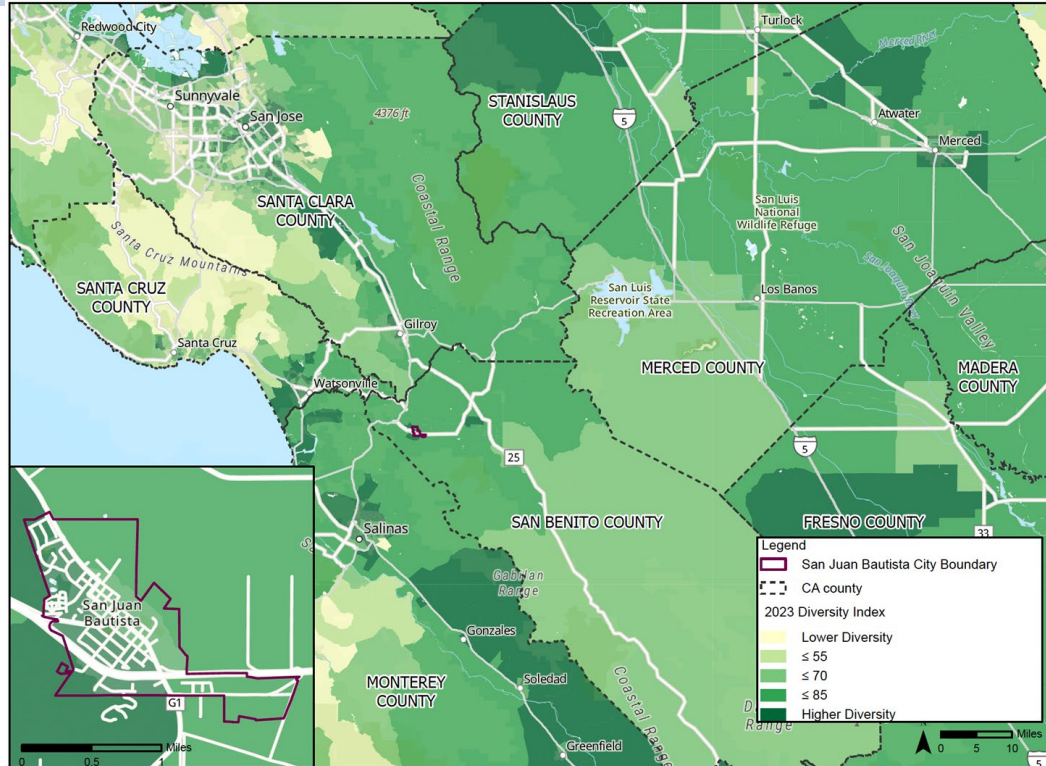
FAIR HOUSING INDICATORS

3. Dissimilarity Index (uneven distribution of racial or ethnic populations in different neighborhoods).

The dissimilarity index in 2010 was 0.308 while that in 2020 was 0.358. The change reflects an increase in non-white population in San Benito County. Considering the population distribution in San Juan Bautista of approximately 50% Hispanic/Latino, San Juan Bautista appears to have some dissimilarity.



