

# INFILL HOUSING DEVELOPMENT STRATEGIES

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Housing and Homelessness Committee  
November 27, 2023



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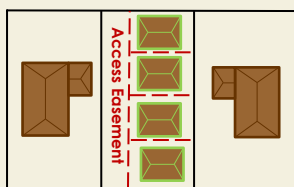
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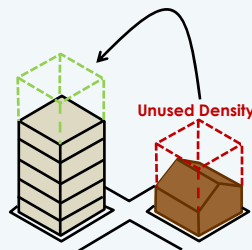
## BACKGROUND

HHC MEETING 7/24/2023

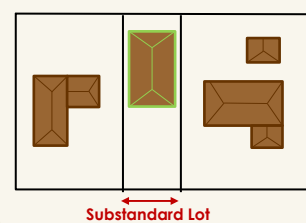
Small Lot Subdivision  
Policy Options



Density Transfer Program  
Best Practices



Draft Infill Development  
Ordinance



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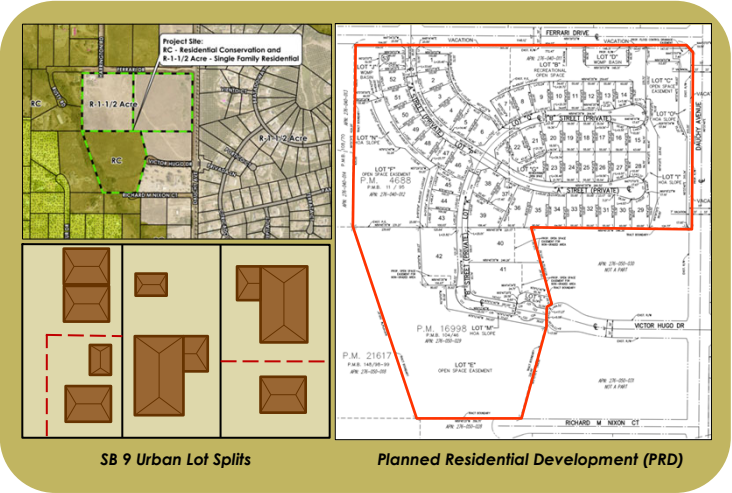
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# SMALL LOT SUBDIVISION

## OPTION 1 – SINGLE-FAMILY ZONES

**EXISTING TOOLS:**

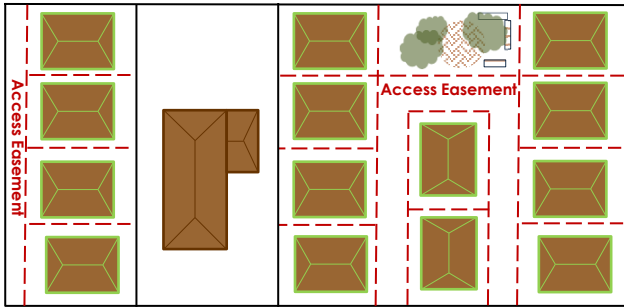
- Urban Lot Split/Two Unit Development
  - State Law (SB 9)
  - 2 lots/4 units maximum
  - Administrative Process
- PRD
  - Chapter 19.780 of the RMC
  - Planning Commission Review and Approval
  - May required CEQA, Zone Change, or GPA for Council Review



# SMALL LOT SUBDIVISION

## OPTION 1 – SINGLE-FAMILY ZONES

- COMMITTEE DIRECTION NEEDED:**
- Should small PRDs be permitted or are existing infill development tools enough?
  - Should there be an administrative process for 4 units or less?
  - Should there be a streamlined process for 15 units or less?



# SMALL LOT SUBDIVISION

## OPTION 2 – MULTI-FAMILY ZONES

### EXISTING TOOLS:

- SB 684
  - Maximum 10 units
  - Must be built to max density **or**
  - Projected Units in HE
- Base Zone Standards
  - 30,000 sf minimum lot area
  - Subdivision not allowed
- Proposed Infill Development Ord.
  - 5,000-21,870 sf lot area
  - Subdivision not allowed



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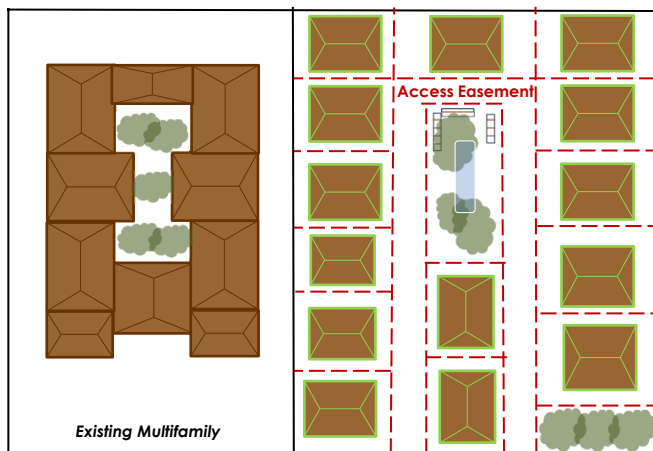
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# SMALL LOT SUBDIVISION

