



Adoption of the Sixth Cycle Housing Element and General Plan, Specific Plan, and Zoning Ordinance Amendments

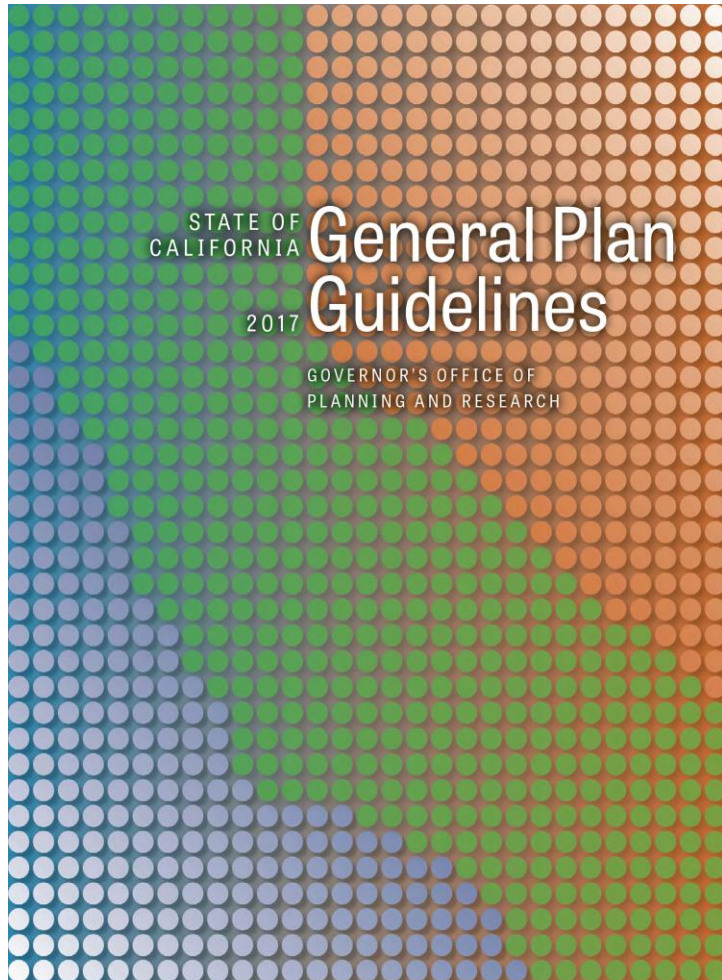
November 18, 2024 Planning Commission



For Final Draft Housing Element, Maps and spreadsheet of Sites Inventory, links to agendas, and the Mitigated Negative Declaration:

<https://bit.ly/HEDraft2024>





General Plan Required by State Law

(Government Code Section 65300 et seq.)

Required Elements:

- Land Use
- Circulation
- Housing
- Open Space
- Conservation
- Safety
- Noise
- Environmental Justice (separate element or integrate policies throughout other elements)



PLANNING DEPARTMENT

First Draft Housing Element Submittal

- **October 6, 2023** - County submitted Draft Housing Element to State HCD for 90-day review.
- **January 4, 2024** - County received HCD's comments and began revisions to address comments.

Second Draft Housing Element Submittal

- **May 10, 2024** - County submitted revised Draft Element to State HCD for 60-day review.
- **July 9, 2024** - County received HCD's comments and began revisions to address comments.

Third Draft Housing Element Submittal

- **September 30, 2024** - County submitted revised Draft Element to State HCD for up to 60-day review.
- **October 10, 2024** - County received comments on the third Draft Element and submitted revisions on October 21, 2024 to respond to comments.
- **November 7, 2024** - County received letter from HCD finding Element meets state statute.



Contents of the Draft Element

Section I

overview of the document and relevant regulations.

Section II

summary of the projected housing need

Section III

summarizes adequacy of available housing sites and housing resources

Section IV

Housing Plan - contains goals, policies, and actions related to housing in the County



Housing Element Appendices

A - Housing Needs Assessment

B - Sites Inventory and Methodology

C - Housing Constraints

D - Existing Programs Review

E - Public Participation Summaries

F - Affirmatively Furthering Fair Housing Assessment

G - Housing Resources



Key Programs to Meet RHNA

Program 1.A: Rezone Sites to Meet RHNA

Program 1.B: San Lorenzo Village Specific Plan Priority Development Grant (SLVCSP)

