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MEMORANDUM

DATE November 2, 2010
TO Vacaville Steering Committee
FROM City Staff and DC&E
RE **Housing Element Policies**

This memorandum provides background information about Housing Element implementing policies that should be considered during the land use alternatives process.

The City of Vacaville 2007-2014 Housing Element was adopted by the City Council in April 2010 and certified by the State in July 2010. Under the current General Plan, the City has adequate land to accommodate its fair share of the Bay Area regional housing needs assessment (RHNA). The City will be relying primarily on multi-family zoned sites to accommodate its share of the RHNA for lower-income units, and small lot subdivisions to meet the needs of moderate income households. To ensure the City maintains the ability to meet the RHNA through the horizon year of the new General Plan, the Housing Element includes several implementing policies that need to be considered as part of the General Plan Update process. These policies are listed below.

H.1- I 6 Evaluate and update the General Plan residential land use classifications and consistent zoning districts.

During the General Plan Update, the residential land use categories and definitions will be analyzed and updated. Consideration shall be given to the citywide housing mix, infrastructure capacities, and environmental constraints. An alternative option to be considered for the single family classifications will be the designation of compatible zoning districts that are at the high end of the density range allowed per the General Plan.

H.1- I 16 High Density Residential (RHD) lands identified in the Residential Land Inventory shall be required to develop with a minimum density of 20 units per acre.

On an on-going basis, as a part of the discretionary development review process, the Community Development Department will require RHD sites to be designed with a minimum density of 20 units per acre in order to implement the policies of the Housing Element. All recently approved high density projects have been constructed with an average density of 20 units per acre, except for projects with density bonuses approved at higher densities.

H.1- I 14 Implement the Opportunity Hill Master Plan by identifying lands to be rezoned to a density greater than the maximum density of 36 units per acre as currently permitted by the Urban High Density (RUHD) Residential Overlay District.

In 2008, the City Council adopted the Opportunity Hill Master Plan and Design Guidelines. In order to implement the Plan, the City Council also initiated a General Plan Amendment to allow up to 65 units per acre within the Opportunity Hill Master Plan area. The Opportunity Hill project will intensify land uses and revitalize portions of the Downtown Area. Land use recommendations identified specialty retail, office uses, housing opportunities (including live/work units, for-sale, and affordable housing component), entertainment and restaurant uses, and a continuation of heritage tourism that celebrates Vacaville's rich history. This project will be an infill project and the Redevelopment Agency has already acquired a significant number of parcels in the area that are now vacant. The project will be required to comply with the adopted Master Plan design and development guidelines.