

ATTACHMENT NO. 5

AHIA Mixed Use Development Program Implementation

1. Designation by Resolution

The AHIA would apply to specific designated areas (See Attached AHIA Map) that allow mixed use development and have been approved by City Council resolution.

2. Zoning Overlay

Where necessary - If property in the program area is designated industrial or regional commercial it may need to be rezoned with a zoning overlay and the City's Zoning amended to permit the use.

3. General Plan Text Amendment

Where necessary, amend the General Plan text to permit density in excess of 65 DU/AC. Precise density to be established through the permit process with each project application.

4. Zoning Code Text Amendment

Where necessary, amend the Zoning Code text for GC, CN, CC, CD and PD zoned property to permit density in excess of 65 units per acre. Precise density to be established through the permit process with each project application.

5. Amend the Mixed Use Development Community Benefit Resolution

Amend the Mixed Use Development Community Benefit Resolution to include the combination of incentive zoning through mixed use development and the density bonuses allowed by Density Bonus Law to create affordable housing (up to 50 DU/AC and up to 65 DU/AC in the Transit Oriented Development District).

6. AHIA Program Application

Within designated areas, a project application with site plan would be submitted identifying the total number of units to be developed, the total number of affordable units allowed under the incentive program, the proposed Community Benefit and related financial analysis, the proposed number of affordable and market rate units. If other incentives allowed under Density Bonus Law are proposed they must be listed in the application.

7. Adoption of Community Benefit Resolution

Within designated areas, where a project area does not currently have a City Council approved Community Benefit resolution, the project applicant would submit a request (as part of the project discretionary permit application) that the City Council adopt a Community Benefit resolution identifying the eligible site specific or area wide Community Benefit.