

SUMMARY OF LAND USE MAP, ZONING MAP AND MUNICIPAL CODE TEXT AMENDMENTS

Map Amendments

- *General Plan Land Use designation revisions:*
 - An overlay for the development standards for the Housing Element sites that will go into effect on April 30, 2015 (including the 30-day appeal period, this represents the final date for adoption of a Housing Element per HCD) or Final Adoption of the Housing Element, whichever occurs first. The designation is not proposed to be amended if the sites to be rezoned are not selected as Housing Element sites;
 - Revision to the PG&E site from Quasi-Public/Institutional to Commercial/Quasi-Public/Institutional;
 - Revision to the Mirapath site from Industrial/Residential to Commercial/Industrial/Residential; and
 - Revision to City-owned parkland from various residential designations to Parks and Open Space.
 - Other sites – to bring existing uses, zoning and General Plan Land use in compliance (mostly located in the Monta Vista Village Planning Area).
- *Zoning Map Amendments (to be consistent with the proposed General Plan land use designation):*
 - Housing Element sites - goes into effect on April 30, 2015 (including the 30-day period, this represents the final date for adoption of a Housing Element per HCD) or date of adoption of the Final Housing Element, whichever occurs first.
 - Rezoning of the PG&E from Quasi-public (BQ) to General Commercial/Quasi-Public (CG/BQ) zoning to be consistent with the proposed General Plan land use designation.
 - Rezoning of the Mirapath site from Light Industrial (ML-fa) to Commercial/Light Industrial (CG/ML)
 - Rezoning of property being transferred to the Irvine Company by Apple as a result of a land swap agreement, in exchange for property along Wolfe Road to facilitate street improvements. It is recommended that this be rezoned P(Res).
 - City-owned parkland – rezoning from various zoning designations (such as R1-10, R3, R1C and A) to Park and Recreation (PR) zoning to be consistent with the recommended General Plan designations.
 - Consistency with General Plan land use designation – bringing areas into compliance with the existing General Plan land use designations.

Municipal Code Text Amendments

1. *Requests* – Definition of gross lot area eliminated as redundant, since lot area will be used to calculate maximum residential yield.

2. *Cleanup* -

- Parkland dedication was moved from Title 18: Subdivision of the Municipal Code (Chapter 18.24) into Title 13: Parks, as a separate chapter (Chapter 13.08).
- Conforming Heart of the City Specific Plan with Special Area boundaries in the General Plan. Vallco Shopping District will be a Special Area in the Land Use and Community Design element with its own Specific Plan as discussed earlier.
- Clarifications and removal of redundancies.

3. *Housing Element* - A number of ordinance amendments are necessary to update the City's Municipal Code to comply with changes to State Housing Law and HCD guidelines. These were identified through the constraints analysis conducted in the preparation of the Housing Element update. A brief list is provided below. The "*Constraints Analysis*" section in the Draft Housing Element provides a detailed discussion of these issues.

- Density Bonus Ordinance
- Below-Market Rate (BMR) Ordinance
- Heart of the City Specific Plan
- Farm worker housing
- Permanent Emergency shelters