

DATE ISSUED: July 30, 2003 REPORT NO. 03-157

ATTENTION: Committee on Land Use and Housing
Agenda of August 6, 2003

SUBJECT: Residential/Industrial Collocation and Employment Land Conversion
Criteria

REFERENCE: Planning Report P-00-035
Planning Report P-03-183

SUMMARY THIS IS AN INFORMATION ITEM ONLY. NO ACTION IS
REQUIRED ON THE PART OF THE CITY COUNCIL.

BACKGROUND

The issues of employment land conversion to residential and the collocation of the two uses are inter-related. Collocation is considered two uses on one site, where design and land use compatibility are major issues. In the case of employment land conversion to residential, there are land use compatibility considerations where surrounding employment uses could be impacted by residential development. This issue was first discussed with other topics relating to the use of employment land in a Planning Commission Workshop in February 2000.

The recently adopted Strategic Framework Element recommends increasing housing opportunities that enable the workforce to live close to employment centers. One of the goals of the strategy is to identify areas where additional residential density could occur in locations where employment uses are integrated. The efficient use of employment lands is a fundamental policy to support both economic development and housing opportunities. The Economic Prosperity Element of the General Plan, currently underway, will address industrial land conversion, and collocation criteria for the siting of residential uses within employment centers. The Element, however, is not expected to be complete until the end of 2005.

In the interim, the Planning Department has received applications and inquiries for both the collocation of residential and industrial uses, and the conversion of industrial lands

for residential development. The attached Planning Report references these projects and provides a draft list of criteria for consideration.

On July 17, 2003, the Planning Commission held a workshop to discuss draft criteria for the conversion of industrial lands to residential use, and the collocation of residential and industrial uses within employment centers. At the workshop, the Planning Commission discussion focused on the draft criteria and related issues contained in the attached Planning Report.

DISCUSSION

The Planning Commission provided the following comments:

- Consider providing a locational analysis of where employment/residential collocations could occur citywide as an alternative to citywide criteria. Establish a policy for that area, similar to an overlay. There are some areas which are inappropriate for residential uses.
- A 10-mile radius is too large of an area to consider for jobs/housing balance. Consider alternatives such as within one-half hour from home to work on public transit, walking or biking.
- How is the determination made regarding the density or intensity a parcel could accommodate when considering both types of uses?
- How do residential uses impact future employment expansions in an area?
- Tie approval of collocation and land conversions to funding in public facilities, particularly enhancements to transit.
- What is the availability of a school bus system?
- The size of a parcel should not be a criterion.
- What are the ranges of uses within employment lands which could be compatible with residential uses?
- What constitutes a critical mass for residential uses to create a viable neighborhood? What type of neighborhoods would be created?
- The requirement for a Business Impact Report would add another layer of review for housing projects.

