

City of Patterson Housing Element Draft 1

Received: 2/3/2025

Sent: 3/27/2025

Conversation: 4/2/2025

Questions

Page #	Question	Response
4-20	Is Site 10 vacant? Conflicting info between Table 4-8 and page 4-20	Yes, site 10 is vacant. Reporting error on page 4-20. Only sites 6, 8, and 9 have existing uses. Corrections made on page 4-20 and to Program 1.11 on page 3-12.
2-19	What does administrative review of a multifamily development entail?	Planning Director review based on criteria set forth in the zoning code. The determination is accompanied by written findings, which include evaluating site suitability in terms of access, utilities, physical constraints, and that the approval will not be detrimental to the public or surrounding properties. This information has been added to page 2-43.
	Lakeside Hills 15% ADUs	Detailed on page 4-11. Program 1.14 has been revised to commit the City to monitoring ADU development and taking alternative actions if development targets are not met (page 3-17).
	Are processing and permit procedures available to the public?	Yes, they are on the City's website. Clarified on page 2-42.
	Does the City impose any sort of minimum unit size?	No
2-6	Parking: are garages required? Can covered mean carport too?	Garages are not required. Carports also meet parking standards as "covered space". Clarification has been added to page 2-6.

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2-6	Parking: What is the requirement for 3 bedroom? Same as 2 bedroom plus one and guest? Hard to tell from wording	Yes, same as two-bedroom unit, plus one additional guest parking space. Clarified on page 2-7.
2-7	Planned Development Overlay: How does this work? Is the overlay an option in the zoning text or is the overlay applied to the zoning map without fixed development standards until an applicant establishes development standards?	PDO is optional and intended to provide flexibility. Clarification has been added to page 2-7.
2-29	Ane zones allow agricultural uses?	No land use designations or zoning districts allow agricultural uses within City sphere of influence. Clarification has been added to page 2-31.
2-42	How does the inclusionary requirement interact with density bonus law?	Inclusionary Housing Ordinance base is 15% affordable housing units. The Density Bonus Ordinance would add on to that base, depending on the number of affordable units proposed.
4-3	Past program to rezone (Unaccommodated Need): did the rezoning meet by right requirements? If not, is that addressed in some way? In Program 1.12?	Resolutions provided to HCD staff via email (04/01).
4-7	Master Plans: what is the status? Mapped? Planning horizon? Are sites identified in the inventory or counted as pipeline projects?	<p>Tentative maps not yet recorded for either Zacharias or Baldwin Ranch South Master Plan areas. Sites identified are included in the site inventory-- not counted as pipeline projects.</p> <p>Clarified on pages 4-8 for Zacharias Master Plan area and page 4-20 for Baldwin Ranch South Master Plan area.</p>
4-10	263 ADUs toward the RHNA? What is this based on? Where is that counted and how?	This is based on expressed public interest in ADUs; developers actively building ADUs in Patterson and offering floorplans with JADUs; incentives the City is committed to providing to increase ADU/JADU construction; and the

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		<p>City negotiating with developers to include ADU development with construction of single-family homes. This is all detailed in Chapter 4 on pages 4-11 and 4-20.</p>
4-11	<p>Master Plans: What is the realistic capacity based on? Recent developments? Proposals?</p>	<p>The Site Inventory utilizes the realistic capacity planned for in the Zacharias & Baldwin Ranch Master Plan. The master plan does not indicate how the realistic capacity was developed.</p> <p>An expanded discussion of the realistic capacity in the master plan is included on pages 4-13 and 4-14, and notes that based on existing land use and zoning designations, there is an opportunity for higher-intensity of uses than what is planned for in the master plan.</p>
4-22	<p>Mixed Use Zone: is 100 percent non-residential uses allowed?</p>	<p>Yes. Clarified on page 2-14.</p>
General	<p>Is there an analysis of general plan consistency? What is the status of other elements of the general plan?</p>	<p>An analysis of general plan consistency was added on page 2-1.</p> <p>Program 1.16 was added on page 3-20 to commit the City to reviewing general plan elements annually to ensure consistency, as well as to ensure updates to implement land use amendments as outlined in Program 1.11.</p>

