



CITY OF
LA MESA
JEWEL of the HILLS

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: July 6, 2021
TO: Planning Commission
FROM: Kerry Kusiak, Director of Community Development
SUBJECT: Draft Housing Element

Please see attached, revised (blue highlight) pages 106-107 of the Draft Housing Element.

Time Frame and Objectives:

- Work with developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households.
- By 2022, develop a lot consolidation procedure that is easier to navigate and post the procedure on the City website.

Responsible Agencies: Community Development Department

Financing: Departmental budget

8. By-Right Approval of Projects with 20% Affordable Units on “Reuse” Sites

Pursuant to AB 1397 passed in 2017, the City will amend the Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA that represent “reuse sites” previously identified in the 4th and 5th cycles Housing Element. The “reuse” sites are specifically identified in the inventory (see Appendix B).

Time Frame and Objectives:

- Amend Zoning Ordinance within one year of Housing Element adoption.

Responsible Agencies: Community Development Department

Financing: Departmental budget

Affordable Housing Opportunities

New construction creates housing opportunity for prospective homeowners and renters. However, the cost of new construction is substantially greater than other program categories. Incentive programs, such as density bonus, provide a mechanism to facilitate private sector production of new affordable housing development.

9. Facilitate the Development of Higher Density Housing

In an urbanized area like La Mesa, land represents a significant cost component in both multi- and single-family development projects. One way to lower the cost of land per unit is to allow a greater number of dwelling units per acre of land. Increased density generally results in a lower land cost per unit, and greater unit affordability.

As a means of reducing residential land costs, La Mesa will encourage development at the upper end of its residential density ranges, particularly in targeted areas such as the mixed use districts along the City’s transit corridors. The City has identified 12 opportunity sites/expected projects to accommodate a significant portion of the City’s remaining RHNA of 2,274 units.

Time Frame and Objectives:

- Annually, contact property owners and qualified developers of high-density residential and mixed-use developments to discuss opportunities in the City.
- Initiate the master planning of the Grossmont Center through actions such as expedited review and processing of development proposals and lot splits and

updating the Grossmont Specific Plan by 2025, with the goal of completing the planning effort to facilitate construction of housing units within the Housing Element planning period. City staff has had contacts with owners of the Grossmont Center regarding development interest. This Housing Element sites inventory includes select portions of the Grossmont Center based on owner interest and staff assessment of feasible locations.

- Work with qualified developers in their efforts to pursue State and federal funding, such as providing letters of support for funding application and assistance in compiling data and information needed for funding application.
- During pre-application meetings with developers, communicate the City’s vision for sustainable development, particularly in the Mixed Use Urban district and other targeted neighborhoods for higher-density housing.

Responsible Agencies: Community Development Department
Financing: Departmental budget

10. Affordable Housing Development Incentives

The City has adopted a policy to facilitate the development of affordable housing for seniors and persons with disabilities. This policy provides for flexibility in development standards for housing for seniors and persons with disabilities through a specific plan process. Through the specific plan process, developers proposing to build housing for seniors and persons with disabilities are eligible for increases above the base density, as well as reduced development standards including parking and open space requirements. The package of development incentives provided is worked out on a case-by-case basis.

The State density bonus law has undergone multiple amendments in recent years. AB 1763 made a number of changes to density bonus requirements for affordable projects, including a 80% increase in density for 100% affordable units. AB 2345 further incentivizes the production of affordable housing with changes to the number of incentives and concessions available and the maximum density increase.

Time Frame and Objectives:

- Review and revise as necessary in 2021, the City’s density bonus provisions to ensure consistency with State law and the City’s affordable housing program.
- Continue to provide incentives for the development of affordable housing for senior and people with disabilities through implementation of the specific plan process.
- In 2021, evaluate the City’s affordable housing incentives for consistency with the latest changes to the State Density Bonus Law.
- Market incentives to housing developers via information on City website and at public counters.

Responsible Agencies: Community Development Department
Financing: Departmental budget