



May 21, 2018

Charles Pooler, City Planner  
City of Sand City  
1 Pendergrass Way  
Sand City, CA 93955

Subject: Final Environmental Impact Report (FEIR) for South of Tioga

Dear Mr. Pooler:

The Final Environmental Impact Report (FEIR) for South of Tioga does not adequately address the project's consistency with the Housing Element of the Sand City General Plan. To be consistent with the General Plan, the proposed project must be conditioned to meet the affordable housing goals of the Housing Element and the RHNA allocation by providing at a minimum 89 affordable housing units.

The FEIR makes the following finding:

The Housing Element includes a program to re-zone a portion of the project site for higher density housing. To implement the Housing Element program, the City re-zoned the project site and revised the development standards applicable to the project site to allow increased density. The proposed project includes housing densities on a portion of the project site, consistent with the density anticipated by the Housing Element and consistent with the revised zoning standards.

However, the FEIR should address consistency of the project with the following policy and program in the City's Housing Element:

Policy 4.1.1: Ensure that land is zoned at residential densities appropriate to meet the regional housing need.

Program 4.1.1.A – Develop the "South of Tioga" area with a Mixed Use project

Most of the South of Tioga area is zoned MU. Portions of the East Dunes Area south of Tioga Avenue is zoned C-2 and C-3, and may be rezoned to MU. The City will continue plans to redevelop the area of town known as "South of Tioga" as a mixed-use project with a large housing component. It is expected that at least 200 dwelling units will be constructed in the South of Tioga area as funding and investment become available. The City has been engaging in discussions with a developer for this site. The City will consolidate parcels and rezone at least 3 acres to R-3. The R-3 zoning is reserved for

high density, multi-family housing with a density of up to 43 units per acre (1 unit per 1000 sq. ft.) A rezone to R-3 will allow the development of low income housing to meet Sand City's housing needs. The rezoning of this area will permit multifamily by-right and without discretionary action with a minimum density of at least 20 units per acre at a minimum of 16 units per site for affordable housing for very low- and low-income residents.

It is clear the proposed project is intended to meet affordable housing goals based on Program 4.1.1.A above.

The Housing Element also finds:

Between January 2007 and February 2009, 10 units affordable to very low-, low- and moderate-income households and 21 units of above-moderate income housing were constructed. This development reduced the City's RHNA allocation as shown in the "Remaining RHNA" column in Table 41 of this document. In total, the City has 31 units to its credit, a remaining total RHNA of 89 units, and a total unit capacity of 191 units on vacant or underutilized sites. The City has identified sites on both vacant and underutilized land that could yield 188 units in excess of the remaining RHNA.

Table 3 of the Housing Element identifies the following objectives for 2014 to 2023: single-family - 2 above moderate; multi-family - 13 very low, 7 low, 8 moderate and 21 above moderate; second units- 2 extremely low, 2 very low 2 low, 2 moderate and 2 above moderate; rehab - 2 extremely low, 2 very low for a total of 69 units.

Finally, we note the Housing Element was not available to the public until after the comment period on the DEIR was released.

Thank you for the opportunity to comment on the FEIR.

Sincerely,



Michael D. DeLapa  
Executive Director