



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

STAFF REPORT

TO: Members of the Castro Valley Municipal Advisory Council
MEETING DATE: November 12, 2024
RE: Adoption of the Sixth Cycle Housing Element of the Alameda County General Plan and text and map amendments to the Castro Valley General Plan (CVGP), Castro Valley Central Business District Specific Plan (CBDSP), Madison Area Specific Plan (MASP), and County Zoning Ordinance to implement the Housing Element

GENERAL INFORMATION

Staff presented the third draft Housing Element of the County’s General Plan to your Council at your August 26, 2024 meeting, prior to submittal of the third draft of the Element to the State Department of Housing and Community Development (State HCD) on September 30th. State HCD provided comments to staff on the third draft on October 10th and staff submitted program revisions to State HCD to respond to the comments on October 21st. After receiving confirmation from State HCD that the proposed revisions adequately address the October 10th comments, the final draft of the Housing Element will be posted on the Planning Department webpage (<http://www.acgov.org/cda/planning/housing-element/housing-element.htm>) for a seven-day public review period, as required by state law.

County staff anticipates receiving notification from State HCD indicating that the draft Housing Element meets state statute with the proposed revisions. Another round of public meetings has been scheduled with the Fairview, Eden Area, and Castro Valley MACs and the Planning Commission before the Board of Supervisors will be asked to approve the final document and proposed rezonings necessary to implement the sites inventory in the Housing Element. After Board approval of the Draft Housing Element and text and map amendments to various General Plan and Specific Plan documents, as well as the County Zoning Ordinance, to implement the Housing Element, State HCD will be asked to certify the Housing Element.

STAFF RECOMMENDATION

Staff requests that your Council hear a presentation by staff, take public testimony, and recommend that the Board of Supervisors adopt the 6th Cycle Housing Element and approve the proposed text and map amendments to the CVGP, CBDSP, MASP, and County Zoning Ordinance to implement the Housing Element.

STAFF ANALYSIS

The Draft Housing Element was prepared in accordance with State HCD guidelines for the 6th Housing Element Cycle, incorporating additional considerations required under recent state housing-related legislation. Section I of the draft Housing Element provides an overview of the document and relevant regulation. Section II provides a summary of the projected housing need. Section III summarizes the adequacy of available housing sites and housing resources with reference to relevant appendices. Section IV contains goals, policies, and actions related to housing in Alameda County. The comprehensive research and analysis supporting the development of the goals, policies, and programs in Section IV are compiled in the appendices to the Housing Element.

Appendix A: Housing Needs Assessment – Appendix A is an analysis of the existing and projected housing needs of the community. It provides a profile of socio-demographic information, such as population characteristics, household information, housing stock, tenure, and housing affordability. The assessment also considers groups with special housing needs, such as seniors, farmworkers, the homeless, large households, and female-headed households.

Appendix B: Sites Inventory and Methodology – Appendix B includes an inventory listing adequate sites zoned for residential uses and available for development within the planning period to meet the County’s fair share of regional housing needs across all income levels.

Appendix C: Housing Constraints – This appendix contains an assessment of impediments to housing production across all income levels covering both governmental (e.g., zoning restrictions, fees, etc.) and nongovernmental (e.g., market, environmental, etc.) constraints.

Appendix D: Existing Programs Review – Appendix D is an evaluation of the results of the goals, policies, and programs adopted in the previous Housing Element that compares projected outcomes with actual achieved results.

Appendix E: Public Participation Summaries – This appendix includes a detailed summary of public outreach conducted during the preparation of the Housing Element. This section is not yet complete since the outreach process will continue through adoption of the Element.

Appendix F: Affirmatively Furthering Fair Housing Assessment – To ensure that sites for housing, particularly lower-income units, provide access to amenities and opportunities, the analysis in this appendix assesses accessibility to jobs, transportation, good education, and health services relative to the housing sites identified in Appendix B to determine how the inventory affects fair housing conditions and access to opportunity.

Appendix G: Housing Resources – Appendix G provides a list of financial, administrative, and other resources at the local, regional, state, and federal levels to help the County address its housing needs.

Draft Housing Plan

The Housing Plan of the Housing Element serves as the County’s strategy for addressing its housing needs. It describes the housing goals, policies, and programs for the County. The goals indicate the County’s direction and intent on housing-related needs. Each goal encompasses several policies, which are statements that describe the County’s preferred course of action among a range of other options. Each goal also includes programs, which provide actionable steps to implement the County’s goals and to further the County’s progress towards meeting its housing allocation. Some programs contain quantified objectives, which represent measurable outcomes that can be used to benchmark the success of each program.

The Housing Element contains actions intended to significantly increase the amount and types of housing for all income levels in the Unincorporated County. These efforts are expected to be initiated throughout the planning period, ending January 31, 2031. In accordance with state law, the County will also evaluate the progress and effectiveness of Housing Element programs on an annual basis. Together, these actions reflect the County’s commitment to increasing affordable housing and improving existing housing conditions. The goals, policies, and programs comprise a combination of strategies, including a continuation of existing successful policies and programs as well as new policies and programs to tackle emerging opportunities and constraints, address changes in state law, and provide innovative approaches to accommodate the larger RHNA.

Proposed Revisions to Programs to Respond to State HCD Comments

In response to the October 10, 2024 comments received from State HCD on the third Draft Housing Element and subsequent conversations with State HCD staff, planning staff have proposed the following additions and edits to the programs in the Housing Element:

- Program 1.C - Added more detail to the description of the County’s current process to coordinate with the City of San Leandro and BART to prepare for development of the Bay Fair BART parking lot.
- Program 1.D - Clarified timeline and process for development of the current Sheriff’s substation site.
- Program 1.O - Updated timeline for the preparation of the Castro Valley BART Station for future development.
- Program 1.Q - Added new program to clarify timelines and commitments for development of additional public sites listed in the sites inventory.
- Programs 2.F, 2.G, 5.B, 6.P, 6.Q - Updated and clarified timeframes, geographic targets, and quantified objectives.
- Program 4.H - Added new action to further encourage development of supportive housing for persons with disabilities and updated quantified objective.

Regional Housing Needs Allocation (RHNA)

The RHNA for Unincorporated Alameda County for the 2023-2031 Housing Element cycle is a total of 4,711 new housing units, 2.66 times higher than the RHNA of 1,769 units for the previous 2015-2022 Housing Element cycle. The County’s RHNA by income category is provided in the table below.

<i>Unincorporated Alameda County RHNA</i>					
<i>Cycle</i>	<i>Very Low Income (<50% of Area Median Income)</i>	<i>Low Income (50-80% of Area Median Income)</i>	<i>Moderate Income (80-120% of Area Median Income)</i>	<i>Above Moderate Income (>120% of Area Median Income)</i>	<i>Total</i>
2015-2023	430 units	227 units	295 units	817 units	1,769 units
2023-2031	1,251 units	721 units	763 units	1,976 units	4,711 units
% Increase	191%	218%	159%	142%	166%

Sites Inventory

The inventory of sites available for residential development provides an estimate of the number of housing units that could be constructed on each parcel, based on the zoning, general plan designation, and physical conditions on the site; to demonstrate that there is adequate capacity in the Unincorporated Area to accommodate the RHNA assigned to the County. A total of 536 sites have been identified throughout the Unincorporated Area to accommodate 5,289 units. Planning staff used the following methodology to prepare the Sites Inventory:

1. Identified projects in the development pipeline
2. Identified vacant public and private parcels, using assessor’s data, satellite imagery, and local knowledge
3. Identified underutilized parcels. ‘Underutilized’ is defined as the land itself being worth more than the existing improvements (pavement, buildings, etc.). Most of the underutilized sites included in the inventory are large parking lots, sites that are mostly vacant or parking with older (pre-1980) buildings and vacant commercial buildings.

