

Attachment 2 - Housing Options Comparison Table

Option	1. Infill Development Ordinance	2. Small Lot Subdivision Ordinance	3. SB 10 Ordinance	4. Density Transfer Program	5. Require Minimum Densities	6. Increase General Plan/Zoning Densities
<b>Purpose/Big Idea</b>	Create flexibility in the zoning code to allow for development of existing residential lots that do not meet the current minimum development standards (substandard lots)	Increase the number of residential lots by allowing existing lots to be subdivided into smaller lots. Lots must conform with the densities in the General Plan.	Rezone parcels using SB 10 to allow up to 10 dwelling units per parcel	Develop a density transfer program to increase densities on undeveloped and underdeveloped lots.	Amend the General Plan and Zoning Code to require minimum residential densities	Amend the General Plan to increase residential densities
<b>Impact on Increasing Residential Density</b>	Within General Plan limits	Within General Plan limits	Increase General Plan limits	Within General Plan limits	Within General Plan limits	Increase General Plan limits
<b>Impact on Increasing Housing Unit Production</b>	Low	Low	Moderate to High	Moderate	Low to Moderate	Moderate to High
<b>Level of Community Interest</b>	Unlikely to result in strong community interest, either positive or negative	Community opposition likely	Community opposition likely	Unlikely to result in strong community interest, either positive or negative	Community opposition likely	Community opposition likely
<b>Impact on City Financial/Staffing Resources</b>	Temporary increased need for resources for development of measures or actions	Temporary increased need for resources for development of measures or actions	Temporary increased need for resources for development of measures or actions	Long-term increased need for resources, staffing to manage/monitor	No additional resources required if included in comprehensive General Plan Update Temporary increased need for resources for development of measures or actions if adopted separate from the comprehensive General Plan Update proces	No additional resources required if included in comprehensive General Plan Update Temporary increased need for resources for development of measures or actions if adopted separate from the comprehensive General Plan Update proces
<b>Consistency with Adopted Plans/Regulations</b>	Consistent with overall intent, minor amendment(s) needed	Consistent with overall intent, minor amendment(s) needed	Not consistent; changes required	Consistent with overall intent, minor amendment(s) needed	Consistent with overall intent, minor amendment(s) needed	Not consistent; changes required
<b>Impact on Development Feasibility</b>	Provides enhanced development feasibility	Provides enhanced development feasibility	Provides enhanced development feasibility	Provides enhanced development feasibility	Unknown effect on development feasibility	Provides enhanced development feasibility
<b>Impact on Established Single Family Neighborhoods</b>	Has potential to change character of established residential neighborhoods	Has potential to change character of established residential neighborhoods	Likely to result in significant change to established residential neighborhood	Has potential to change character of established residential neighborhoods	Does not change character of established residential neighborhoods	Has potential to change character of established residential neighborhoods
<b>Impact on Housing Mix</b>	Moderate or uncertain increase in mix of housing types	Increases mix of housing types	Increases mix of housing types	Increases mix of housing types	Moderate or uncertain increase in mix of housing types	Increases mix of housing types
<b>Timing</b>	Short Term (<1 year)	Short Term (<1 year)	Medium Term (1-2 years)	Medium Term (1-2 years)	Medium Term (1-2 years) if completed independent of the General Plan Update Long Term (>2 years) if included in comprehensive General Plan Update	Long Term (>2 years)
<b>CEQA</b>	Exempt per Section 15060(c)(2), 15061(b)(3)	Exempt per Section 15060(c)(2), 15061(b)(3)	Exempt per Government Code Section 65913.5(a)(3)	Addendum to General Plan EIR	Exempt per Section 15060(c)(2), 15061(b)(3)	EIR - Supplemental or Addendum