QUESTIONS/INFORMATION REQUEST SENT TO CITY PLANNING AND CD11

1. The total number of RHNA units to be allocated to the Westside and to CD11 CPAs, separately.

2. The "target numbers" for each area proposed to be upzoned (e.g., WPDR 2) on the Westside and for CD 11 CPAs, separately.

3. For each CPA on the Westside, the city calculations for each plan (commercial, residential, industrial, etc.) as to each area on the draft maps that is being proposed for upzoning or downzoning (e.g., WPDR 1, 2, 3).

4. For each CPA on the Westside, the number of residential lots being rezoned, identified by each area on the draft maps (e.g., WPDR 1, 2, 3), and the level of upzoning for each area of the draft maps.

5. For each CPA on the Westside, the number of units of housing and the number of stories of buildings that could possibly be built on each lot proposed for rezoning, by each area on the draft maps (e.g., WPDR 1, 2, 3). This shall include the total number of units that could be built using all possible bonuses and incentives of any type, and under any existing law, including but not limited to height bonuses, density bonuses, SB 9, and affordable overlay incentives, TOC bonuses/incentives.

6. Specific information about whether the state law enacted by SB 9 that allows lot splits will enable a developer/homeowner to split a residential lot and build the maximum number of units on each split lot in residential areas that are proposed for upzoning.

7. Regarding statements by planners that the upzoning of residential neighborhoods that are proposed to be "low residential" or "low medium residential" that the maximum number of units on each lot will be four, what would be the purpose of the proposed upzoning if this is the case? Why upzone? Is it because a "legislative" change in zoning must happen in order to build affordable housing projects with bonuses and incentives on residential lots, which could not be done without the zoning change?

8. The new zoning ordinances on which the rezoning will be based have not gone to City Council for vote. We do not know what the new zoning ordinances, when enacted, will allow in each area proposed for rezoning. The city planning website mentions the new zoning ordinances, but does not provide them. Even if we were to see the draft ordinances as they currently are, the drafts could be changed before they are enacted by City Council. We need to see all proposed zoning ordinances that will apply to any properties rezoned as part of the CPU process.

9. If community plans are "updated" before the zoning ordinances are enacted by City Council, will the City Council adopt ordinances to conform to the community plan designations (e.g., WPDR 1, 2, 3)? If so, the CPU process we are going through now leads to a lot of uncertainty and unpredictable results in the future. The CPU updated will go into the EIR phase and the EIR may be prepared, published and approved without the community or those preparing the EIR will know the number of units to be allowed and the impact, environmental and otherwise, of those units. We need to have the CPU update process the EIR delayed until the zoning ordinances are enacted.

10. An accurate and up-to-date count on the number of all affordable units in each community plan area and each ZIP Code for the Westside.

11. Provide the plan for infrastructure improvements that will need to be made before the draft EIR phase. We have issues regarding the impact of no onsite parking requirements for new projects, and also with the stress on our sewage, water, electricity, schools, traffic thoroughfares, and more, resulting from the thousands of additional units that could be constructed as a result of the upzoning.

12. We request to see the current draft concepts replaced with draft concepts that do not include upzoning of residential lots before the September 28, 2023, NCWP Ad Hoc Community Plan Update Committee meeting.

13. How are the amount of additional units the City wants to place in our area being calculated? Are the calculations based on equal distribution or are they equity based?