Diversity Index





FAIR HOUSING INDICATORS

4. Racially or Ethnically Concentrated area of Poverty (R/ECAP).

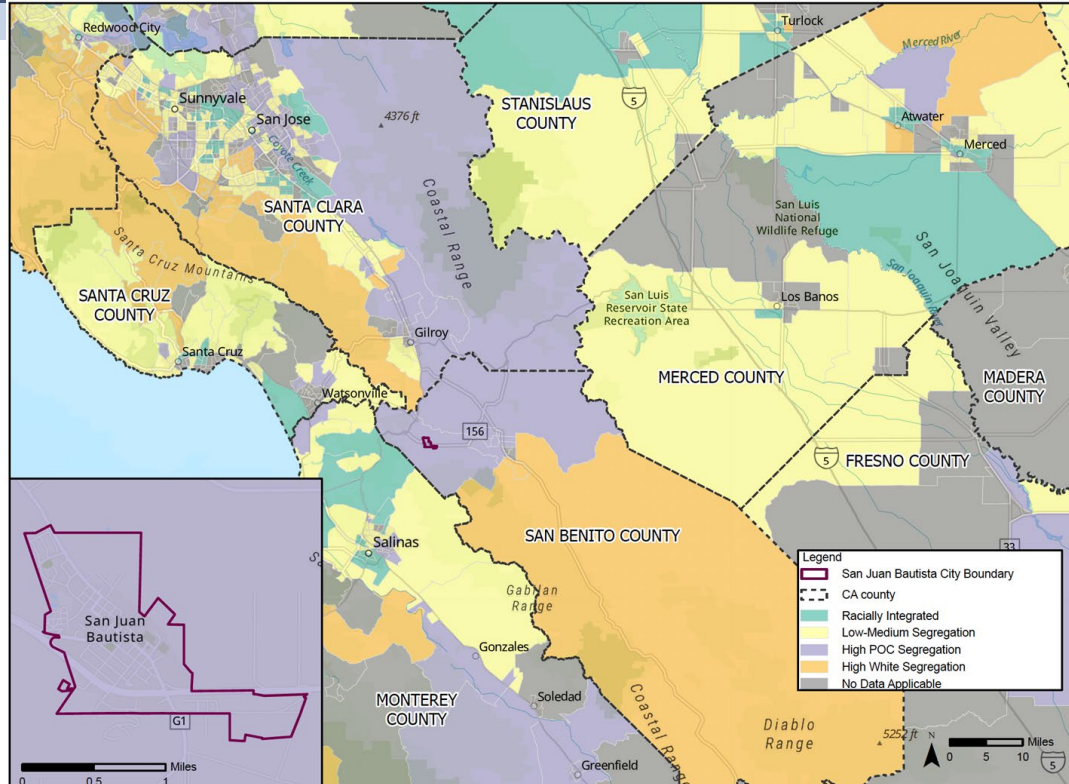
A lower proportion of San Juan Bautista's households are under the poverty line (6.7%). There are no racially concentrated areas of affluence or racially concentrated areas of poverty in the city.

5. Racially Concentrated Areas of Affluence (RCAA):

Any census block in the city with a median household income of \$125,000 and a population that is 80 percent or more white. The correlation assumes that the lower the income, the higher the diversity of population. San Juan Bautista is not designated as RCAA as most of the census tracts within San Benito County.

