



Soledad General Plan 2045

Siempre Soledad

General Plan Advisory Committee

Meeting #2: General Plan Kickoff

August 21, 2023



Agenda

- **Call to Order**
 - » Overview of Meeting Procedures
- **New Business**
 - » 2045 General Plan and Housing Element Progress
 - » GPAC Roundtable Discussion
 - » GPAC Outreach Efforts and call of actions



General Plan Overview

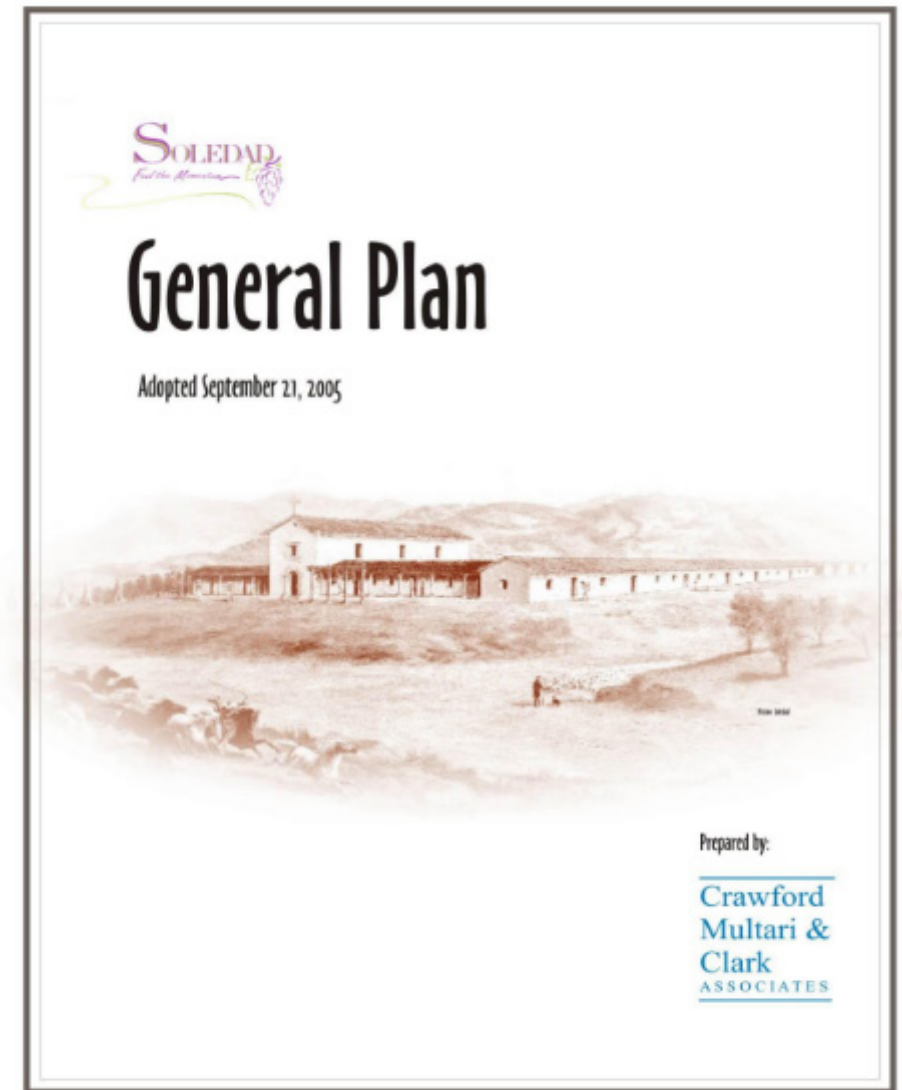


Why is the General Plan important?

*The General Plan is YOUR
chance to imagine what
Soledad will be like in 2045*

What is the General Plan?

