

Revised DRAFT Collocation Policy

(CPC 11/22/05)

Community Plan Amendments for the conversion of industrial uses and the collocation of industrial and residential uses.

Community Plan Amendments requesting a conversion, a redesignation or change in use of an industrially-designated site to commercial, institutional, mixed-use, or residential use; or a collocation (the geographic integration of residential development into industrial uses located on the same premises) shall be subject to the following policies:

1. The site should not be located in an area designated as "Prime Industrial Land" on Exhibit X. "Prime Industrial Land" is comprised of areas predominately developed or potentially developable with industrial uses and structures which support base sector industries such as warehousing, heavy or light manufacturing, and research and development and does not include areas containing a predominance of commercial and office uses. Uses permitted by the current land use designation and zoning are not affected but discretionary permits for other non-industrial land uses should not be considered in "Prime Industrial Land" areas unless a General Plan Amendment is approved to remove the site from the map.
2. Collocation or conversion may be considered in other areas subject to analysis of the following factors:
 - a) **Area Characteristics**
 - Areas characterized by office development, areas in transition where significant encroachment of non-industrial uses has already occurred, or areas which would not be attractive to manufacturing, research and development, wholesale distribution, and warehousing uses. The determination of whether land is attractive to these types of uses is based on a variety of factors including the physical site characteristics, parcel size, parcel configuration, surrounding development patterns, transportation access, and long-term market trends.
 - b) **Site Location**
 - The location of the project within one-third mile of transit.
 - The project's contribution to transit if necessary.
 - The availability of transit when the project is complete.
 - c) **Public Health**
 - The site's location in an employment area where incompatibilities may result regarding truck traffic, odors, noise, safety, and other external environmental effects.
 - To address potential land use incompatibility, the applicant requesting a conversion to residential or mixed-uses or collocation proposals should provide the necessary information, studies, and reports which indicate whether there are any sources of toxic air contaminants or toxic substances within a quarter mile of the subject property. If so, a distance separation of 1,000 feet between the residential and industrial property lines should be required. In lieu of the 1,000-foot separation, the applicant may submit a report which provides adequate data to determine the effects

upon potential future residents and whether an alternative distance separation would mitigate the effects.

d) Land Use

- If the proposal is requesting a commercial-use, a demonstrated need for additional commercially-designated land in the community.
- If the community plan amendment proposes densities that maximize the development potential of the land for residential purposes.

e) Design

- The implementation of “smart growth” policies contained in the Strategic Framework Element and Transit-Oriented Development Design Guidelines (TOD) and the incorporation of pedestrian design and connectivity into the project including pedestrian-oriented connections to adjacent properties, activity centers, and transit.

f) Affordable Housing

- The provision of housing at a cost which reflects the average wages within approximately a five-mile radius. In addition, the provision of affordable housing which meets or exceed the minimum percentage of affordable housing onsite, as specified by the city’s Inclusionary Housing Ordinance should be required.

g) Public Facilities

- The presence of existing and planned public facilities to serve future residents.
- The project’s payment of its fair share of community facilities required to serve the additional residential units (at the time of occupancy). Concurrent processing of a public facilities financing plan amendment necessary to identify and fund needed facilities may be required.

h) Public Noticing

- To increase community participation; public noticing distances should be expanded to 1200 feet and an additional notice should be given subsequent to application submittal.