After identifying vacant and underutilized sites, staff identified prospective sites that would be suitable for rezoning to meet the RHNA. The number of sites proposed for rezoning has increased over the earlier iterations of the Housing Element Draft to account for previous comments from residents and State HCD, staff’s ability to demonstrate sites’ likelihood of development within the planning period (2023-2031), and changes in the availability of land while also maintaining a minimum of 4,711 estimated units to fulfill RHNA and buffer sites.

In the Final Draft Sites Inventory, there are 536 total sites, which includes 111 parcels proposed for rezoning either to increase the density allowed or to add housing as an allowed use, 24 parcels identified as underimproved, 182 vacant parcels, and 219 parcels that have housing projects in the “pipeline” meaning that an application for a housing development has been submitted or a housing project has already been approved. The majority of RHNA units are in the Eden Area (approximately 44.6%) and Castro Valley (approximately 33.3%) with the remainder in Fairview and East County (see table below).

In addition to the sites listed in the inventory, projected development of accessory dwelling units (ADUs) over the eight-year planning period can be counted toward the sixth cycle RHNA. Planning staff anticipate including 427 ADUs toward meeting the RHNA, based on ADU construction numbers from 2018 to 2023. These ADUs are expected to be distributed throughout the urban unincorporated area. Projected ADUs are assigned to income categories in accordance with ABAG guidance.

Estimated Sites Inventory Units by Community						
	Total Proposed Units	Above Moderate Income Units	Moderate Income Units	Low and Very Low Income Units	% Units from Rezones	% Units from Permitted Projects
<i>Eden Area</i>	2,358	772	401	1,185	76.0%	13.9%
<i>Ashland</i>	1,489	351	282	856	80.6%	10.1%
<i>Cherryland</i>	197	56	54	87	43.7%	7.8%
<i>San Lorenzo</i>	614	352	41	221	75.6%	24.4%
<i>Hayward Acres</i>	58	13	24	21	65.5%	22.4%
<i>Castro Valley</i>	1,777	716	344	699	67.1%	17.5%
<i>Fairview</i>	524	489	26	9	78.8%	5.2%
<i>East County</i>	772	553	3	92	0.0%	100.0%
Projected ADU count	427	42	128	257	-	-
Total (no ADU projections)	5,289	2,530	774	1,985	62.5%	26.7%
Total (with ADUs)	5,716	2,572	902	2,242	-	-
RHNA	4,711	1,976	763	1,972	-	-

Below is a summary of the sites inventory in Castro Valley. Maps showing the sites are attached. A full description of the sites inventory can be found in Appendix B of the Draft Housing Element.

In the specific plan areas:

- In the CBDSP Area, there are 12 parcels (522 estimated units) in the sites inventory. 4 parcels (83 units) have projects in the permitting process. 6 parcels (436 estimated units) are proposed for

rezoning, all at 40-86 units/acre. The Planning Department anticipates any future development at the Lucky's Grocery Store to include both housing and the supermarket.

- In the MASP Area, there are 5 parcels (20 estimated units) in the sites inventory, all assumed to be 'Above Moderate Income.' 2 parcels (4 units) are in the permitting process, and one parcel (1 unit) is included at current zoning. 2 parcels (15 units) are proposed for rezonings at up to 17 units per acre. The Madison Avenue area is considered high resource due to the area median income, the low pollution levels, and the school district. Ensuring that there is the possibility for new housing in high resource areas is necessary to increase housing mobility and to respond to state comments on previous Housing Element drafts.
- While not included in the estimated unit numbers or sites inventory, the Castro Valley BART Station will be rezoned through the Housing Element to comply with state law AB 2923, including updating the allowed residential density to 75-86 units per acre.

Outside of the specific plan areas:

- There are 111 sites (239 units) associated with projects currently being permitted. 65 units are Accessory Dwelling Units (ADUs).
- 91 parcels (293 estimated units), 86 of which (280 units) are vacant residential sites, are included in the sites inventory with the existing zoning. Many of these sites are in northern Castro Valley
- 30 parcels (703 estimated units) are proposed for rezoning. These include The Sheriff Substation (adjusted for proximity to fault line and freeway, 75-86 units/acre, totaling 96 units) and the closed school at 2652 Vergil Ct (proposed rezoning to up to 22 units/acre, 75 estimated units).
- 12 parcels in northern Castro Valley are proposed for rezoning for up to 17 units/acre. None are located in Very High Fire Hazard areas.

Proposed Amendments to the CVGP, CBDSP, MASP, and County Zoning Ordinance

To accommodate the number of residential units estimated for parcels listed in the Housing Element Sites Inventory, text and map amendments to the CVGP, CBDSP, MASP, and County Zoning Ordinance are proposed to increase the allowed residential density or allow residential uses on parcels currently designated for only non-residential uses.

Proposed Amendments to Land Use Designations in the CVGP

Proposed Text Amendments

The following amendments to the text of the CVGP are proposed:

Amendments are proposed to Table 4.2-1A "Residential Land Use Classifications" to add references to the Housing Element Zoning Overlay (described in the section below) which would apply to parcels on the Housing Element Sites Inventory. Higher residential density would be allowed in specified land use designations, as shown in the amended table. New "Residential 60" and "Residential 100" land use designations would apply to certain sites listed in the Sites Inventory that are located outside of the CBDSP.

Proposed changes to Table 4.2-1C: "Commercial and Central Business District Land Use Classifications" would allow residential as a primary use on sites listed in the Housing Element Zoning Overlay at densities specified for each land use designation. The Neighborhood Commercial Mixed Use and the Community Commercial designations would allow 30-60 units per acre. The Downtown Community Commercial and the Core Pedestrian Retail designations would allow 40-86 units per acre. While the BART station parking lot is not included in the Sites Inventory, the BART Transit Village designation

would be amended to allow 75-86 units per acre to comply with the zoning standards required by AB 2923.

Policy 8.4-7, regarding zoning for parcels with the “School” land use designation, currently allows residential development at the density allowed on surrounding properties. Proposed changes to this policy would allow residential development on school sites listed in the Sites Inventory at a higher density than what is allowed on surrounding properties.

Proposed Map Amendments

The general plan land use designation on 13 parcels within Castro Valley would be changed to “Residential Small Lot RSL-17.” The designations on 10 parcels would be changed to “Residential 60.” The designation on one parcel would be changed from “Schools” to “Residential-Low Density Multifamily.” Figure 4-2, the general plan land use diagram in the CVGP, would be amended to reflect these new land use designations. Tables in the attached draft amendments list the existing and proposed designations for each parcel. Maps showing each parcel proposed to be changed are also included in the attached draft amendments.

Proposed Amendments to the CBD Specific Plan

Proposed text amendments to the CBDSP include the addition of an explanation of AB 2923 which added zoning requirements on BART-owned property within a half-mile of stations. A new “Land Use Group F: Castro Valley Transit Area (CTA)” would bring development standards on the BART site into compliance with AB 2923. A new “Land Use Group G: Very High Density Residential” would allow residential uses as the primary use up to a density of 86 units per acre on designated parcels.

Figure 21 in the CBDSP would be amended to create a new “Castro Valley Transit Area (CTA)” designation to apply to 5 BART-owned parcels and text on page 84 regarding future development of the BART station site would be modified to reference “Land Use Group F: Castro Valley Transit Area (CTA).” Program 5.1.1 would be amended to add references to the BART Transit Oriented Development Work Plan and “Land Use Group F: Castro Valley Transit Area (CTA).”

In addition, “Land Use Group G (Very High Residential Development)” would be added as an allowed use in Sub Areas 2, 7, and 10.

Proposed Amendments to the Madison Area Specific Plan

One parcel in the MASP Area would be designated “Residential Small Lot (RSL-17)” which would allow a density of up to 17 units per acre.