- Required by State Law
- Fundamental land use and development policy document
- Shows how the City will grow and conserve resources
- Establishes community vision for the physical form of the city
- Identifies important community issues
- Basis for fair and consistent local land use decisions and other policies



General Plan “Elements”

- **Required:**

- » Land Use
- » Circulation
- » Housing (on a faster schedule due to state law)
- » Open Space and Conservation (includes Parks & Recreation)
- » Noise
- » Safety
- » Environmental Justice

- **Custom for Soledad:**

- » Community & Economic Development
- » Climate Change (will be integrated into multiple elements)

- **Last Full Update 2005**



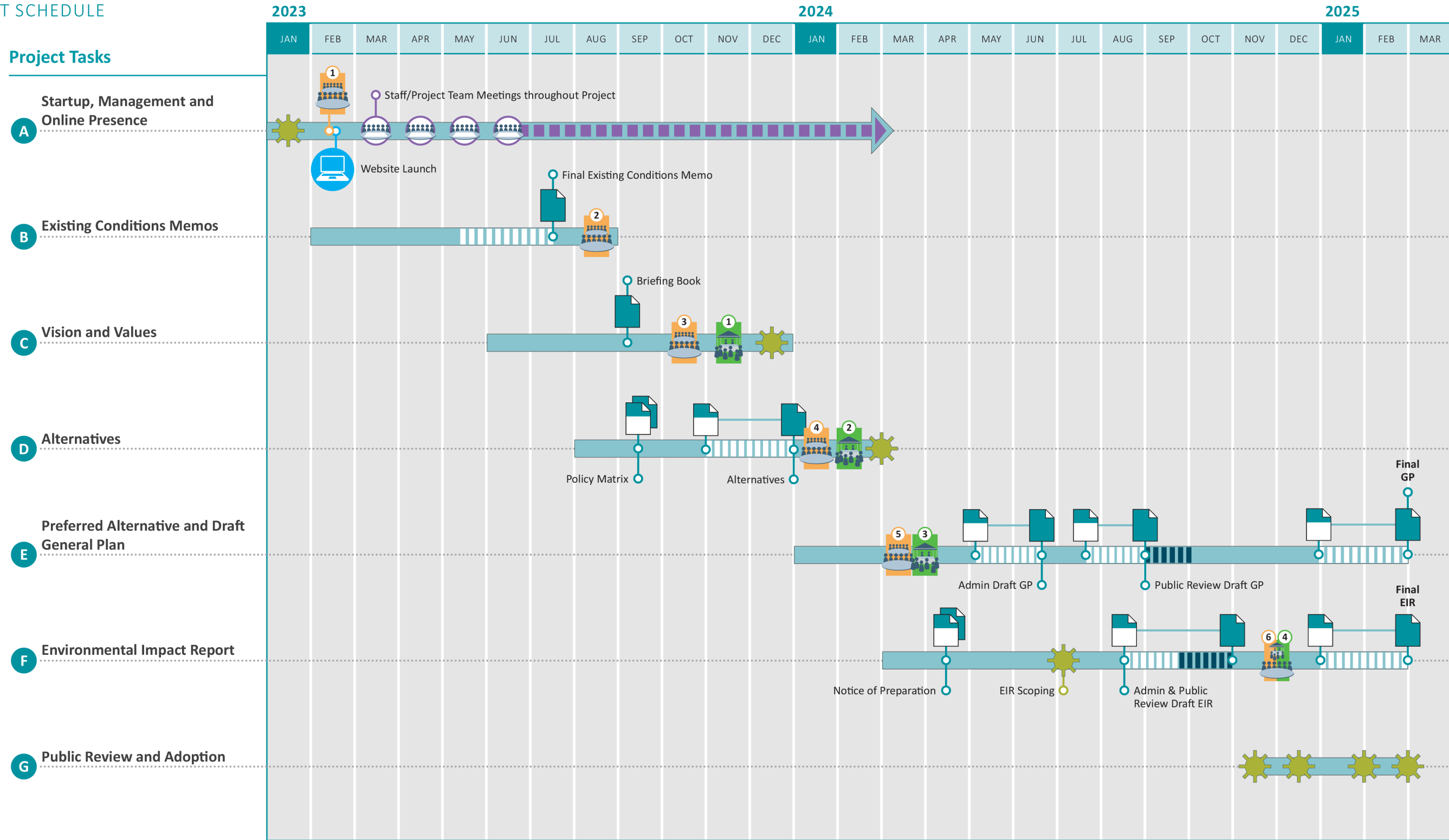
Project Components

- Existing Conditions Memos and Briefing Book
- Vision and Values Statement
- Policy Development
- Draft Alternatives
- Housing Element
- Draft General Plan document
- Environmental Impact Report (EIR)
- Final General Plan and Adoption



