

## Draft Collocation Policy

This draft policy is proposed to be included in the General Plan Economic Prosperity Element to address the issue of industrial/residential collocation and conversion. Conversion is a redesignation or change in use of an industrially-designated site to commercial, mixed-use, or residential-use. Collocation is the geographic integration of residential development into the industrial uses located on the same premises.

### Policies:

- The site should not be located in an area attractive to the following industrial uses: manufacturing, research and development, wholesale distribution, and warehousing.
- Collocation or conversion may be considered in areas characterized by predominately office development, or areas in transition where encroachment of non-industrial uses has already occurred. The following issues should be analyzed when considering community plan amendments in these areas:

#### Site Location

- The location of the project within one-half mile of transit. The project's contribution to transit if necessary. The availability of transit when the project is complete.

#### 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.

#### Land Use

- If the proposal is requesting a commercial-use, a demonstrated need for additional commercially-designated land in the community.

- A community plan amendment which proposes densities that maximize the development potential of the land for residential purposes.

#### 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 and transit.

#### 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.

#### Public Facilities

- 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.

*Note: The proposed policy would apply to requests for community plan amendments only. As community plans are updated over the next several years, specific areas for collocation can be identified and evaluated. Comprehensive community plan updates, such as the one underway in Otay Mesa, will consider a variety of other factors not addressed in these guidelines and are subject to broader policy direction in the Strategic Framework Element and General Plan.*