Proposed Amendments to the County Zoning Ordinance

Amendments to the County Zoning Ordinance are also proposed to change the residential density or allow residential uses on parcels listed in the Sites Inventory that are not located within a specific plan area. In Castro Valley, this list includes 6 parcels on Oak Street (formerly owned by Cal Trans), 3 parcels on John Drive, 3 parcels on Center Street, 2 parcels on Jensen Road, 2 parcels on Somerset Avenue, 2 parcels on Lake Chabot Road, 2 parcels on Bains Court, and 1 parcel on each of the following: Grove Way, Santa Maria Avenue, Greenridge Road, and Vergil Court. A table with a full list of the parcels proposed for rezoning is attached. Maps showing each of the parcels listed in the table are included in the attached draft document. A new section is also proposed to be added to the Zoning Ordinance to establish

standards for residential development within the Housing Element Zoning Districts, which apply to parcels listed in the Sites Inventory.

Housing Element Zoning Overlay Combining District

The proposed Housing Element Zoning Overlay Combining District (HE District) is intended to be combined with the existing base zoning district on parcels listed on the Housing Element Sites Inventory to incentivize the production of housing at all income levels by providing a streamlined permitting process for development. The attached draft text for the HE District provides guidelines and approval procedures for the development and improvement of land within combining HE districts within the unincorporated area. Table 1 in the attached draft text includes the applicable zoning standards, development standards, planning permit required, and procedure based on the density permitted by the applicable General Plan, Specific Plan and/or Zoning designations.

CEQA

The Draft Housing Element, as well as the proposed general plan, specific plan, and zoning ordinance text and map amendments, have been reviewed in accordance with the provisions of the California Environment Quality Act (CEQA) and an Initial Study (IS) was prepared which demonstrates that there is no substantial evidence that the proposed amendments will have a substantial effect on the environment. Based upon that Initial Study, the Alameda County Planning Department prepared a Mitigated Negative Declaration (MND) for the proposed amendments. An IS-MND was released for public review on November 3, 2023 and comments were accepted through December 4, 2023.

To address subsequent changes to the number and location of properties listed on the Sites Inventory, a revised IS-MND was prepared and recirculated for public review from September 13, 2024 through October 14, 2024. The Recirculated IS-MND determined that the proposed project would not result in additional or substantially more severe impacts than those analyzed in the previous Draft IS-MND. For the topic areas required to be analyzed by CEQA Guidelines Appendix G, the Recirculated IS-MND concluded that the project would have no impacts or less than significant impacts with respect to Aesthetics, Agriculture/Forestry Resources, Energy, Geology/Soils, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Recreation, Transportation, Utilities/Service Systems, and Wildfire. The issue areas of Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Noise, and Tribal Cultural Resources were found to have less than significant environmental impacts with mitigation measures incorporated. The Board of Supervisors will be asked to adopt the IS-MND when they consider approval of the Housing Element and proposed general plan, specific plan, and zoning ordinance text and map amendments. The Recirculated IS-MND is available on the Planning Department website at <https://www.acgov.org/cda/planning/housing-element/ceqa.htm>.

Opportunities for Public Input

More information about the Housing Element process and links to the final draft documents are provided on the Planning Department website, located here: <https://www.acgov.org/cda/planning/housing-element/housing-element.htm>.

The table below includes a list of tentatively scheduled meetings where the Final Draft Housing Element will be considered.

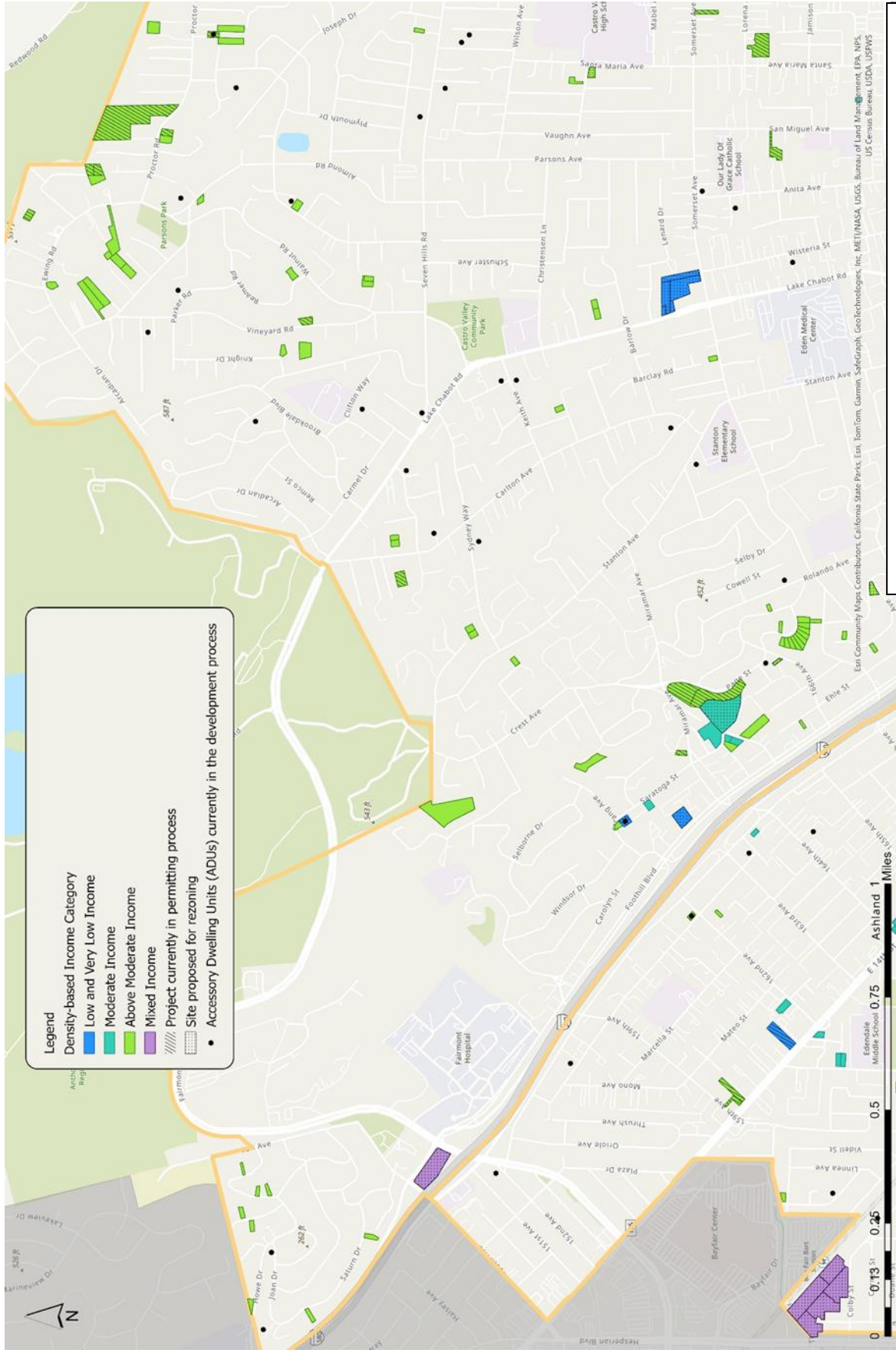
Tentative Public Meeting Schedule	
November 7	Fairview MAC
November 12	Castro Valley MAC
November 12	Eden Area MAC
November 18	Planning Commission
December 2	Board Transportation & Planning Committee
December 12	Board Planning Meeting (GPA approval and 1 st reading of ordinance amendments)
December 17	Regular Board Meeting (2 nd reading of ordinance amendments)