Program 1.C: Facilitate Housing at Bay Fair Site

Program 1.D: Facilitating Sheriff's Radio Facility Development

Program 1.G: Lower-Income Sites Modifications to Address Shortfall

Program 1.H: General Plan Consistency

Program 1.K: ADU Ordinance Compliance and Facilitation

Program 1.L: Update Castro Valley Business District Specific Plan

Program 1.M: Senate Bill 9 Compliance

Program 1.N: Allow Religious Institution-Affiliated Housing

Program 1.O: Preparation of Castro Valley BART Station for future development

Program 1.Q: Additional Public Sites



Key Programs to Address Constraints and Special Needs

Program 3.A: Streamline Parking Requirements

Program 3.B: Planning Commission Streamlining Subcommittee

Program 3.C: Allow Residential Care Facilities Consistent with State Law

Program 3.E: Objective Design Standards

Program 3.H: Housing Element Overlay Combining District

Program 3.I: Development Services Process Review Implementation

Program 4.A: Emergency Shelters

Program 4.B: Low Barrier Navigation Centers

Program 4.C: Transitional and Supportive Housing

Program 4.D: Farmworker/Employee Housing

Program 4.L: Reasonable Accommodations



Key Programs to Affirmatively Further Fair Housing

Program 6.B: Fair Housing Referrals (ECHO Housing)

Program 6.D: HACA Section 8 Housing Program

Program 6.F: Displacement Protection

Program 6.G: Fair Housing Services

Program 6.H: Alameda County Housing Portal

Program 6.I: Mobile Home Rent Stabilization Ordinance

Program 6.J: Inclusionary Housing

Program 6.K: Translate Housing and Development Applications

Program 6.L: Innovative and Unconventional Housing Types Ordinance

Program 6.N: Mobile Home Overlay

Program 6.O: Renter Protections

Program 6.P: Additional Housing Opportunities Near Transit



Proposed Program Revisions to Respond to October 10th State HCD Comments on Third Draft

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.



Unincorporated Alameda County Residential Housing Need Allocation (RHNA)

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



Draft Sites Inventory Summary

- 536 total sites throughout Unincorporated Area
 - 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 with “pipeline” projects (application for a housing development has been submitted or has already been approved.)
- Distribution of Units
 - approximately 44.6% of units are in the Eden Area
 - approximately 33.3% of units are in Castro Valley
 - remainder of units are in Fairview and East County
- 427 ADUs counted toward meeting the RHNA



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	-	-



Major Sites on Sites Inventory

- **Bay Fair BART Station Parking Lot** - 448 estimated units
- **County Sheriff's Substation** at Foothill Boulevard and 150th Avenue, Castro Valley - 96 estimated units
- **Cherryland Place**, corner of Mission Blvd. and Hampton Rd. - 145 estimated units
- **First Presbyterian Church**, Grove Way, Castro Valley - 260 estimated units
- **Builders' Remedy Project**, East of Pleasanton - 445 units of senior housing added to the sites inventory as a "pipeline" project.



Castro Valley Sites in Specific Plan Areas

- Castro Valley Central Business District Specific Plan Area
 - 12 parcels (estimated 522 units) in the sites inventory
 - 4 parcels (83 units) in the permitting process
 - 6 parcels (436 estimated units) are proposed for rezoning to 40-86 units/acre
- Madison Avenue Specific Plan Area
 - 5 parcels (estimated 7 units) in the sites inventory,
 - 2 parcels (4 units) in the permitting process
 - 3 parcels (3 units) included at current zoning
- Castro Valley BART Station
 - Not on Sites Inventory but will be rezoned to comply with state law AB 2923, including updating the allowed residential density to 75-86 units per acre.

Castro Valley Sites Outside Specific Plan Areas

- 111 sites (239 units) have projects in the permitting process. 65 units are Accessory Dwelling Units (ADUs).
- 91 parcels (293 estimated units) are included in the sites inventory with the existing zoning. 86 (280 units) are vacant residential sites.
- 30 parcels (703 estimated units) are proposed for rezoning.
 - Sheriff's Substation (96 estimated units at 75-86 units/acre, adjusted for proximity to fault line and freeway)
 - 12 parcels in northern Castro Valley (proposed for up to 17 units/acre). None are located in Very High Fire Hazard areas.
 - Closed school site at 2652 Vergil Ct will be removed from inventory due to pending purchase by HARD.



