Item 54 - Equitable Transit Oriented Development - 2/1/2024 Mtg
CM Vela Amendment 1 - Version 1
Include non-single family zoning in TOD overlay

Amend line 114-117 of the draft ordinance (ETOD Light Rail Overlay)

2. Addresses conflicting regulations, including Neighborhood Conservation Combining Districts, that apply to commercially zoned and, potentially, multi-family-zoned properties when those regulations are more restrictive;

To Read

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Amend line 119-123 of the draft ordinance (ETOD Light Rail Overlay)

Creates a density bonus program that applies to commercially zoned and, potentially, multi-family zoned properties within the ETOD when the development will provide community benefits that are aligned with recommendations in the ETOD Policy Plan, including affordable housing; and

To Read

Creates a density bonus program that applies to ~~*commercially zoned and, potentially, multi-family-zoned*~~ *non single family zoned* properties within the ETOD when the development will provide community benefits that are aligned with recommendations in the ETOD Policy Plan, including affordable housing; and

Explanation

According to the Existing Conditions analysis performed in 2021, (link) significant portions of some station areas include institutional, industrial, unzoned or other zoning districts that are neither commercial, single family, or multifamily. Those properties should, in most cases, be included in the overlay.

For existing multifamily zoning, excluding them from the overlay is no guarantee that those properties will not redevelop or be remodeled into more expensive units. However, not including existing multifamily in the overlay is very likely to reduce the number of affordable units that are provided if the property redevelops with their existing entitlements.