


**HOUSING ELEMENT  
IMPLEMENTATION**

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**PLANNING DEPARTMENT  
COUNTY OF ALAMEDA  
JANUARY 2012**

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**Agenda**

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- Introductions
- Open Forum
- Discussion Items
- Staff Comments and Correspondence
- Announcements, Comments & Reports
- Upcoming Discussion Items
- Close the meeting

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**Overview**

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- **Ordinance Review Advisory Committee (ORAC)**
  - An ad hoc Committee tasked with reviewing proposed changes to the County's Zoning Ordinance related to the implementation of the County's Housing Element
  - Staff is to summarize and respond to public input/recommendations and questions (parking lot) from ORAC meetings
  - Staff to revise the draft ordinances based upon public input

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**Overview**

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- **Housing Element**
  - One of the required elements of the County's general plan
  - Goal of the element is to promote the development, preservation, and rehabilitation of safe, decent and affordable housing for all residents
  - The County must also demonstrate compliance with various state and federal housing laws
  - Is required to be certified by the State Office of Housing and Community Development (State HCD)
  - Was last amended April, 2011

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**Overview**

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- **Membership**
- **Quorum**
- **Staffing**
- **Meetings**

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**Introductions**

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- **Subcommittee Members**
  
- **Alameda County Planning Department Staff:**
  - Ms. Sandra Rivera
  - Ms. Liz McElligott
  - Mr. Rodrigo Orduña
  - Ms. Angela Robinson Piñon

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**Open Forum**

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**Discussion Items**

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**Agricultural Employee Housing**

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- Revisions are intended to align the County's Ordinance Code with state law
- Adds a new section to Chapter 17.06 to define review standards for agricultural employee housing.
- It is recommended that a Site Development Review (SDR) be required. The SDR process proposed is consistent with that conducted for agricultural caretaker dwellings.

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**Public Input/Recommendations**

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**Density Bonus**

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- Changes are necessary to comply with revisions to statutes relating to density bonuses
- New law would allow the donation of land or construction of child care centers be eligible for consideration
- The bill increased allowable density bonus to a maximum of 35%
- Law is highly prescriptive—percentage of units required for receiving a bonus and the percent of bonus permitted is specified in the statute

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**Public Input/Recommendations**

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### Mobilehome Parks

- Section 65852.7 of the California Government Code specifies that a mobilehome park shall be a permitted use on "all land planned and zoned for residential land use."
- Local jurisdictions are allowed to require use permits for mobilehome parks.

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### Public Input/Recommendations

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### Path to Adoption (Next steps)

- Public Input ↑
- 3 meetings on the revised draft of the Ordinance to be convened by the ORAC
  - Staff is to summarize and respond to public input/recommendations and questions (parking lot) from those meetings
  - Staff to revise the draft ordinances based upon public input
  - Revised draft ordinances to be reviewed by various groups such as the CV MAC, Sunol CAC, AAC, etc.
  - Staff will present drafts to the Planning Commission
  - Planning Commission (PC) hearings; PC to make a recommendation to the Board of Supervisors (BOS)
  - Preparation of Environmental Documents per CEQA
  - BOS Hearings
  - Adoption of the ordinances by the BOS
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- Staff Comments and Correspondence
- Announcements, Comments & Reports
- Upcoming Discussion Items
- Close the meeting

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**Close Meeting**



**Thank you**

Website:<http://www.acgov.org/cda/planning/generalplans/housingelement09.htm>

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