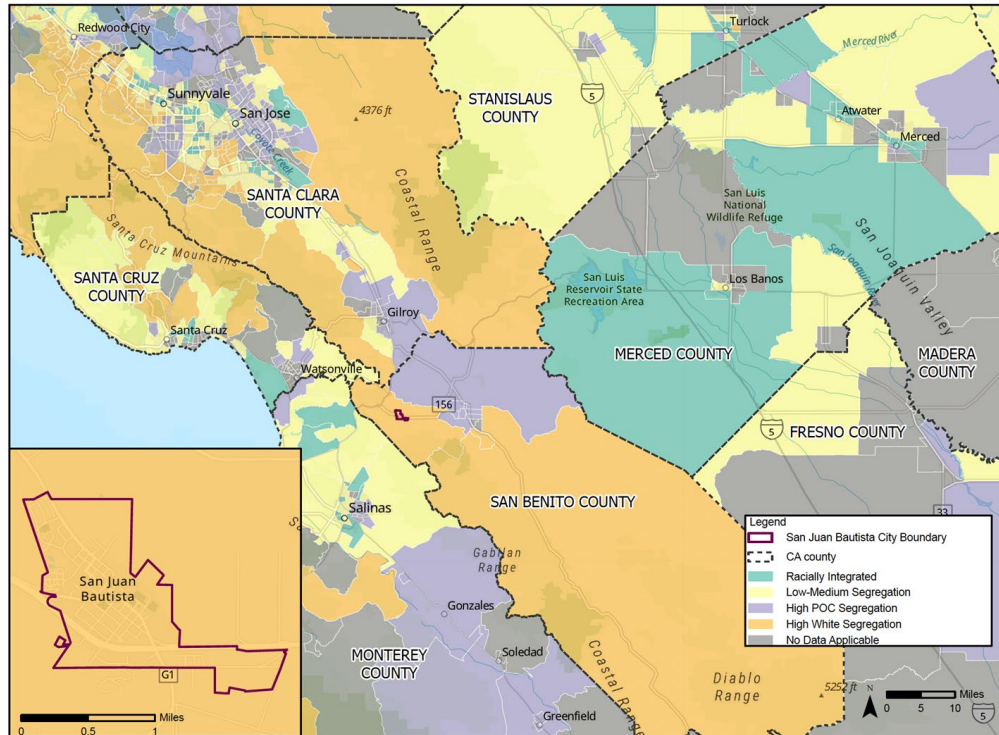


Racial Segregation/Integration - 2020



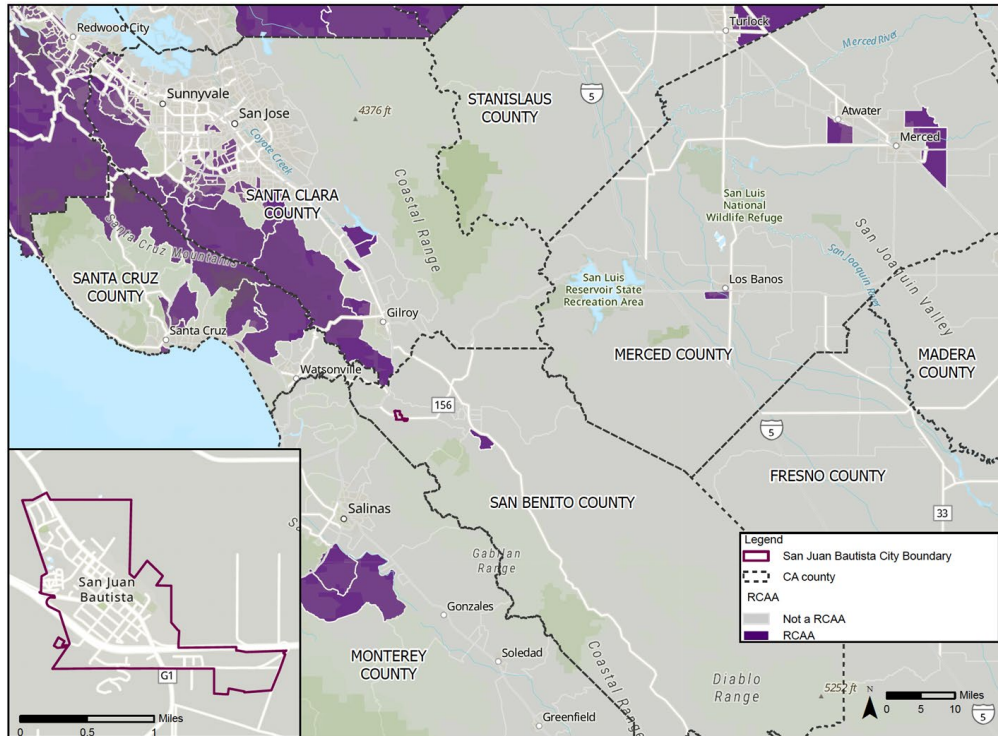


Racial Segregation/Integration - 2010





Racially Concentrated Areas of Affluence





FAIR HOUSING INDICATORS

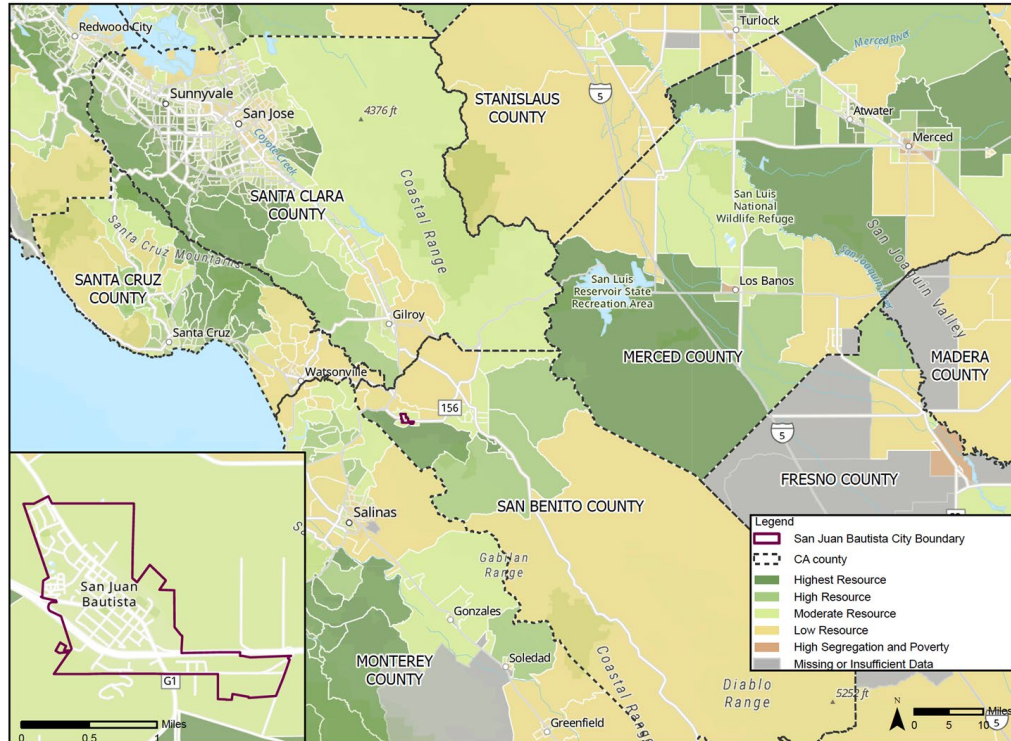
6. Disparities in Access to Opportunities:

Census tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty.

San Juan Bautista has moderate resources and opportunities.



TCAC/HCD Opportunity Area





FAIR HOUSING INDICATORS

7. Disproportionate Housing Needs. Over payment, Cost burdens

The most disproportionate housing needs in San Juan Bautista include increasing the variety of housing types at affordable prices for low-income households as 48.23% of the households have experienced cost burden during the period 2017 to 2021. Overall, the cost burden has reduced significantly compared to the 2010-2014 period when the cost burden was over 80%.



FAIR HOUSING INDICATORS

8. Displacement - occurs when households are forced to move because they are evicted or their building was torn down, often to make way for new and more expensive development.

