



PLANNING COMMISSION RECOMMENDATION 20220322-B-13

Date: March 22, 2022

Subject: Vertical Mixed Use Ordinance Amendments

Motioned By: Commissioner Schneider

Seconded By: Vice-Chair Hempel

Recommendation

Approve Staff's recommendation for Title 25 of the City Code related to vertical mixed use (VMU) affordability requirements as reflected in the [draft ordinance](#).

Additionally, motion to forward the following recommendations to Council.

Assess the impact of compatibility on the VMU program, and other density bonus programs, and consider addressing any impacts on housing capacity.

Assess the distribution of the VMU program to examine the expansion of opportunities to add more housing, especially affordable housing, in high opportunity areas and ensure an equitable distribution of sites across the city.

Assess the applicability of the VMU program in Vulnerable Displacement Risk Areas as identified by the staff research and evaluate additional anti-displacement strategies.

Assess the need to eliminate or further reduce parking requirements in the VMU program, while maintaining accessible parking standards, and consider addressing any impacts on housing capacity and program participation.

Upon adoption of the ordinance, conduct a market feasibility analysis of the changes proposed to the VMU program and make any necessary revisions, while providing a periodic program report in the future.

Commissioners Llanes Pulido and Cox abstained on this item. Commissioner Praxis voted nay. Commissioners Mushtaler and Connolly absent.

Vote : 8-1

For: Chair Shaw, Vice-Chair Hempel, Azhar, Flores, Howard, Schneider, Shieh and Thompson

Against: Llanes Pulido

Abstain: Cox and Praxis

Absent: Commissioners Mushtaler and Connolly

Attest:

A handwritten signature in black ink, appearing to read 'ADR', is written over a faint, circular official seal.

Andrew D. Rivera
Liaison to Planning Commission