

Carmel Draft 1 Preliminary Review (Received 08/03/2023)

Topic	Notes		
		Page Number	Other
Review and Revise			
Cumulative Impact	Describe the 5 th cycle element's cumulative impact on addressing housing needs for special needs populations		
Affirmatively Furthering Fair Housing			
TBD			
Housing Needs Assessment			
Special Housing Needs	Available resources		
Sites Inventory and Analysis			
Site Constraints	Site specific (easements, overlays, contamination, etc.)		
Nonvacant analysis	Additional factors why these sites were chosen Likelihood that the uses will discontinue in the planning period?		
Realistic Capacity	Trends and/or programs to support assumptions (including density assumptions)		
Site 5	Clarify no other covenants are restricting development		
Site 8	Clarify and amend accurate unit count		
Zoning for a Variety of Housing Types			

ADUs	How are these being permitted in the absence of adopted ADU ordinance?		
Permanent Supportive Housing	Compliance		
Transitional and Supportive	In all zones allowing MF and MU?		
Emergency Shelter	Always treated as Community Social Service Facility?		
Emergency Shelter	AB 2339 requirements? <ul style="list-style-type: none"> - Allowed in a zone that permits residential uses? - Capacity analysis? 		
SROs	Add program to codify in Municipal Code		
Employee Housing Act	Clarify compliance		
Governmental and Non-governmental Constraints			
LCP	Describe any LCP approvals/appeals process		
High Density Multifamily	Include and analyze criteria		
Land Use Controls	Provide sample/recent project supporting maximum density		
Land Use Controls	Heights – 33 du/acre+ likelihood		
Land Use Controls	Parking – clarify minimum=total required parking		
Land Use Controls	Parking/ADUs – Clarify parking exemptions apply		
Permit and Processing	Analyze as a constraint		
Residential Design Guidelines	Objective standards?		
Building Code Enforcement	Type – proactive, reactive, complaint-basis		
Housing for Persons with Disabilities	Reasonable Accommodation approval findings?		
Housing for Persons with Disabilities	Residential Care Facilities (Seven or More) –		

	Distinguishing between licensed and unlicensed?		
Fees	Compare total fees to neighboring jurisdictions		
Fees	Include all parts of the permit and processing procedure into the total fee costs (if not already done)		
Non-governmental constraint	Review 5 th Cycle for requests to build below identified densities		
Non-governmental constraint	Provide estimate of time from project approval to building permit.		
Housing Programs			
Program 1.2A	See Water Program example		
Geographic Targeting			
Commitments	Program 3.1A (what is the action here – outreach or implementation?) Program 3.1F – Removal of steps in the process?		
Metrics	Program 1.2B		
Programs: Beneficial Impact			
Program 1.3B	Develop policy within first 3 years		
Program 1.3C	Implement State ADU Law in the interim <u>and</u> make necessary amendments within 3 years Pre-approved ADU plans within 3 years		
Programs: Adequate Sites			

City-owned Sites	Program that incorporates schedule of actions to facilitate development on the site (Expand Program 1.1B)		
State-Owned Sites	(Similar to above)		
Program 1.3D	Alternative actions if no progress is made (including, but not limited to, rezoning)		
Program 1.3H	SB-10 for these three sites or entire City?		
Program 1.4B	Only for “affordable developments”? What is threshold?		
Program 3.1G	Does underlying zoning adequately accommodate 20 du/acre?		
Programs: Assist in Development			
Programs: Constraints			
Permit and Processing	Remove and reduce constraints in the permit approval process		
Permit and Processing	Add program to remove story pole requirement		
Quantified Objectives			
Questions, Follow Ups, FYI, To Be Determined			
Make revised document available for public comment prior to re-submitting to HCD			
Rezone Timing			
50% nonvacant resolution			
AB 2339			
Overlay			
At-risk units			
SB 330 Compliance?			