## OPTION 2 – MULTI-FAMILY ZONES

### COMMITTEE DIRECTION NEEDED:

- Should small lot subdivisions apply in MF Zones, in addition to those allowed by SB 684?
- Should minimum density be required?
- Should projects allowed with more than 10 parcels/units?
- Should there be a cap on the size or number of units?



Existing Multifamily

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## DENSITY TRANSFER PROGRAM

### COMPARISON MATRIX

- **Five Cities**
- **Program Characteristics:**
  - Program Purpose
  - Area of Focus
  - Bank Model Vs Transaction Model
  - Number of Units Transferred
  - Approval Process





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## DENSITY TRANSFER PROGRAM

### PROGRAM PURPOSE

- **Preserve/Conserve**
  - City of Anaheim
  - City of Palm Springs
  - City of Santa Clarita
- **Increase Density**
  - City of Escondido
- **Support Inclusionary Housing**
  - City of Carlsbad



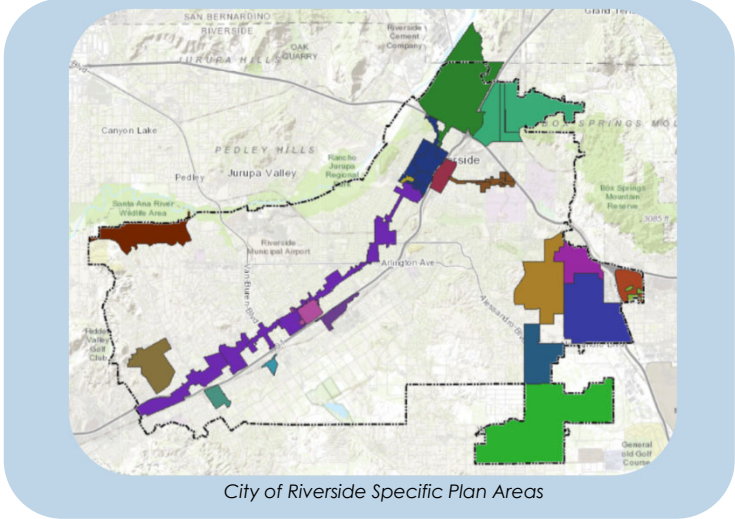
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## DENSITY TRANSFER PROGRAM

### AREA OF FOCUS

- Specific Plans**
  - City of Anaheim
  - City of Palm Springs
  - City of Escondido
- Citywide**
  - City of Carlsbad
- Between Jurisdictions**
  - City of Santa Clarita



City of Riverside Specific Plan Areas



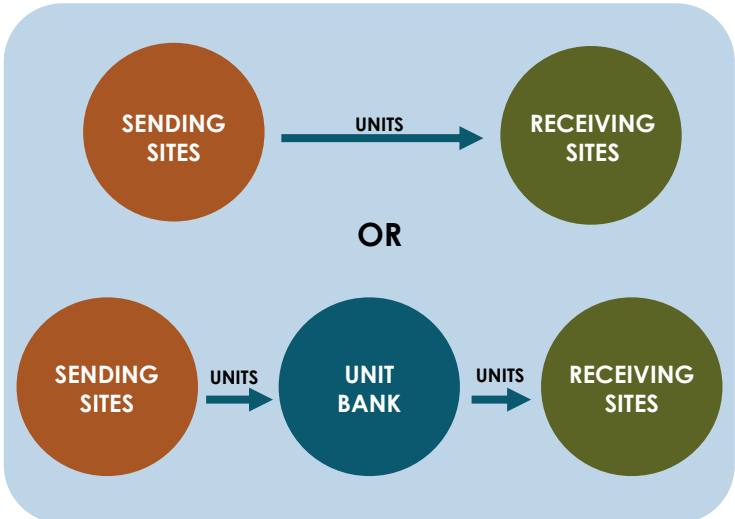
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## DENSITY TRANSFER PROGRAM


### MODEL TYPE

- Transactional Model**
  - City of Anaheim
  - City of Palm Springs
  - City of Santa Clarita
- Bank Model**
  - City of Carlsbad
  - City of Escondido



```

    graph LR
      subgraph Transactional_Model [Transactional Model]
        S1((SENDING SITES)) -- UNITS --> R1((RECEIVING SITES))
      end
      OR[OR]
      subgraph Bank_Model [Bank Model]
        S2((SENDING SITES)) -- UNITS --> UB((UNIT BANK))
        UB -- UNITS --> R2((RECEIVING SITES))
      end
  