SOLEDAD GENERAL PLAN UPDATE

PROJECT SCHEDULE



Housing Element Update



City of Soledad Housing Element

RHNA Breakdown

Income Category	RHNA	Income Range for household of four*	Applicable Zoning
Very Low-Income	100	≤\$56,850	R-3 High Density Multifamily Residential
Low-Income	65	\$56,851 - \$91,000	Downtown Specific Plan Zones
Moderate-Income	183	\$91,001 - \$108,100	R-2 Medium Density Multifamily Residential CR Commercial Residential
Above Moderate-Income	376	>\$108,100	R-1 Single-Family Residential R-1.5 Low Density Multifamily Residential
Total	724		



*Source: HCD State Income Limits for Monterey County, 2022
Median Income for a household of four = \$90,100

Housing Types and Affordability

Low Density

Housing Element Basic Assumption: Density = Affordability

High Density



Large-Lot
Single Family
Home



Accessory
Dwelling Unit
(ADU)



Townhome



Multifamily Housing,
Rental Apartments, Condominiums,
Mixed-Use Developments



Small-Lot Single
Family Home



Duplex



Mobile/ Manufactured Home



Strategies to Meet the 6th Cycle RHNA

Starting with sites from the 5th cycle element

Focus on sites larger than 0.5 acres and smaller than 10 acres

Look at vacant and underutilized sites

Projected Accessory Dwelling Units (ADU)

Pipeline Projects



City of Soledad
Housing Element

Schedule

Task	Proposed Timeline
Project Kick off Meeting	January 5, 2023
Service Provider Interviews	March – April
Community Workshop	April 11
Planning Commission/City Council Study Session	April 18
Release Public Review Draft	End of August
Planning Commission/City Council Meeting	End of September
Submit Draft to HCD	October – January
Submit 2 nd Draft to HCD	February – April
Adoption Hearings	April/May
HCD Certification Review	June - August



Goals, Policies and Programs

Goal: To have adequate sites for housing

- **Future Annexations, Sphere of Influence**
- **Land Inventory**
- **Implementing Specific Plans to incorporate higher-densities**



Goals, Policies and Programs

Goal: New Development and Redevelopment on underutilized or vacant sites

- **Inclusionary Ordinance**
- **Mixed-Use and Commercial Zones**
- **Single-Room Occupancy Units**
- **Accessory Dwelling Units**
- **Density Bonuses**
- **Land Trusts and Housing Trusts**
- **City Owned Sites**



Goals, Policies and Programs

Goal: Housing Opportunities for all

- **Special needs**
- **Large families**
- **Persons with Disabilities, Including Developmental Disabilities**
- **Farmworkers**
- **Single-Parent Households**
- **Seniors**
- **Extremely Low-income Households**
- **People experiencing homelessness**
- **Homebuyer Programs**



City of Soledad
Housing Element

Goals, Policies and Programs

Goal: Conservation, Preservation and Improvement

- Rehab Programs
- Code Enforcement violations
- Neighborhood Conservation and Improvement
- Environmental Quality
- Conservation of Affordable Housing
- Housing Vouchers



Goals, Policies and Programs

Goal: Removal of Constraints

- Zoning Code constraints
- Amending the Downtown Specific Plan to accommodate housing policies like ADU's
- Lot consolidation and Lot splits
- Monitor Parking Standards
- Streamline approval
- City Fees



City of Soledad Housing Element

Goals, Policies and Programs

Goal: Fair Housing

- Working with Housing Authority of Monterey County, CHISPA, Echo, California Department of Fair Employment etc.
- Provide information of fair housing services available for everyone in all public facilities
- Seek funding to provide voucher holders and other low-income tenants with financial assistance for security deposits and moving expenses. Provide services such as bilingual housing mobility counseling, legal counseling, and landlord-tenant mediation.





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