San Juan Bautista has recorded a low displacement risk in 2022 as is the case in most parts of the County. There are no disadvantaged communities in City of San Juan Bautista. San Juan Bautista is a sensitive community with vulnerability for displacement because of housing cost.



FAIR HOUSING INDICATORS

9. Site Inventory

The RHNA sites are not concentrated in areas with high racial or ethnic populations, persons with disabilities, female-headed households, senior households, or Low-and-moderate income (LMI) households.



FAIR HOUSING INDICATORS

10. Identification of Contributing Factors, Goals and Actions:

The programs in the Housing Element previously discussed are created in light of the findings of the fair housing analysis and needs of the community.



6th CYCLE RHNA ALLOCATION

	Very-Low	Low	Mod.	Above-Mod.	Total
San Benito County	1,110	890	947	2,058	5,005
Hollister	846	678	826	1,813	4,163
San Juan Bautista	18	14	18	38	88
Unincorp. San Benito	246	198	103	207	754



QUANTITATIVE HOUSING OBJECTIVES

Income Level	New Construction	Rehabilitation	Conservation / Preservation (1)	Total
Extremely Low	7	1	n/a	8
Very Low	9	1	n/a	10
Low	14	0	n/a	14
Moderate	18	0	n/a	18
Above Moderate	38	0	n/a	38
Total	86	2	n/a	88



GENERAL PLAN CONSISTENCY

- **Update and ensure that the housing element amendments are internally consistent and compatible with the other elements of the general plan.**