CONCLUSION

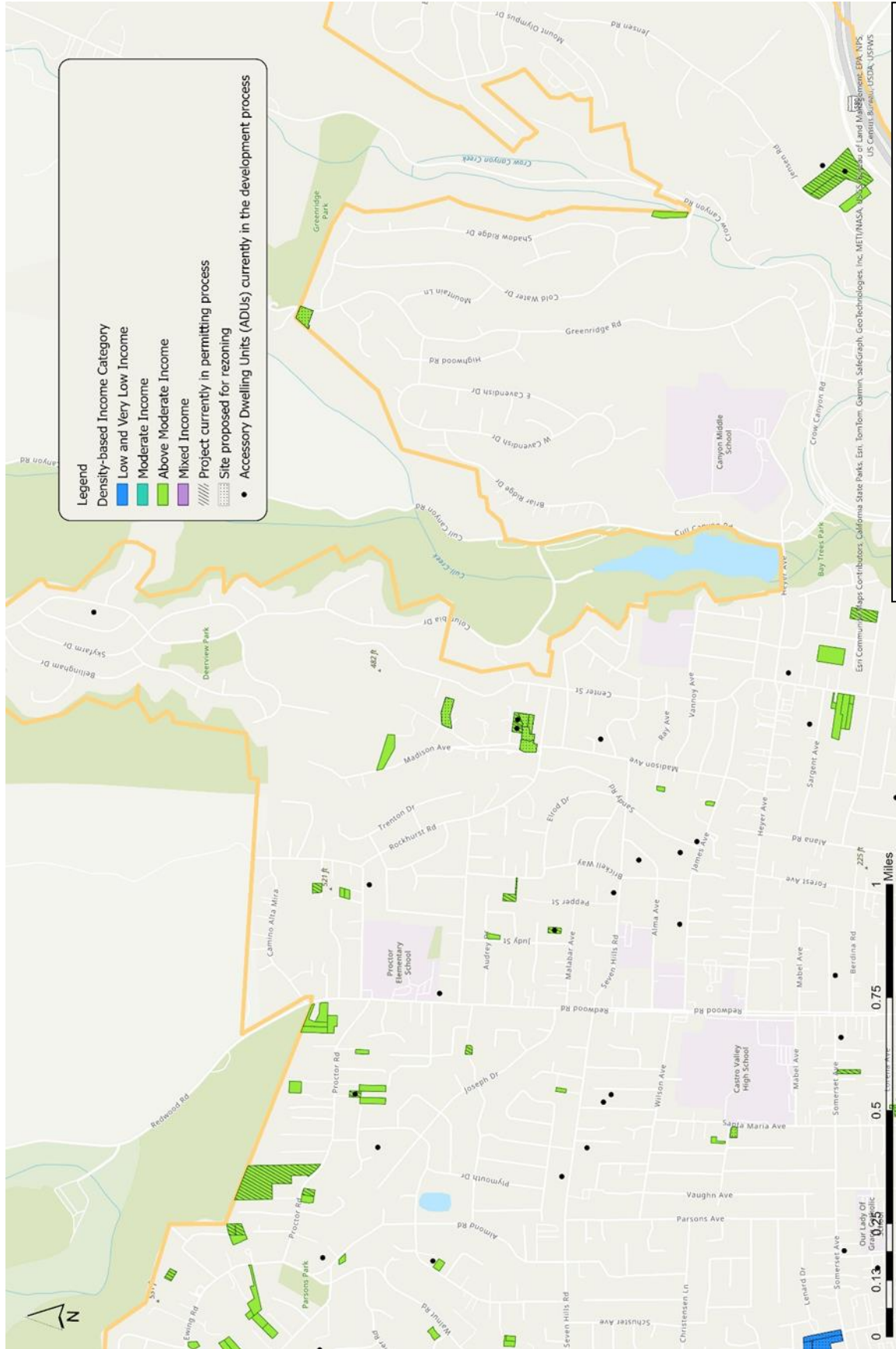
Staff requests that your Council hear a presentation by staff, take public testimony, and recommend that the Board of Supervisors adopt the 6th Cycle Housing Element and approve the proposed text and map amendments to the Eden Area General Plan, Ashland and Cherryland Business District Specific Plan, San Lorenzo Village Center Specific Plan, and County Zoning Ordinance to implement the Housing Element. After the Final Draft Housing Element is also considered by the Castro Valley MAC and the Planning Commission, the Board of Supervisors will be asked to approve the final document, the proposed general plan amendments and rezonings necessary to implement the sites inventory in the Housing Element, and the IS-MND prepared for the project.

Attachments:

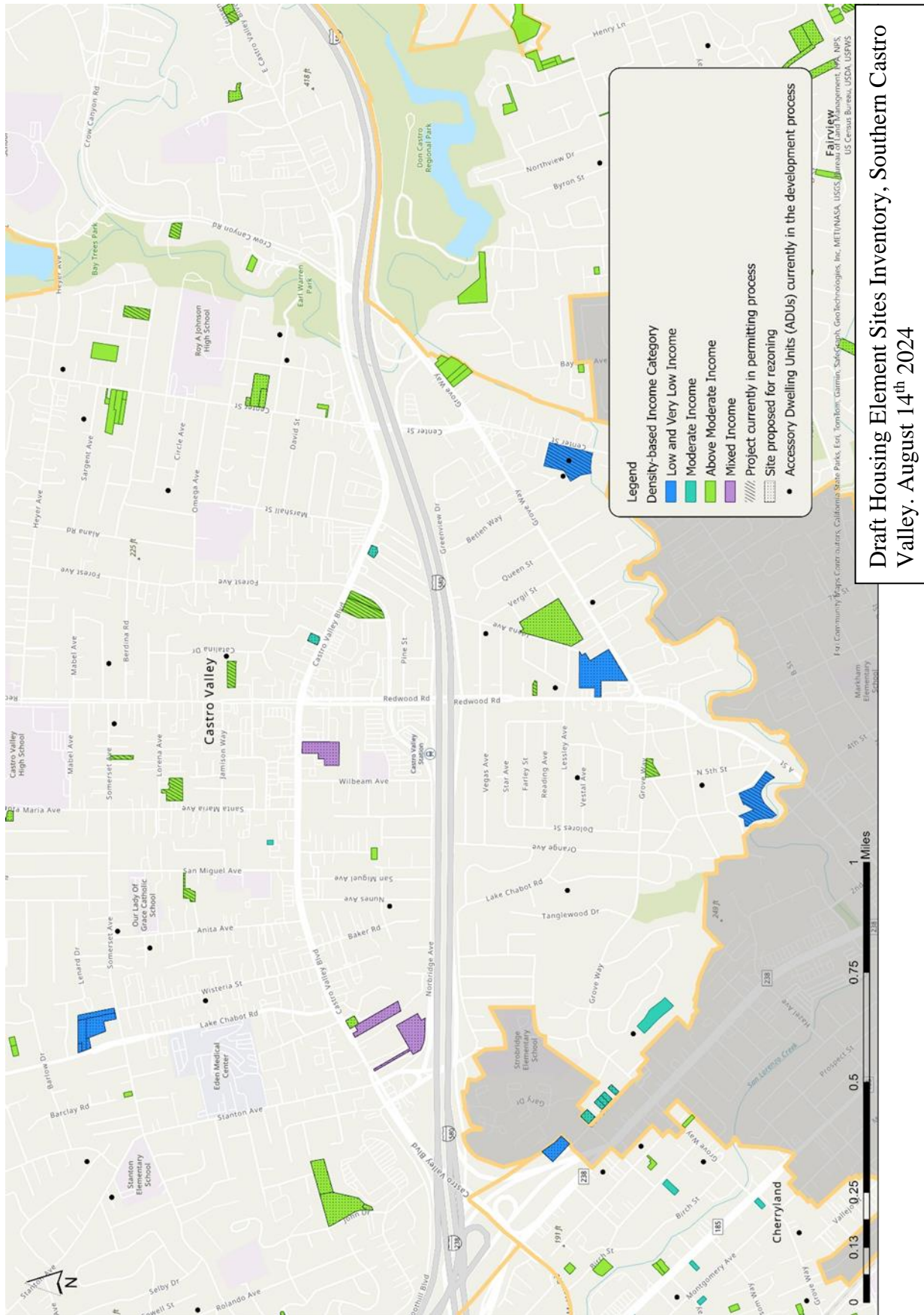
- Maps of Castro Valley Inventory Sites
- Map of parcels proposed for rezoning
- Draft amendments to the Castro Valley General Plan
- Draft amendments to the Castro Valley Central Business District Specific Plan
- Draft amendments to the Madison Area Specific Plan
- Draft text for Housing Element Zoning Overlay Combining District
- Draft Zoning Ordinance amendments