Castro Valley General Plan Amendments

- Amend “Residential Land Use Classifications” to add references to the Housing Element Zoning Overlay which would apply to parcels on the Housing Element Sites Inventory.
 - Higher residential density would be allowed in specified land use designations.
 - 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.
- Amend “Commercial and Central Business District Land Use Classifications” to allow residential as a primary use on sites listed in the Housing Element Zoning Overlay at densities specified for each land use designation.
 - Neighborhood Commercial Mixed Use and Community Commercial designations would allow 30-60 units per acre.
 - Downtown Community Commercial and the Core Pedestrian Retail designations would allow 40-86 units per acre.



Castro Valley General Plan Amendments

- 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.
- General Plan land use designation changes:
 - 13 parcels would be changed to “Residential Small Lot RSL-17.”
 - 10 parcels would be changed to “Residential 60.”



CBD Specific Plan Amendments

- Add explanation of AB 2923 which added zoning requirements on BART-owned property within a half-mile of stations.
- Add a new “Land Use Group F: Castro Valley Transit Area (CTA)” to bring development standards on the BART site into compliance with AB 2923.
- Add a new “Land Use Group G: Very High Density Residential” to allow residential uses as the primary use up to a density of 86 units per acre on designated parcels.
- Add a new “Castro Valley Transit Area (CTA)” designation to apply to 5 BART-owned parcels



Fairview Sites on Inventory

- **43 vacant parcels** (estimated 84 units based on current zoning)
- **26 parcels with pipeline projects**, 12 of 27 units are ADUs.
- **30 parcels are proposed for rezoning.**
 - 27 parcels proposed for density of 9 to 17 units per acre. (lower-density or larger townhomes)
 - 1 parcel at 2637 East Avenue (APN 426-140-9-2) proposed for up to 22 units per acre.
 - 2 parcels, one on East Avenue (APN 425-170-2) and one at 2889 Kelly St (APN 416-180-20), proposed for up to 29 units per acre)



Proposed Changes to Fairview Specific Plan Land Use & Zoning Map

- New “**Small Lot Residential**” land use designation and corresponding “**Residential 17**” zoning category applied to 27 parcels on the Housing Element Sites Inventory to accommodate residential use at density ranging from 9 to 17 units per acre. Can include a variety of attached housing types including but not limited to apartments, townhomes, and flats.
- New “**Medium High Density Residential**” land use designation and corresponding “**Residential 22**” and “**Residential 29**” zoning categories to accommodate residential use up to 22 and 29 units per acre, respectively. Can include a variety of attached housing types including but not limited to apartments, townhomes, and flats and small/tiny homes. Commercial uses allowed in the CN and C1 zoning districts would be allowed as a secondary use.
- “**Commercial**” land use designation deleted.



Eden Area Sites on Inventory

- Total of 177 parcels in all communities



Ashland Sites on Inventory

77 Parcels in the Sites Inventory:

- **29 parcels (150 units)** – pipeline projects
 - 16 parcels with ADUs
 - 79 units at Madrone Terrace on East 14th Street
- **15 parcels (estimated 30 units)** - vacant residential or mixed-use sites
- **9 parcels (estimated 109 units)** - underimproved and allow residential uses under existing general plan & zoning designations.



Ashland Sites on Inventory

24 Parcels Proposed for Rezoning. (1,200 units)

- **Bay Fair BART Parking Lot** – estimated 448 units at 75-125 units per acre
- **Crunch Fitness (177 Lewelling Blvd) and two adjacent parcels (85 & 165 Lewelling Blvd)** - estimated 396 units at 43-86 units per acre
- **Cherryland Place (Mission Blvd. and Hampton Rd.)** - estimated 145 units at 43-86 units per acre
- **Remaining estimated 211 units** - proposed for parcels with the following current uses: auto sales, vacant lots, empty commercial sites, and a lot with owners actively pursuing housing development.



Cherryland Sites on Inventory

63 Parcels in the Sites Inventory:

- **17 parcels (17 units of housing, 16 ADUs) - pipeline projects**
- **35 vacant parcels (estimated 67 units) - based on current zoning and general plan designations**
- **6 underutilized parcels (estimated 27 units)**
- **5 parcels proposed for rezoning:**
 - 3 parcels at Mission Blvd. and Hampton Rd. - estimated 46 units at 43-86 units per acre
 - Vacant parcel on Meekland Ave – estimated 9 units at 22-43 units per acre
 - Vacant parcel on Oak Street – estimated 31 units at 43-86 units per acre