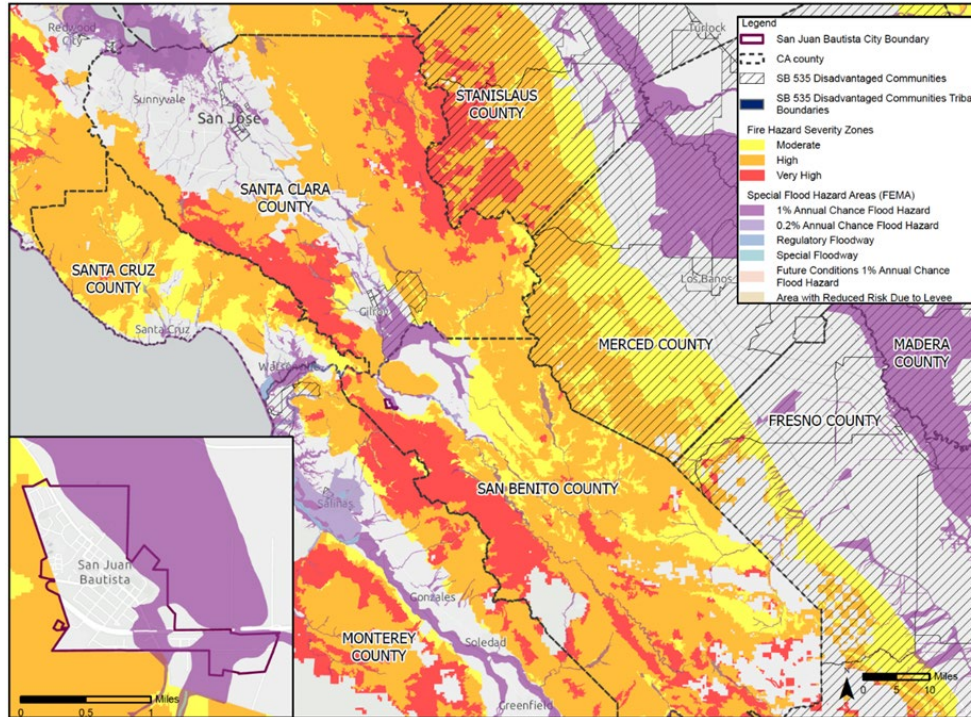


VACANT SITES





ENVIRONMENTAL CONSTRAINTS – Flood and Fire





PROPOSED HOUSING PROGRAMS

PROGRAM No.	DETAILS	OBJECTIVES/ACTIONS
1.1	Code Enforcement Program	Continue to carry out code enforcement activities, including performing property inspections and citing code violations, when necessary to ensure that the character and quality of neighborhoods is enhanced and maintained.
1.2	Housing Rehabilitation Program.	City to consider seeking CDBG funds, forge partnerships with non-profits in the area and work with San Benito County on implementation of Housing Choice Voucher program
1.3	Lead and Asbestos Abatement Education Program	Offer brochures on lead and asbestos containment and abatement. The city will also, in conjunction with the air quality district, implement applicable State and/or federally mandated containment and abatement procedures for remodels and demolitions. Information will be made available at City Hall and on the City's website.
1.4	Preservation of Affordable Housing Program	Continue to monitor affordable housing units through establishment of a database. The city to continue Inclusionary Housing Ordinance and work with San Benito County on Housing Choice Voucher Program



PROPOSED HOUSING PROGRAMS

2.1	Housing Choice Voucher Program	Continue to support San Benito County's efforts to provide rental vouchers to needy residents. The City will continue to encourage San Benito County, the Housing Authority or other agencies to list available rentals for the San Juan Bautista area.
2.2	Childcare Facilities Program	Continue to allow child care facilities in residential districts, and facilitate the development of child care component with larger developments. The city will also evaluate Title 11 to ensure that it meets applicable State laws relative to child care facilities.
2.3	Grants Program	Investigate funds available under a variety of programs, and where staffing and other limitations allow, pursue those funds bi- annually until the funds expire with a designated nonprofit partner in order to meet the housing needs of San Juan Bautista residents.
3.1	Inclusionary Housing Ordinance Program	Revise its Inclusionary Housing Ordinance to ensure that the private sector assists engage in direct construction of affordable units. Assess raising the in-lieu fees.