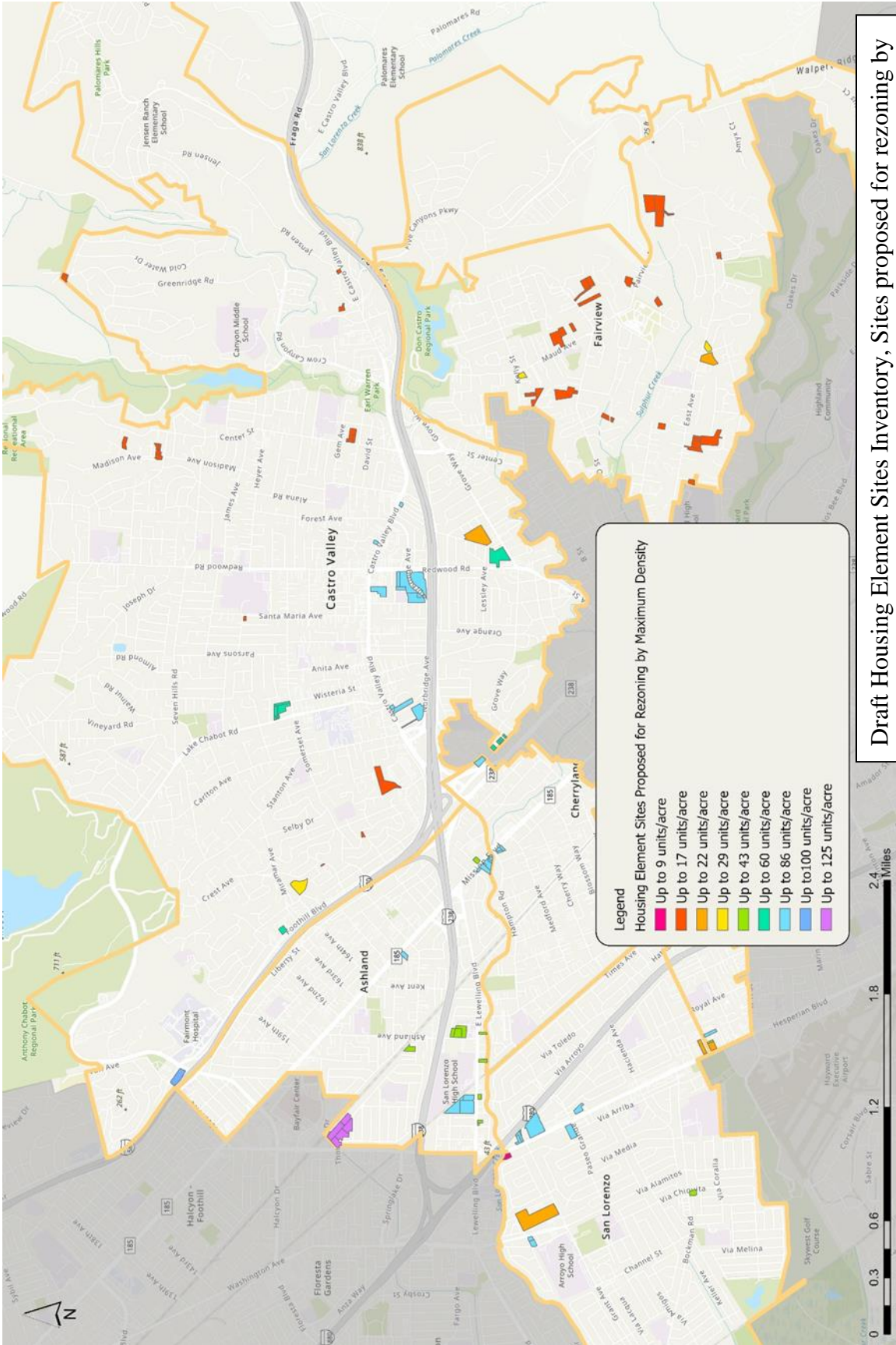
Draft Housing Element Sites Inventory, Western Castro Valley. August 14th 2024



Draft Housing Element Sites Inventory, Eastern Castro Valley. August 14th 2024



Draft Housing Element Sites Inventory, Southern Castro Valley. August 14th 2024



Draft Housing Element Sites Inventory, Sites proposed for rezoning by maximum housing density per acre. August 21st 2024

Draft Text amendments to the Castro Valley General Plan Table 4.2-1A
 using ~~strikeout~~ for deletions, and underline for new text.

Table 4.2-1A: Residential Land Use Classifications				
Land Use Category	Description	Corresponding Existing Zoning	Proposed Zoning	Maximum Density (Units per Net Acre)
Rural Residential	This designation is intended to retain opportunities for rural living with very low density, one-family detached housing on large lots greater than 20,000 square feet in size. The primary purpose is residential with the secondary purpose being crops, orchards, and gardens, and limited animal-keeping.	R-1(B-40); R-1(B-E, CSU, RV); R-1(L, B-E)	RR-40; RR-20	1-2
Hillside Residential	This designation is used in areas of steep slopes and/or high fire hazard areas to ensure that adequate mitigations are identified for the development of one-family detached dwellings. Lots range from 5,000 to 10,000 square feet resulting in residential densities between 4 and 8 units per net acre. Minimum lot sizes are to be based on the slope.	R-1 (B-E, CSU, RV); R-1 (B-E)	RH-10: minimum 10,000 sf lot; RH-8: minimum 8,000 sf lot; RH-7.5: minimum 7,500 sf lot; RH-6.5: minimum 6,500 sf lot; RH-5: minimum 5,000 sf lot	4-8
Residential - Single Family	This land use category provides for and protects established neighborhoods of one-family dwellings. Community facilities compatible with low-density residential uses ranging from 4 to 8 units per net acre are allowed.	R-1	R-1-7.5: minimum 7,500 sf lot; R-1-5: minimum 5,000 sf lot	4-8
Residential - Small Lot	This designation is intended to provide for and protect small lot subdivisions where a variety of housing types are located on lots between 2,500 and 5,000 square feet in size. Housing types include one-family detached, duplexes, townhouses, and rowhouses and other housing types. Residential densities range from 8 to 17 units per net acre. <u>For parcels in the Housing Element Zoning Overlay, projects eligible for permit streamlining.</u>	RS; R-2; RS(D-35); RS(D-25)	RSL-5: One-family detached, duplexes and townhouses with maximum 5,000 sf lot area per unit; RSL-3.5: Small one-family detached with 3,500 to 5,000 square foot lot per unit; RSL-2.5: Duplexes, and townhouses and other attached housing types, with 2,500 square foot lot per unit. <u>For parcels in the Housing Element Zoning Overlay, minimum parcel</u>	8-17

			size is 1,200 square feet.	
Residential - Low Density Multifamily	This designation is intended for high density townhouses, and low density multi-family residential uses such as garden apartments and condominiums. Typical lot sizes are 2,000 square feet per unit. Residential densities range from 18 to 22 units per net acre.	R-3; RS(D-20)	RLM	18-22
Residential - Medium Density Multifamily	This designation is intended for medium density apartments and condominiums. Typical lot sizes are 1,500 square feet per unit. Residential densities range from 23 to 29 units per net acre.	RS(D-3); RS(D-15)	RM	23-29
Residential - Mixed Density	This land use category is intended to provide a variety of housing types near commercial business districts while maintaining the existing character and development pattern of the neighborhood. The housing types include one-family dwellings, duplexes, townhomes, and two-story multi-family residential uses. Residential densities range from 8 to 29 units per net acre based on the lot width, depth, and size.	R-1; R-2; R-3; R-4; RS; RS(D-25); RS(D-3); RS(D-35)	RMX	8-29
Residential - Downtown Mixed Use	The Downtown Mixed Use land use category allows for a vertical mix of uses that is uniquely appropriate to the central business district. The primary use is high density multi-family residential with densities ranging from 30 to 60 units per net acre. Ground floor commercial uses are required along Castro Valley Boulevard west of Forest Avenue or Norbridge. Landscaped front yards are required along Castro Valley Boulevard east of Forest Avenue. Ground floor commercial uses are encouraged along other high-traffic streets. <u>Residential is permitted as a primary use on sites listed in the Housing Element Zoning Overlay</u>	Portions of CBD Sub-area 10	CBD-RMU-40; CBD-RMU-60	30-60; ** 1.0 FAR* 40-86 units per acre***
<u>Residential 60</u>	<u>Sites identified to implement Housing Element, are located outside the Downtown Specific Plan and are suitable for higher density residential as a primary use.</u>		<u>Residential 60</u>	<u>***60 units per acre</u>