City of Patterson Housing Element Draft 1 Preliminary Review

Received 2/3/2025

Sent: 3/27/2025

Conversation: XXXXXXXXXXXXXXXX

Topic	Guidance	Notes
Diligent efforts	Moving forward, City should employ additional methods and specifically engage lower-income and special housing needs populations or organizations	The City will continue to provide public notice of any revisions to the draft Housing Element and will actively engage the community—particularly low-income and special needs populations—throughout the remainder of the update process.
Unaccommodated need	<p>Program H-1.A of previous housing element was not complete; must accommodate that need within the first year of the planning period, including meeting by-right requirements at densities appropriate to accommodate housing for lower-income households</p> <p>Element states 300 units out of the 496 unit shortfall have been accommodated via rezoning – City should provide resolution to HCD demonstrating rezoning and meeting by right requirements or address in current programs</p>	<p>Resolutions approving 5th cycle rezone sent to HCD staff (04/01).</p> <p>Government Code 65583.2(h) and (i) requirements were added to Program 1.11 on pages 3-11 and 3-12.</p> <p>Infrastructure availability and accessibility of sites identified to be rezoned were added to Program 1.11 in Table 3-3 on page 3-16.</p>

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	<p>Program 1.11 must be revised to commit to by-right requirements, appropriate density (20 du/ac) and capacity (16 du/ac), zoning, affordability, infrastructure, acreage</p> <p>FYI: element cannot be found in compliance until rezones are complete</p>	
Persons with disabilities, including developmental disabilities	Discuss housing needs/challenges unique to persons with disabilities, including developmental disabilities; use DDS data including housing situations (e.g., independent, guardian) for persons with developmental disabilities	DDS data on the number of Patterson residents with a developmental disability and their residency type has been added on page 1-32.
Pipeline projects	<p>Should include analysis that demonstrates the affordability and availability of pipeline units within the planning period</p> <p>Should add a program to monitor pipeline and identify alternative sites if necessary</p>	Additional analysis is provided on page 4-4 through 4-6.
Realistic capacity	<p>Should expand discussion of how realistic capacity is supported in master plans</p> <p>Should include realistic capacity calculation in nonresidential zones +</p>	Clarification regarding the master plan area realistic capacity is provided on page 4-13. The Site Inventory assumes the capacity planned for in the master plan and notes that based on existing

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	<p>discuss past development trends, particularly for sites 11-14</p> <p>Reconcile realistic capacity assumptions for Baldwin Ranch, which appears to utilize density lower than allowed by zoning designation</p>	<p>land use and densities, higher intensity development could be achieved.</p> <p>The Land Use Diagram for the Zacharias and Baldwin Ranch South Master Plan areas was added on page 4-18.</p> <p>Realistic capacity calculations were added for sites 3-14 on pages 4-31 through 4-33.</p> <p>Past development trends are discussed on page 4-31.</p> <p>Realistic capacity assumptions for the Baldwin Ranch South Master Plan area were revised on pages 4-22 and 4-23.</p>
Infrastructure	<p>Should discuss the current status, remaining steps, and barriers of infrastructure projects needed to support RHNA</p> <p>Add a program to facilitate and monitor the development of infrastructure</p>	<p>A new section was added to page 4-26 – 4-27 summarizing actions needed to facilitate infrastructure for Zacharias Master Plan and Baldwin Ranch South Master Plan areas (note- this is also detailed on page 4-10 and page 4-18).</p> <p>Program 1.14 was added to establish a schedule of actions, monitoring, and alternative actions for infrastructure improvements and development of low-</p>