PROPOSED HOUSING PROGRAMS

3.2	Non-profit Housing Partnership Program	Form relationships with non-profit organizations. As funds are available, grant financial assistance, land write-downs, regulatory incentives, and/or other forms of assistance to non-profit developers of affordable and special needs housing.
3.3	Mixed-Use Development Program	Promote residential uses in the Mixed-Use District. Encourage the highest allowable residential densities in MU zone through the Density Bonus and Planned Unit Development.
3.4	Single Room Occupancy (SRO)	Amend the zoning ordinance to allow SROs by conditional use permit in the Mixed-Use zones near services and the Abbe Park transit station. In addition, to help meet the needs of extremely low-income households, the City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of SROs.



PROPOSED HOUSING PROGRAMS

3.5	Small and Nonconforming Lot Consolidation	Publicize the underutilized sites inventory on the City's website and making it available at the planning counter, providing technical assistance to property owners and developers. Evaluate the deferral or lowering of development fees. Facilitate consolidation of smaller parcels in the Mixed-Use District and other residential districts.
3.6	Supportive Housing by Right	Revise its Zoning Ordinance to allow supportive housing by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. This revision will also address any other changes to the Zoning Ordinance required by AB 2162.
3.7	Zoning Code Amendment	Revise Zoning Ordinance to comply with new state housing laws, including but not limited to SB35, SB330, SB9, SB10 to affordable housing projects in zones where multifamily and mixed uses are permitted, and permitting multifamily uses in non-residential zones
3.8	Low Barrier Navigation Centers	Revise city's zoning ordinance to allow barrier navigation centers by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. This revision will also address any other changes to the Zoning Ordinance required by AB 2162.



PROPOSED HOUSING PROGRAMS

4.1	Planned Unit Development District (PUD) Program	Continue to allow PUDs in order to provide flexibility in developments and facilitate creative housing options.
4.2	Site Plan and Design Review Process Program	Continue to utilize the Site Plan and Design Review processes as a means to reduce processing times and reduce the potential impact the design review process may have on housing supply.
4.3	SB 35 Permit Streamlining	The City will revise its zoning ordinance to provide a streamlined development review process for affordable housing projects in the city, consistent with the provisions of SB 35.
5.1	Fair Housing Program	Continue to support the State Office of Fair Employment and Housing, California Rural Legal Assistance, and equal opportunity lending programs. The City will support efforts by the Housing Authority or other agency to list units accessible to disabled persons. The City will also make available at City Hall copies of the Consumer Affairs "Tenant Rights and Responsibilities" booklet, and Fannie-Mae's "Your Credit Rights."
5.2.	Advertise Reasonable Accommodations.	The City will publish, post, and distribute informational flyers advertising and explaining new provisions in the San Juan Bautista Municipal Code related to reasonable accommodations.



CEQA

- **California Environmental Quality Act (CEQA)**
- **Common Sense Exemption, CEQA Guidelines Section 15061(b)(3)).**



NEXT STEPS

CITY COUNCIL
REVIEW. HCD
REVIEW AND
COMMENTS.
APPROVAL



CITY COUNCIL
ADOPTION



HCD
CERTIFICATION

OPEN PUBLIC MEETING

- **Staff recommends that the Planning Commission open the floor for public input/comments on the Draft HE & FHA.**
- **After closing the Public Hearing, staff recommends that the PC direct staff to submit the Draft HE & FHA to the City Council, with or without amendments.**



Thank you

Please send your comments by mail or email to the City of San Juan Bautista as follows:

Mail: Housing Element Update, City of San Juan Bautista, 311
Second Street, San Juan Bautista

Email: deputycityclerk@san-juan-bautista.ca.us

City Hall Contact Number: (831) 623-4661