Residential High Density 100	Sites identified to implement Housing Element, are located outside the Downtown Specific Plan and are suitable for highest density residential as a primary use.		High Density Residential 100	***100 units/acre
Residential - Downtown Low Density	This designation is for the existing single-family neighborhoods within the CBD Specific Plan Area. Lot sizes are typically 5,000 square feet. One-family detached dwellings and duplexes are allowed.	Portions of CBD Sub-area 11	CBD-R-1 or R-1	10
Residential - Downtown Medium Density	This designation is applied to existing residential areas close to Castro Valley Boulevard commercial areas and the BART station. Housing types include townhouses, condominiums and apartments. Residential densities range dependent on lot size and width.	Portions of CBD Sub-area 11	CBD-RMX or RMX	8-29
<p>* FAR = Floor Area Ratio. Floor Area Ratio is equal to the total square feet of floor area divided by the total square feet of lot area. Floor area excludes areas devoted to parking.</p> <p>** On sites with mixed-use development, commercial density (FAR) and residential density (units per acre) are allowed to be combined, provided that buildings meet all other development standards.</p> <p>*** On sites listed in the Housing Element Zoning Overlay, residential is allowed as a primary use per the described density.</p> <p>Source: Kahn/Mortimer/Associates and Dyett & Bhatia: 2010, Castro Valley Central Business District Specific Plan, 1993.</p>				

Draft text amendments to the Castro Valley Area General Plan Table 4.2-1C
using ~~strikeout~~ for deletions, and underline for new text.

Table 4.2-1C: Commercial and Central Business District Land Use Classifications

Land Use Category	Description	Corresponding Existing Zoning Districts	Proposed Zoning	Maximum Intensity (FAR*) and Density (units per acre)
Commercial Land Uses				
Neighborhood Commercial Mixed Use	This designation applies to areas where the primary purpose is for neighborhood-serving retail and commercial service uses. Typical uses include but are not limited to convenience stores, small restaurants, hair salons, and fitness studios. Multi-family residential and live-work uses are allowed above the ground floor. <u>Residential is permitted as a primary use on sites listed in the Housing Element Zoning Overlay</u>	C-N	CNM	1.0; 22 units per net acre** <u>30-60 units per net acre***</u>
Community Service and Office	This land use category is intended for low-intensity office, administrative, retail, and personal service uses.	C-O	CS	1.0
Community Commercial	This designation is intended to provide a wide range of commercial	C-1; C-2; C-N; C-O	CC	1.5

	goods and services to meet community needs generally in an auto-oriented setting. Typical uses include community-serving retail and commercial services, comparison retail, and office uses. <u>Residential is permitted as a primary use on sites listed in the Housing Element Zoning Overlay</u>			<u>30-60 units per net acre***</u>
General Commercial	This designation is intended for retail and service uses that meet the local, sub-regional, and regional demand. These uses are best located where there is the highest level of automobile access.	C-2	CG	1.0
Central Business District Land Uses (Figure 4-7)				
Low-Intensity Retail	This designation allows land-extensive, auto-oriented uses near the freeway. Typical uses include retail, service, wholesale commercial, and industrial uses with some limited office uses.	CBD Sub-area 1	CBD-1	1.5
Heritage Retail	This designation supports existing pedestrian-oriented retail with continuous frontages. Ground floor retail, commercial services, or medical or dental offices are required. Live-work uses may be allowed behind or above the historic retail frontage on Castro Valley Boulevard or fronting San Carlos Avenue.	Portion of CBD Sub-Area 3	CBD-2	1.0
Downtown Community Commercial	This designation is intended to provide a wide range of commercial goods and services to meet community needs generally in an auto-oriented setting. Typical uses include retail and commercial services, comparison retail, and office uses. <u>Residential is permitted as a primary use on sites listed in the Housing Element Zoning Overlay</u>	Portions of CBD Sub-areas 2, 5, 7, 10	CC or CBD-3	2.0 <u>40-86 units per acre***</u>
Downtown General Commercial	This designation is intended for service-oriented commercial and office uses. Due to the location near the Medical Center and the existing character, offices uses, in particular medical and dental offices are encouraged. Live-work units may be allowed if determined to be appropriate with adjacent uses but not other types of residential uses.	Portion of CBD Sub-Area 3	CBD-4	2.0
Core Pedestrian Retail	This designation is intended for the intensive pedestrian-oriented retail and service uses that form the heart of the Castro Valley community. Ground floor offices uses will be limited. A public park and parking will be integrated into the Village District. Multi-family residential uses and administrative office uses are allowed	Portion of CBD Sub-area 7	CBD-5	2.0; 30-60 units per net acre**; <u>40-86 units per acre***</u>

	above the ground floor or behind retail frontage. <u>Residential is permitted as a primary use on sites listed in the Housing Element Zoning Overlay</u>			
Entertainment-Theater	This designation is intended to support the regional theater with additional entertainment uses and complementary retail and restaurant uses. The district should be a pedestrian-oriented destination that is well served with parking.	Portion of CBD Sub-area 5	CBD-CE-1	2.0
Regional Retail and Entertainment	This designation is intended to provide for and protect the existing commercial recreation and entertainment uses. Complementary retail, hospitality, and office uses are allowed. <u>Residential is permitted as a primary use on sites listed in the Housing Element Zoning Overlay</u>	Portion of CBD Sub-area 2	CBD-CE-2	2.0 <u>40-86 units per acre***</u>
Professional-Medical Office	This designation provides for and protects the concentration of medical and professional office uses surrounding Sutter Medical Center Castro Valley. Complementary health-related professional and technical services, nursing homes, retail, and personal services such as fitness centers, day care, and restaurants, parking structures are encouraged.	CBD Sub-area 4	CBD-PM	2.0
Redwood Road Office Commercial	This designation supports high-intensity office development to provide employment opportunities between the Castro Valley BART station and downtown. Complementary retail, personal services such as day care and restaurants, parking structures, and other public facilities are encouraged. High density mixed use and residential uses are allowed west of Redwood Road, adjacent to the Transit Village.	CBD Sub-area 9	TOD-O	2.0
BART Transit Village	This designation is unique to the area adjacent to the Castro Valley BART station which will provide for high-intensity mixed use with residential, office, retail, and parking structures. Pedestrian access to and from the BART station and across Norbridge Avenue is a priority. The maximum residential density is 60 <u>86</u> units per net acre. <u>Residential is permitted as a primary use on sites listed in the Housing Element Zoning Overlay.</u>	CBD Sub-area 8	TOD-R Castro Valley Transit Area (CTA)	2.0; 3.0 <u>30-75-60</u> <u>86 units per net acre**/***</u>
Downtown Civic and Community Center	This designation is intended for public facilities including the Castro Valley Library and Alameda County offices.	Portion of CBD Sub-area 10	PF	2.0

* FAR = Floor Area Ratio. Floor Area Ratio is equal to the total square feet of floor area divided by the total square feet of lot area. Floor area excludes areas devoted to parking.
 ** On sites with mixed-use development, commercial density (FAR) and residential density (units per acre) are allowed to be combined, provided that buildings meet all other development standards.
 *** On sites listed in the Housing Element Overlay, residential is allowed as a primary use per the described density.
 Source: Kahn/Mortimer/Associates and Dyett & Bhatia, 2010; Castro Valley Central Business District Specific Plan, 1993; Castro Valley Redevelopment Strategic Plan, 2006.

Draft Amendments to Castro Valley Area General Plan Table 4.2-1B Description of Schools
 using ~~strikeouts~~ for deletions, and underline for new text.