San Lorenzo Sites on Inventory

31 Parcels in the Sites Inventory

- **12 parcels (12 ADUs)** – pipeline projects
- **5 parcels (estimated 156 units)** proposed for rezoning outside the Specific Plan area:
 - 15601 Washington Ave and 15600 Lorenzo Ave - estimated 59 units at 43-86 units per acre
 - 1294 Bockman Rd (estimated 11 units) and 19390 Hesperian Blvd (estimated 29 units) at 22-43 units per acre
 - Unused portion of Grant Elementary School property (San Lorenzo Unified School District) estimated 57 units at 10-22 units per acre

San Lorenzo Sites on Inventory

- **367 estimated units are proposed in the San Lorenzo Village Center Specific Plan Area:**
 - Village Green (approved mixed-use project) - 138 units
 - The following parcels are proposed for rezonings to 43-86 units per acre:
 - 15800 Hesperian Blvd (parking area adjacent to Lucky Grocery store) – estimated 105 units
 - 507 Paseo Grande (vacant) – estimated 66 units
 - 16020 Hesperian Blvd (vacant building) - estimated 58 units



Hayward Acres Sites on Inventory

6 parcels in the Sites Inventory:

- **2 parcels (13 housing units)** - pipeline projects
- **3 parcels (estimated 38 units)** - proposed for rezoning :
 - 730 and 770 Bartlett Ave - owners are considering housing projects
 - 19510 Hesperian Blvd - restaurant with a large parking lot
- **719 West A St (estimated 7 units)** - based on current zoning and general plan designations



Eden Area General Plan Amendments

- Amend “School” land use designation to allow residential density higher than surrounding properties on school sites listed on inventory.
- Add new “Bay Fair Transit Area” (BTA) land use designation to comply with development requirements mandated by state law and to facilitate future development of BART-owned parking lot in coordination with BART and the City of San Leandro.
- Change land use designations on various parcels to increase residential density allowed or add residential use where not currently allowed.



ACBD Specific Plan Amendments

- Amend Section 6.1.2 – “Applicability of Standards” to allow Housing Element Zoning Overlay Residential uses as a primary use in various zones at the density permitted by Table 6.2.2 – “Allowed Land Uses.”
- Amend Table 6.2.2 to specify residential densities allowed on parcels in the Housing Element Zoning Overlay.
- Change land use designations on three parcels within the Specific Plan area.



San Lorenzo Village Center Specific Plan Amendments

- Amend San Lorenzo Village Center Specific Plan Land Use Table d. – “Residential Mixed Use Standards” to increase the residential density allowed on parcels listed in the Sites Inventory to a maximum of 86 units per acre and reduce parking requirements to be consistent with the Housing Element Overlay Zone.



Proposed Amendments to County Zoning Ordinance

- Change the residential density or allow residential uses on specified parcels listed in the Sites Inventory that are not located within a specific plan area. A table with a full list of the parcels proposed for rezoning is attached to the staff memo.
- Add a new section 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

- HE District would be combined with the existing base zoning district on parcels listed on the Sites Inventory
- Intended to incentivize the production of housing at all income levels by providing a streamlined permitting process for development.
- Provides guidelines and approval procedures for the development and improvement of land.
- Table 1 in the 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.



Revised Parking Requirements

Section 17.30.32 Required Parking Spaces

Projects in Zoning Districts based on the Single-Family R-1 Districts shall follow zoning or specific plan requirements which normally require 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. In all other cases the parking requirement shall not exceed:

- a. Studio Units: one (1) parking space per unit
- b. One-bedroom units: one and one-half (1.5) parking spaces per unit
- c. Two-bedroom or more units: two (2) parking spaces per unit, one of which can be tandem and/or uncovered

Guest Parking: Projects in Zoning Districts based on the Single-Family R-1 Districts shall follow zoning or specific plan requirements. In all other cases the Guest parking requirement shall not exceed: .25 per unit.

In no case shall the parking requirement for projects above 9 units per acre exceed 2.25 per unit, inclusive of guest parking.