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		income multi-family and ADUs on page 3-15.
Environmental constraints	<p>Should discuss and analyze other potential constraints (e.g., shape, access, easements, contamination, air and military compatibility) in relation to identified sites</p> <p>Should discuss likelihood of master plans in the planning period</p>	<p>Parcel shape and access discussion was added on page 4-28.</p> <p>Analysis of easements was added on page 4-37.</p> <p>Site contamination discussion was added on page 4-29.</p> <p>Air/military compatibility and the likelihood of new master plans discussion was added on page 4-28.</p>
Prior identified sites	Clarify whether site 10 is vacant	Yes, site 10 is vacant. Reporting error on page 4-20. Only sites 6, 8, and 9 have existing uses. Corrections made on page 4-20 and to Program 1.11 on page 3-12.
Nonvacant sites analysis	<p>Describe each nonvacant site's existing uses and the extent to which existing uses would impede development; analysis could focus on the degree of underutilization and any past trends supporting assumptions</p> <p>Describe the City's experience converting existing uses, market demand</p>	<p>Additional discussion of non-vacant sites (6,8,9) is provided on pages 4-24 through 4-27.</p> <p>This includes analysis of improvement-to-land value ratio, age of existing structures, FAR, and adequacy of site size and zoning for sites 6, 8, and 9, as</p>

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	for existing uses, incentives or standards that encourage development, and analyze any existing leases or other contracts that could impede development	well as the City's history of converting existing uses.
ADUs	Should either support ADU assumptions in master plans or reduce or remove assumptions	<p>Program 1.14 was added to establish a schedule of actions, monitoring, and alternative actions for low-income multi-family and ADUs on page 3-15.</p> <p>Additional information related to the conversion of single-family homes to provide JADUs was added on page 4-19.</p> <p>Program 4.12 was expanded to formalize an amnesty program for unpermitted ADUs and JADUs on pages 3-18 and 3-19.</p>
Electronic sites inventory	Submit with adopted element	Noted.
Emergency shelters	<p>Should evaluate reuse potential in the DC zone</p> <p>Program 4.6 should be revised to comply with spacing requirements</p>	<p>A discussion of reuse potential in the DC Zoning District for development of emergency shelters was added on page 2-30.</p> <p>Program 4.6 was revised to include provisions to amend emergency shelter</p>

Topic	Guidance	Notes
		development standards to comply with Government Code Section 65583.(a)(4) on page 3-23.
On/off site improvements	Identify subdivision level standards and evaluate impacts on development costs	A discussion of subdivision required improvements was added on page 2-46.
Processing and permit procedures	<p>Address public comments regarding processing times and CEQA determinations including streamlining upon a complete application</p> <p>Expand discussion of planned development overlay – whether optional or required, whether fixed development standards are available and impacts on cost, timing and approval certainty</p> <p>Analyze approval finding as potential constraints and add/modify program to remove, if necessary. Example includes: The architectural and general appearance of the structures and grounds shall have architectural unity and be in keeping with the character of the neighborhood as not to be detrimental to the orderly and harmonious development of the city, or to the desirability of investment or occupation in the neighborhood.</p>	<p>CEQA determination discussion revised to clarify the City’s compliance with Permit Streamlining Act on page 2-42.</p> <p>The Planned Development Overlay discussion was expanded on page 2-9.</p> <p>Revisions were made to Program 1.10 on page 3-11 and in the Constraints chapter on page 2-43 to address approval findings.</p>

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Housing for persons with disabilities	<p>Analyze the following reasonable accommodation finding as a potential constraint on housing for persons with disabilities and add/modify program to remove, if necessary:</p> <ul style="list-style-type: none"> • Potential impact on surrounding uses 	Revisions were made to Program 4.1 on page 3-23.
Group homes	Should permit group homes for seven or more persons regardless of licensing in all zones that allow residential uses, subject only to provisions for residential uses of the same type in the same zone; add or modify program if necessary	Revisions were made to Program 4.3 on page 3-22.
Requests to develop below density	Should identify and analyze requests to develop at densities below the density identified in the site inventory	Discussion was added on page 2-44.
Disproportionate Housing Needs	Should discuss any patterns of units in need of rehabilitation and replacement including any neighborhoods with a higher level of rehabilitation needs	Discussion was added on page A-42, and the analysis of units in need of rehabilitation was expanded on page 1-18.
Local data and knowledge	Should expand use of local data and knowledge to address any disparities in access to opportunity between	Discussion related to disparities in access to opportunity has been expanded on pages A-28 and A-29.