This designation identifies publicly-owned or operated educational facilities of all sizes serving all age groups in Castro Valley. The designation also includes sites that are owned or used by the school districts for school-related purposes such as maintenance or corporation yards as well as parcels which are leased to private entities. Housing Element sites may be of a higher density than surrounding land uses. Any private development proposed on a former school site shall incorporate on site a feature intended to serve as a benefit to the community, such as a park, playground, trail easement, athletic field, public plaza, community meeting facility, or child care center. The feature shall remain accessible to the public. The scale of the community benefit shall be commensurate with the size of the parcel and the intensity of the proposed development. Decisions regarding the type of feature to be provided and its design shall take into consideration public input and shall be coordinated with relevant public entities that will be involved in its operation and maintenance.

Draft Amendments to the Castro Valley Area General Plan, Policy 8.4-7
 using ~~strikeouts~~ for deletions, and underline for new text

Policy 8.4-7 Zoning for Lands designated ‘School’. Lands designated ‘School’ in the General Plan shall be zoned for both school and residential uses. The zoning designation shall call out a density of development that is comparable to surrounding land uses. Housing Element sites may be of a higher density than surrounding land uses.

Draft Map Amendments to the Castro Valley Area General Plan:

APN	From Castro Valley General Plan	To Castro Valley General Plan
80A-209-4	Hillside Residential	Residential Small Lot RSL-17
80A-221-40	Hillside Residential	Residential Small Lot RSL-17
84B-570-123-3	Residential Single Family	Residential Small Lot RSL-17
84C-1064-26	Residential Single Family	Residential Small Lot RSL-17
84C-1064-27	Residential Single Family	Residential Small Lot RSL-17
84C-1064-28	Residential Single Family	Residential Small Lot RSL-17
84C-885-31-3	Rural Residential	Residential Small Lot RSL-17
84C-885-32-2	Rural Residential	Residential Small Lot RSL-17
84C-885-33-4	Rural Residential	Residential Small Lot RSL-17
84C-885-34-2	Rural Residential	Residential Small Lot RSL-17
85-1613-1	Hillside Residential	Residential Small Lot RSL-17
85-5450-54	Residential Single Family	Residential Small Lot RSL-17
85-5475-2	Rural Residential	Residential Small Lot RSL-17





APN	From Castro Valley General Plan	To Castro Valley General Plan
415-160-14	Residential Low Density Multi-Family	Residential 60
415-160-15	Residential Low Density Multi-Family	Residential 60
415-160-16	Residential Low Density Multi-Family	Residential 60
415-160-18	Residential Low Density Multi-Family	Residential 60
415-160-53	Residential Low Density Multi-Family	Residential 60
84B-550-1-1	Residential Single Family	Residential 60
84B-553-1-4	Residential Single Family	Residential 60
84B-553-14-3	Residential Single Family	Residential 60
84B-553-16	Residential Single Family	Residential 60
84B-553-1-6	Residential Single Family	Residential 60





APN	From Castro Valley General Plan	To Castro Valley General Plan
416-40-44	Schools	Residential - Low Density Multifamily



Draft Amendments to the Castro Valley Central Business District Specific Plan
using strikeouts for deletions, and underline for new text.

[Page 38] Section IV. LAND USE A. BACKGROUND AND ANALYSIS, 3. Special Issues, c. BART Station Development: On September 30, 2018, Governor Brown signed AB 2923 into law. It added sections 29010.1 through 29010.12 to California’s Public Utilities Code, affecting zoning requirements on existing BART-owned property in Alameda, Contra Costa, and San Francisco counties within a half-mile of stations. BART has designated the Castro Valley station as a Neighborhood Town Center, and has adopted AB 2923 Baseline Zoning Standards which are described in Land Use Group F.

[Page 58] Subarea 8: ~~Norbridge Avenue – BART station~~ Castro Valley Transit Area (CTA)

Development Objectives: This subarea constitutes the major portion of the BART station parking area, ~~for which design plans are currently being developed.~~ It is possible that there will be joint development with the BART District in the future; when this is done, the station area must be developed in a manner consistent with its location adjacent to a major entrance to the community and the central business area. Policies for joint development are discussed in the design element of the plan, §VI.B.5.

Allowed Uses: The underlying use of the property is the Castro Valley BART station. If additional development of the property occurs Land Use Group F Castro Valley Transit Area (CTA) is the primary land use group allowed. C (Offices) (all types) and Land Use Group D (High Density Residential) uses are allowed. Public use facilities, such as community service offices, are specifically encouraged. In addition, other businesses which relate to the BART station are permitted, such as professional offices and commuter service-oriented retail.

[Page 79] New 3. LAND USE GROUP DEFINITIONS Sections:

Land Use Group F: Castro Valley Transit Area (CTA): This designation acknowledges legislation by the State of California (AB2923) which sets minimum Residential densities as well as specific development standards for BART stations. BART has designated the station as a Neighborhood/Town Center station type which allows a mix of Residential, Office and Commercial uses. Notably, Residential uses are mandatory while Office and Commercial uses are optional. The Residential density range for the CTA is 75-86 units per acre. The allowable height is 5 stories or higher with a Floor Area Ratio of 3.0 or higher. There is a zero minimum vehicle parking requirement for all land uses and a maximum Residential vehicle parking of 1.0 spaces per units or lower. Maximum parking for office and retail uses is 2.5 spaces per 1,000 square feet or lower. Shared or unbundled vehicle parking is allowed (neither prohibited nor required), and there is a minimum secured bicycle parking requirement of one space per residential unit, or higher.

Land Use Group G: Very High Density Residential: This designation is used to implement Housing Element sites in the plan area and allows residential uses as the primary use up to a density of 86 units per acre. This Land Use Group should be used and applied where significant new infill residential development is anticipated.

[Page 78] Amend Figure 21 to remove the following parcels from Residential Land Use - As Secondary Use in subarea 8, create a new land use category on the map Castro Valley Transit Area (CTA) for these same parcels:

84A-60-14-2
84A-64-12-9
84A-68-9-8
84A-68-9-9
84A-72-8-5

[Page 84 Special Issues]

c . BART Station Development: The area to be developed as the parking for the Castro Valley BART station shall be converted to a Neighborhood/Town Center station type ~~mixed-use development~~ as soon as may be economically and practically feasible. This shall be done by working with the BART District and private developers. Development shall be pursuant to **Land Use Group F: Castro Valley Transit Area (CTA)**. ~~include commercial development which relates to the station along the Redwood Road frontage, and either high density residential development or type C2 and C3 office development or other commercial development which relates to the station on the remainder of the site.~~ Any parking structure constructed as a part of such joint development shall not front on Redwood Road. Joint development is discussed further in §VI.B.5. below

[Page 152] 5.1.1 Program: BART Station Area Joint Development

On September 30, 2018, Governor Brown signed AB 2923 into law. It added sections 29010.1 through 29010.12 to California's Public Utilities Code, affecting zoning requirements on existing BART-owned property in Alameda County. ~~The Bay Area Rapid Transit (BART)~~ BART District policy is supportive of joint development at station areas where there can be demonstrated enhancement of ridership, improvements to the overall quality of the site, and generation of revenue. A feasible joint development project under current conditions for the Castro Valley station area is described in the BART Transit Oriented Development Work Plan, which designates the station as a Neighborhood/Town Center station type. Development at the BART station is described in Land Use Group F - Castro Valley Transit Area (CTA). ~~is a mixed-use, office and retail building with frontage on Redwood Road. The office use also could include a public facility, such as County agency or department offices. Parking requirements, which could be reduced somewhat because of the transit adjacent location, would include provision for replacing spaces lost to BART due to the development project. Building height for properties fronting on Redwood Road, which includes the BART station area site, can exceed the general three story height limit for the Plan Area as discussed in the Design Guidelines, §H. BUILDING SCALE, MASS AND HEIGHT, above.~~

The architectural design of the joint development project should be responsive to the gateway character of such a location and the public nature of a BART station area. ~~Economic pro forma studies of such a joint development project were prepared as part of the Plan and provide a base of information demonstrating its feasibility.~~

[Page 153] Delete FIGURE 35 in its entirety.