California Environmental Quality Act (CEQA)

Purpose of CEQA:

- Disclose the potential significant environmental effects of proposed actions
- Identify ways to avoid or reduce adverse environmental effects
- Consider feasible alternatives to proposed actions
- Foster interagency coordination in the review of projects
- Enhance public participation in the planning process

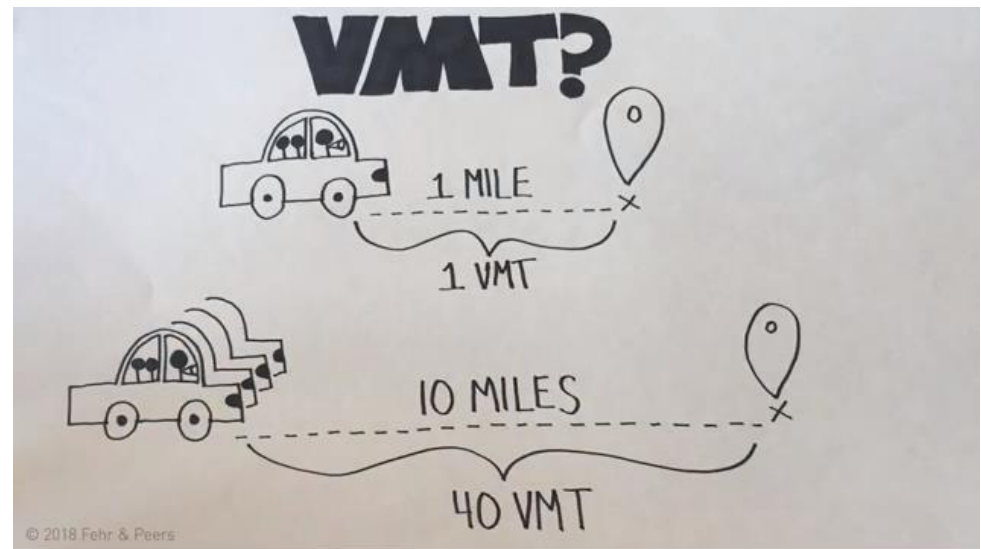
CEQA is primarily concerned with *physical environmental impacts*

List of CEQA Topics



List of CEQA Topics - VMT

- State Law (SB 743) required transition from traffic congestion to vehicle miles traveled (VMT)
- Congestion delay or level of service no longer the basis for determining significant environmental impacts under CEQA
- VMT takes into consideration
 - Number of vehicles
 - Length of trips
- Goals:
 - Encouraging infill development
 - Improving public health through active transportation
 - Reducing greenhouse gas emissions





CEQA Process

- **Draft IS-MND comment period – 11/3/23 – 12/4/23**
 - 6 total comment letters were received
 - 5 from public agencies: DTSC, EBMUD, Ava, CVUSD, Caltrans
- **Recirculated Draft IS-MND comment period 9/13/24-10/13/24**
 - 4 comment letters all from public agencies: EBMUD, CVUSD, Caltrans, CHP



Impact Conclusions

- **Impacts found to be less than significant**
 - Aesthetics
 - Agriculture/Forestry Resources
 - Energy
 - Hazards & Hazardous Materials
 - Hydrology/Water Quality
 - Land Use
 - Mineral Resources
 - Population and Housing
 - Public Services (police, fire, schools)
 - Recreation
 - Transportation (including VMT)
 - Utilities and Service Systems (water, wastewater, landfills)
 - Wildfire



Impact Conclusions

- **Impacts found to be less than significant with mitigation**
 - **Air quality**
 - **Biological Resources**
 - **Cultural Resources**
 - **Paleontological Resources**
 - **Greenhouse Gas Emissions**
 - **Noise**
 - **Tribal Cultural Resources**



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)



November 7th Fairview MAC Action & Comments

- **Action:** The Fairview MAC voted unanimously to reject the Draft Housing Element and recommend that the Board of Supervisors not approve the Housing Element or proposed amendments to the Fairview Specific Plan.
- **Comments Received:**
 - Too many housing units assigned to Fairview relative to its size
 - Traffic safety and crime not adequately addressed
 - Objected to disregard for exiting standards in the FASP
 - Safety/Access not adequately addressed
 - Emergency vehicle access/egress – evacuation
 - Insufficient parking would be required for new units
 - EBMUD capacity is insufficient
 - Policing of private streets is inadequate
 - Concerns about insufficient water pressure to fight fires
 - Concerns that new housing would exacerbate fire hazards



November 12th Castro Valley MAC Action & Comments

Action: The Castro Valley MAC voted unanimously to reject the Draft Housing Element and recommend that the Board of Supervisors not approve the Housing Element or proposed amendments to the General or Specific Plan or Zoning Ordinance.

MAC Member Comments:

- Noted that the state should consider unincorporated communities individually instead of the unincorporated area as a whole.
- Opposed the potential for 100% residential uses on properties within the CBD listed on the sites inventory.
- Voiced concern about lack of infrastructure and utility capacity to serve new housing.
- Expressed concern about impacts of new housing on schools, public safety, and roads.
- Noted that the housing element process feels like a blanket approach and higher density alone doesn't provide low-income housing.