Topic	Guidance	Notes
	neighborhoods including evaluating differences between older areas and master planned areas	In Appendix A on page A-61, an analysis of access to opportunity and anticipated improved conditions and exacerbated conditions is provided.
Identified sites and AFFH	Incorporate quadrants into maps	Figure A-1 was added to illustrate the location of housing opportunity sites by quadrant (page A-4).
Contributing Factors to Fair Housing Conditions	Re-assess based on a complete analysis	No changes were made to contributing factors to fair housing complaints.
Consistency with General Plan and other elements	<p>Should describe how consistency between housing element and the rest of the General Plan will be achieved and maintained throughout the planning period.</p> <p>Address status of other elements of the general plan</p>	Program 1.16 was added to page 3-19. Narrative was added to the constraints analysis on page 2-1.
General	Depends on a complete analysis	
Program 1.11 (Land Use and Zoning Amendments to Achieve RHNA Goals)	Revise pursuant to Government Code 65583.2(c) (developments with at least 20% affordable are permitted by-right;	Government Code 65583.2(h) and (i) requirements was added to Program 1.11 on pages 3-11 and 3-12.

Topic	Guidance	Notes
	<p>by-right definition consistent with 65583.2(h) and (i))</p> <p>Discuss infrastructure availability and accessibility of sites identified to be rezoned</p> <p>FYI – element cannot be found in compliance until rezoning is complete</p>	<p>Infrastructure availability and accessibility of sites identified to be rezoned was added to Table 3-3 on page 3-16.</p>
<p>Program 1.12 (Prior Identified Sites)</p>	<p>Revise Program with discrete timing for revising procedures/zoning</p> <p>FYI – element cannot be found in compliance until rezoning is complete</p>	<p>Discrete timing was added on page 3-13.</p>
<p>Special housing needs</p>	<p>Expand actions for special needs households, especially extremely low-income households and farmworkers</p>	<p>Program 4.11 was expanded to include additional actions the City is committed to taking in support of farmworkers on page 3-31.</p> <p>Program 4.14 was added to address the needs of extremely low-income residents on page 3-35.</p>
<p>Beneficial Impact</p>	<p>Add specific commitment (e.g., identify housing opportunities instead of review, etc.) for Programs 1.6 (Affordable Housing) and 5.4 (State and Federal Funding)</p>	<p>The timeline for Program 5.4 was revised on page 3-44.</p> <p>Program 1.6 was revised to clarify commitments and add timing for the</p>

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		implementation of identified cost-effective method to reduce housing construction costs on page 3-8.
General	Depends on a complete analysis	
Group Homes	Revise Program 4.3 (Residential Care) for seven or more persons to address exclusion from residential zones and CUP process as constraints	<p>Revisions to Program 4.3 were made on page 3-22. Edits were also made to reflect these changes on page 2-26.</p> <p>Discussion was added on page 2-26 analyzing potential constraints of requiring a CUP for residential care facilities with licensable services serving six or more residents. Requiring a CUP for this use is included in the HCD Group Home Technical Advisory (Dec 2022) as an acceptable regulation.</p>
General	Depends on a complete analysis	
	Public comments	David Kellogg, BIA of the Greater Valley, and Rutan and Tucker
	Document availability	Submittal email
	Rezone timing	FYI – Cannot be found in compliance until rezoning is complete
	50% nonvacant resolution	
	Electronic sites inventory	Submit with adopted element

Topic	Guidance	Notes
	AB 2339	
	Clovis decision	