[Page 47] Sub Area 2

Add Land Use Group G (Very High Residential Development) as an allowed use in the Sub Area.

[Page 58] Sub Area 7

Add Land Use Group G (Very High Residential Development) as an allowed use in the Sub Area.

[Page 65] Sub Area 10

Add Land Use Group G (Very High Residential Development) as an allowed use in the Sub Area.

Draft Amendments to the Madison Area Specific Plan
using strikeouts for deletions, and underline for new text.

[Page 7] Add new land use description:

To implement the 2023-2031 Housing Element, one parcel has been given the designation of Residential Small Lot (RSL-17) which allows a higher density project at 17 units per acre maximum. For development standards, see Castro Valley Zoning District 17.51.020 - Residential Small Lot.

APN	From Madison Specific Plan	To Madison Specific Plan
84C-885-34-2	R1-B40-CSU-RV	Residential Small Lot (RSL-17)

Article IX

Housing Element (HE) Zoning Overlay Combining District

17.30.25 Housing Element Overlay Combining District - Intent

The district, hereinafter designated as combining HE (Housing Element) zoning district, is established to be combined with other districts in order to provide for permit streamlining, incentivize the production of housing at all income levels, and to allow for variations in the intensity of development. The HE district is aligned with the base zoning district based on the density permitted per General plans, Specific Plans and/or Zoning. The purpose of this article is to provide guidelines and approval procedures for the development and improvement of land within combining HE districts in unincorporated Alameda County.

17.30.26 Housing Element Overlay District – Map

The HE district map shall show all the overlay parcels and designate the maximum density which shall then determine the applicable development standards described in Table 1 below, 17.30.29 - Review Process and Procedure.

17.30.27 Applicability

The district regulations shall apply to all parcels identified in the adopted Housing Element Zoning Overlay District Map (as amended).

17.30.28 - General provisions

1. In a combining HE district all regulations shall remain the same as in the district with which it is combined except as to the matters hereinafter described. In the case of any conflict the HE Overlay shall govern.
2. All new development within the district shall comply with the provisions of this section.
3. The HE designation is applied to implement general plan and maintain compliance with State Housing Element law.
4. Parcels within the HE overlay shall benefit from permit streamlining and in many cases, ministerial approval.
5. A review of the overlay shall be conducted on a (bi-)yearly basis, coinciding with annual reporting requirements of the General Plan.
6. All sites in the HE district shall be determined to have building site status, conforming lot dimensions (frontage, depth, width) and to meet minimum building site size, regardless of the zoning or specific plan district in which they are located.
7. All sites in the HE district shall allow residential uses as a primary use. The primary residential use can, but is not required to be, combined with a secondary commercial use if the underlying zoning district allows such commercial use.

17.30.29 - Review Process and Procedure

For all residential projects being proposed in the HE overlay, the following table shall be used to determine the Applicable Zoning Standards, Development Standards, Planning Permit Required and Procedure. The density of the project is the basis for review using the table below:

Table 1

Density as Units/Acre	Zoning District Applicability	Development Standards	Planning Permit Required	Procedure
Below 9 Units/Acre	Any parcel based on the R-1 zone, or any parcel in the Overlay where the expected capacity is 1 unit.	Applicable base single-family zoning, including minimum lot size, coverage and floor area limitations. Follow base zoning and/or specific plan requirements.	None	Ministerial
9-21 Units/Acre	R-9-HE ACBD-R1 R1 RSL-CSU-RV CBDSP-CVBD-S11W PD-2226 R1 R2-BE RS-D3 RS-SU RSL-17-HE FA-17-HE PD-1408 PD-2166 RS-D20	Follow Zoning District for Development Standards Complete Appendix 2-3 or 2-4 of Checklist for Residential Development. Builders' choice based on density of the project	Compliance with Zoning and Checklist for Residential Development	Ministerial
			Site Development Review if not in compliance	Discretionary - limit of 1 hearing at Municipal Advisory Council
22-43	R-S-22-HE FA-CN-22-HE C1-22-HE RLM-22-HE AO-CMU-R R2 R2-BE R3-BE RS-D25 RS-D35 FA-29-HE FA-CN-29-HE RMF-HE	Follow Zoning Districts for Development Standards, and complete Appendix 2-4 or 2-5 of the Checklist for Residential Development. Builders' choice based on density of the project	Compliance with Zoning and Checklist for Residential Development	Ministerial
			Site Development Review if not in compliance	Discretionary - limit of 1 hearing at Municipal Advisory Council

	RMF-D3 RS-D15 CVBD-S07 CN-43-HE ACBD-DC-43-HE GC-MHDR-43-HE ACBD-R3-HE MHDR-43-HE ACBD-DMU-43-HE ACBD-AO-CMU-C CMU-C PD-1487			
44-86	R-60-HE CC-60-HE CN-60-HE CVBD-S02-86-HE CVBD-S07-86-HE CVBD-S10-86-HE ACBD-DC-86-HE ACBD-DMU-86-HE ACBD-CMU-C-86-HE HDR-86-HE SLZ-86-HE CVBD-CTA-S08-86-HE DMU	Follow Zoning Districts for Development Standards, and complete Appendix 2-6 of the Checklist for Residential Development.	Compliance with Zoning and Checklist for Residential Development	Ministerial
			Site Development Review if not in compliance	Discretionary - limit of 1 hearing at Municipal Advisory Council
87-125	HDR-100-HE; BTA-HDR-125 / GC-HE	Follow Zoning Districts for Development Standards, and follow Chapter 8 of Residential Design Standards and Guidelines		Ministerial

17.30.29 Procedures and Permit Streamlining

As described in Table 1 above, all density ranges below 9 units per acre (single family density) follow the base zoning or specific plan standards and shall be ministerially approved. Above 9 units per acre projects must utilize the County’s Checklist for Residential Development (as they may be amended) to demonstrate compliance with objective standards that can result in a ministerial approval. Otherwise requires a Site Development Review permit.

Higher densities are limited to one (1) public hearing to approve any project in the HE Overlay - beyond the conclusion of the hearing the project is deemed approved. A project manager from the Planning Department will be assigned to facilitate the permit process.

17.30.30 Development Standards

As described in Table 1 above, Development Standards shall be determined by the density range that best corresponds to the building type as identified in the Checklist for Residential Development. In no case shall projects exceed HE Overlay density maximum, except as allowed by State law. Minor variations between Residential Design and Objective Standards categories may be allowed as determined by the Planning Director.

17.30.31 Administrative Modification

In order to facilitate projects achieving maximum densities within the HE Overlay, an Administrative Modification is available. The Administrative Modification is a no-cost request to modify development standards. Applies to lot dimensions, height, setbacks, open space, landscaping and parking. Available to applicants and projects under applicability section above and can only be appealed under findings of adverse specific impact described in Housing Accountability Act Government Code section 65589.5 (a)(3).

17.30.32 Required Parking Spaces

1 parking space per dwelling unit maximum, except Zoning Districts based on the Single Family R-1 Districts, in which case the project shall follow zoning or specific plan requirements which normally are more than 1 space per unit. Projects with proximity to transit stations/stops may have reduced parking requirements based on State laws pertaining to such matters.

Guest Parking none are required for HE Overlay district projects, except Zoning Districts based on the Single Family R-1 Districts, in which case the project shall follow zoning or specific plan requirements.

17.30.33 California Environmental Quality Act– All projects in applicability section above are Exempt from the California Environmental Quality Act based on the action of the Board of Supervisors making findings approving the HE Overlay.

17.30.34 Administration – Review no less than one time per year as part of the annual General Plan report, or no more than two times per calendar year to address RHNA compliance/no net loss, and to review any additions/subtractions to district.

17.30.36 Sunset This HE district overlay shall sunset upon adoption by the Board of Supervisors of the 7th Cycle Housing Element.