November 12th Castro Valley MAC Meeting Comments from the Public:

- Stated concerns about negative impacts on schools, teachers, and students.
- Expressed concern about the potential use of eminent domain to acquire housing sites.
- Noted that more housing would not impact housing costs because investors own much of the housing stock.
- Expressed concern about the impact of new higher density housing on infrastructure, services, and parks.
- Noted that the housing element process is developer driven and state laws need to be changed.
- Objected to ministerial approval of housing development applications.
- Questioned building more housing in northern Castro Valley when the insurance on existing homes is being cancelled due to fire danger.
- Suggested including more ADUs in sites inventory.



November 12th Eden Area MAC Action & Comments

Action: The Eden Area MAC voted to reject the Draft Housing Element and recommend that the Board of Supervisors not approve the Housing Element or proposed amendments to the General or Specific Plans or Zoning Ordinance.

Comments Received:

- Support for contributing to affordable housing stock and concern over the density-based 'low and very low income' sites throughout the Eden Area
- Concern about lack of community input through streamlining and the ministerial approval process
- Objected to editing existing documents and lack of holistic approach in Housing Element
- Concern over parks, trees, and the tension between competing land uses
- Concerns over traffic, parking and resources for residents
- Desire for County employees to spend time seeking funding for infrastructure improvements
- Concerned about the possible lack of commercial in the San Lorenzo Village, at Cherryland Place, and elsewhere.
- Concern over the idea of apartments being built next to houses



November 12th Eden Area MAC Meeting Comments from the Public:

- Concern about loss of commercial sites and how this will impact San Lorenzo Village
- Specific concern about site at the corner of Bockman Road and Via Chiquita
- Specific concern about sites at Via Enrico and Washington Ave
- Expressed concern about the impact of new higher density housing on infrastructure, services, and parks.
- Desire for county to fight state on RHNA and housing laws
- Concern about traffic, specifically near Ashland and Ano Aves.
- Objected to ministerial approval of housing development applications.
- General concern over the idea of apartments being built next to houses



REMAINING STEPS IN THE PROCESS AFTER MAC MEETINGS

- Received letter from HCD November 7th finding Element meets state statute.
- Present Final Draft Housing Element, and rezonings and GPAs to implement the sites inventory to Planning Commission and request recommendation for approval.
- Present Final Draft Housing Element, and rezonings and GPAs to implement the sites inventory to Board of Supervisors and request approval.
- Receive certification of compliance from State HCD after Board approval.

Consequences of not having a Certified Housing Element

- **Loss of eligibility for state and regional grants** such as MTC’s One Bay Area Grants for transportation projects
 - \$9.21 million OBAG 3 grant for Upper San Lorenzo Creekway Trail in jeopardy if Housing Element not approved by the end of the year.
- **Litigation from State HCD, housing advocates, or developers**
 - Mandatory compliance – The court may order the county to bring the Element into compliance within 120 days or may appoint an agent to bring the Housing Element into compliance.
 - Financial penalties through court-issued judgements (up to \$100,000 per month) if County fails to comply
 - Suspension of authority to issue building permits or grant zoning changes, variances or subdivision map approvals.
 - Court approval of housing developments
 - Potentially responsible for plaintiff’s attorneys’ fees
- **Potential “Builders’ Remedy” projects**
 - Housing Accountability Act (Government Code Section 65589.51) requires a local jurisdiction that does not have a compliant housing element to approve housing developments with 20 percent of the total units available to lower income households or with all units available for moderate- or middle-income households, regardless of zoning.



Staff Recommendation:

- Staff requests that your Commission recommend that the Board of Supervisors adopt the 6th Cycle Housing Element and approve the proposed text and map amendments to the Castro Valley General Plan, Eden Area General Plan, Ashland and Cherryland Business District Specific Plan, Castro Valley Central Business District Specific Plan, Fairview Specific Plan, San Lorenzo Village Center Specific Plan, and County Zoning Ordinance to implement the Housing Element.
- If some changes are desired, a conditional approval is acceptable, and those changes will be explained at subsequent meetings with the Planning Commission and the Board of Supervisors.



For more information:

- Project Webpage to view documents, find more information, and sign up for listserv:
<https://www.acgov.org/cda/planning/housing-element/housing-element.htm>
- Project email to ask questions and submit comments:
housing.element@acgov.org.