

Amendments to General Plan Land Use Element

(**Bold underlined** text is added, ~~stricken~~ text is deleted.)

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General Plan Land Use Categories and Definitions

Land Use Definitions

HDR

High Density Residential

Purpose

To provide residential areas which offer convenient pedestrian access to commercial services and give local residents the opportunity to live near employment centers. This designation can also stimulate reinvestment in older-established areas which can accommodate higher densities.

Description

This designation provides the greatest proportion of the community's multiple family housing opportunities and is located near shopping centers and centers of employment. Access is provided by major roadways, arterials, and collectors. Appropriate uses include single-story and multi-story apartment buildings.

Allowable Building Density:

14.5-~~22.0~~ **33** DU/net acre

Anticipated Maximum Population Intensity: 6

2 persons/net acre

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General Plan Land Use Categories and Definitions

Land Use Definitions

OTC

Old Town Commercial

Purpose

To provide pedestrian-oriented commercial areas made up of street-front stores and offices that have a sufficient variety and depth of goods and services to meet the retail, business, and cultural needs of residents of the City and region. To provide limited residential opportunities which are in close proximity to the area's goods, services, and amenities.

Description

Commercial areas which provide retail and professional business services to City and regional residents accessed by major roadways and arterials in conjunction with Old Town single-level and multi-level parking areas. Development in these areas will be integrated with public and private open spaces designed to enhance the pedestrian experience. Appropriate uses include general retail, non-retail services, and offices. Commercial uses are allowed on all floors of buildings within this land use designation. Residential uses are also allowed as a secondary use in conjunction with on-site commercial uses. Buildings with H Street or Ocean Avenue frontage shall be commercial on the first floor. Residential units are permitted on upper floors of buildings fronting H Street or Ocean Avenue and on all floors of buildings not fronting H Street or Ocean Avenue. Residential access could be on the first floor but in the rear of the building. This category differs from the General Commercial category by emphasizing pedestrian-oriented businesses.

Allowable Building Density:

2.0 FAR with up to ~~50%~~ **75%** of floor area available for residential use at 20.0-44.0 DU/net acre

Anticipated Maximum Population Intensity:

124 persons/net acre

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General Plan Land Use Categories and Definitions Land Use Definitions

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Land Use Definitions

MU

Mixed Use

Purpose

To provide areas for a mixture of pedestrian-oriented uses (e.g. commercial, residential, civic, cultural, and recreational) where each activity adds to the whole to produce a town center that is economically vibrant and socially inviting.

Description

Areas which provide a harmonious intermingling of pedestrian-oriented uses to meet the shopping, business, housing, and entertainment needs of City and regional residents accessed by streets, bicycles, and pedestrian ways in conjunction with shared single-level and multi-level parking areas. Appropriate uses include retail shops; business services; residential units; medical offices; and public and quasi-public uses of a recreational, educational, or religious type. Buildings with H Street or Ocean Avenue frontage shall be commercial on the first floor. Residential units are permitted on upper floors of buildings fronting H Street or Ocean Avenue and on all floors of buildings not fronting H Street or Ocean Avenue. Residential access could be on the first floor but in the rear of the building.

Allowable Building Density:

All Commercial: 0.75 FAR

All Residential: 14.5-44.0 DU/net acre

Mixed Use: 4.00 1.5 FAR with ~~25% to 50%~~ 75% of the floor area for residential

Anticipated Maximum Population Intensity: All Commercial: not applicable

All Residential: 124 persons/net acre

Mixed Use: varies