```



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## DENSITY TRANSFER PROGRAM

**NUMBER OF UNITS TRANSFERRED**

**Unit Cap**


- City of Anaheim


**Unit Bonus**

- City of Palm Springs

**No Limit (subject to bank availability)**

- City of Carlsbad
- City of Santa Clarita
- City of Escondido



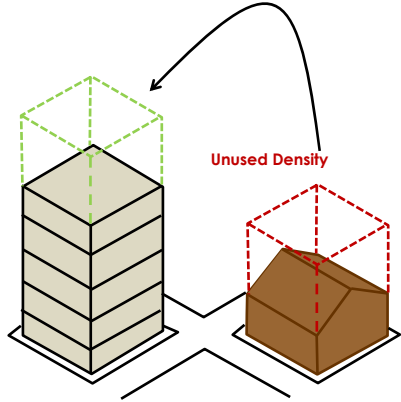

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## DENSITY TRANSFER PROGRAM

**COMMITTEE DIRECTION NEEDED:**

- Is a density transfer program an appropriate tool to encourage infill housing development? If so, should the program:
  - Be citywide or have a focus area?
  - Have a bank model or transactional model?
  - Have a cap on the number of units transferred?
- Is there additional information needed?




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## INFILL DEVELOPMENT ORDINANCE

**Draft Ordinance for Undersized Lots:**

- Reduced setbacks for undersized lots in R-1 Zones
- Modified development standards for lots 5,500 sf or less in R-1
- Modified development standards for lots 21,780 of less in R-3 and R-4
- Design standards for compatibility

The diagram illustrates different lot shapes, including a narrow 'Undersized Lot' highlighted in green. Below, a cross-section shows a 'Neighboring House' on the left and a 'Proposed Building' on the right. A vertical dashed line marks the 'Property Line'. A 20-foot setback is shown from the neighboring house to the property line. A 5-foot setback is shown from the property line to the proposed building. The proposed building has a height of 30 feet and a 'MPO' (Maximum Permitted Occupancy) label.

**COMMITTEE DIRECTION NEEDED:**

No specific direction required; general feedback welcomed

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## STRATEGIC PLAN ALIGNMENT

### Strategic Priority 2 – Community Well Being

Goal 2.1 - Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels

Goal 2.3 – Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide.

#### Cross-Cutting Threads

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Community Trust

Fiscal Responsibility

Sustainability & Resiliency

Equity

Innovation

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## RECOMMENDATIONS

That the Land Use, Sustainability, and Resilience Committee:

- 1. RECEIVE AND FILE** the report on small lot subdivision policy, density transfer best practices, and a draft infill development ordinance; and
- 2. PROVIDE** staff with direction on the strategies presented



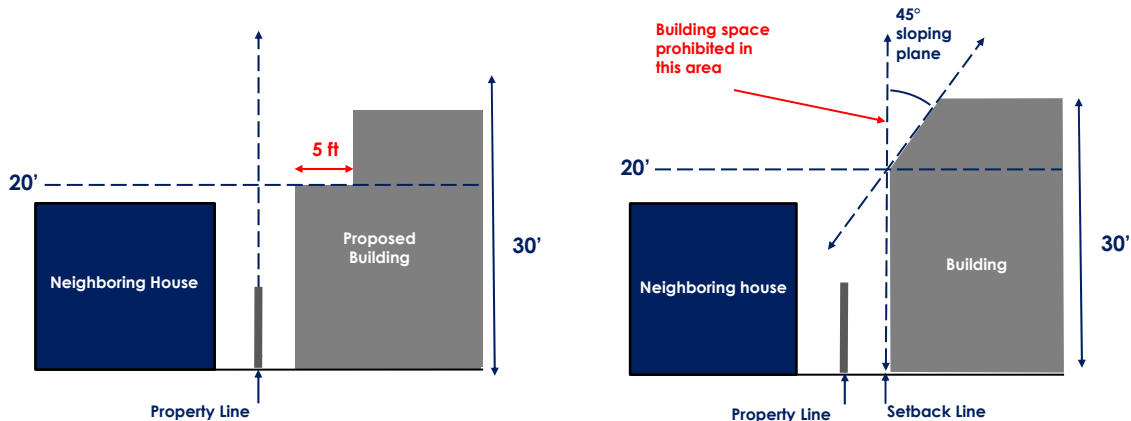
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MPO

## REFERENCE ONLY



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