

Outline for GIS Methodology for Identifying Potential Sites Eligible for AB 2011 and SB 6

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Purpose

All project type. However, focus on Mixed because most complicated. Other AB 2011 affordable and SB 6 projects have less requirements for site eligibility and these requirements are included as part of the criteria in Mixed.

GIS Data Layers Required

- Parcels:
 - Acres (Source: SanGIS)
 - Frontage length (Source: Custom/SANDAG)
- Roads
 - Right of way width (Source: Custom/SanGIS/SANDAG)
- Urban Areas (Source: US Census Bureau)
 - <https://tigerweb.geo.census.gov/arcgis/rest/services/TIGERweb/Urban/MapServer/0>
- Existing Zoning
 - Parking, office, or retail principally permitted use
- Existing Use
 - Type
 - Number of Units, if residential
- Optional:
 - SB 35 Environmental Constraints

Steps for Identifying Eligible Sites in GIS

Primary Criteria

Applicable to All Project Types

1. **Allowable Use:** Located in a zone where office, retail, or parking are a principally permitted use.¹
Source: Unknown – Custom/SANDAG
2. **Urban Area:** Development project is proposed to be located on a legal parcel or parcels that either:
Source: US Census Bureau
 - a. Is in a city where the city boundaries include some portion of either an urban area; or
 - b. Is in an unincorporated area, and the parcel(s) are 100% within the boundaries of an urban area.

Applicable Only to AB 2011 Mixed-Income Developments

3. **Size:** Site is 20 acres or less.
Source: SanGIS

¹ A “principally permitted use” is a use that may occupy more than one-third of the square footage of the site without conditional use permit.

4. **Commercial Corridor Frontage:** Site abuts a commercial corridor.²
Source: Custom/SANDAG
5. **Frontage Length:** Site has a minimum of 50 feet frontage along the commercial corridor.
Source: Custom/SANDAG

Applicable Only to SB 6 Projects

6. **Sustainable Communities Strategy:** Consistent with approved SCS.
Source: SANDAG

Secondary Criteria

Applicable Only to AB 2011 Mixed-Income Developments

1. **Existing Residential:** Site does not have one to four dwelling units.
Source: Unknown

Supplemental Criteria

Applicable to All Project Types

1. **No Industrial Use**
Source: Unknown – Custom/SANDAG
 - a. Site is not on a parcel where more than 1/3 of the square footage on the site is dedicated to industrial use.³
 - b. Site is not adjoined to a parcel where more than 1/3 of the square footage on the site is dedicated to industrial use.

Applicable to AB 2011 Projects

2. **Adjoined by Urban Uses:** At least 75% of the perimeter of the site must adjoin parcels developed with uses.⁴ Parcels that are only separated by a street or highway shall be considered adjoined.
Source: Unknown – Custom/SANDAG

Applicable Only to AB 2011 Mixed-Income Developments

3. **Vacant w/Non-Multifamily Residential Zoning**
Source: Unknown – Custom/SANDAG
 - a. Property is vacant and zoned for housing but not multifamily residential use.

Optional Criteria Applicable to AB2011 Projects

1. **Screen for SB 35 Environmental Criteria:** Note that these should be indicated as a potential constraint; the mere presence of these does not preclude eligibility for these factors.
Source: Unknown

² "Commercial corridor" means a highway, as defined in Section 360 of the Vehicle Code, that is not a freeway, as defined in Section 332 of the Vehicle Code, and that has a right-of-way, as defined in Section 525 of the Vehicle Code, of at least 70 and not greater than 150 feet.

³ "Industrial use" means utilities, manufacturing, transportation storage and maintenance facilities, and warehousing uses. "Industrial use" does not include power substations or utility conveyances such as power lines, broadband wires, and pipes. See Section 65912.101(f).

⁴ "Urban uses" means any current or former residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses. See Section 65912.101(p)

- a) Prime farmland or farmland of statewide importance
- b) Wetlands
- c) High or very high fire hazard severity zone
- d) Hazardous waste site
- e) Delineated earthquake fault zone
- f) 100-year flood zone
- g) Regulatory floodway
- h) Lands identified in an adopted natural resources protection plan
- i) Protected habitat
- j) Conservation easement

Optional Criteria Applicable Only to AB 2011 Mixed-Income Developments

1. **Screen Vacant Sites:** If the site is vacant, the site must meet both of the following criteria:

Source: Unknown

- a. Does not contain any tribal resources that could be affected by the development, and the effects of which cannot be mitigated pursuant to Public Resources Code 21080.3.2; and
- b. Is not located in a very high fire severity zone