

## 4.8 LAND USE AND PLANNING

This section describes and evaluates the potential impacts to land use and planning associated with the proposed project.

### 4.8.1 EXISTING SETTING RELATED TO LAND USE AND PLANNING

The project site is an urban area consisting of 2.008 acres and is currently vacant. South of the site are residential units under construction as part of the City Place project. To the west are commercial, retail and residential structures under construction as part of the City Place project. To the north is a six-story parking structure and sixteen-story office building, and to the east is a senior citizen retirement living facility.

The City's General Plan designation for the project site is District Center, which is intended to include a high intensity mixture of office, commercial, and residential uses. District Centers are projected to serve as an anchor to the City's commercial corridor and to accommodate major development activity. District Centers are to be developed with an urban character that includes a mixture of high-rise office, commercial, and residential uses which provide shopping, business, cultural, education, recreation, entertainment, and housing opportunities. Additionally, the General Plan identifies District Centers as Major Development Areas, and the most intense development in the City is targeted for these areas. The District Center General Plan designation, allows for up to 90 dwelling units per acre (du/acre). The project site is part of Specific Development Plan 59 (SD-59), which also has a density of 90 du/acre for the entire SD-59 area.

### 4.8.2 THRESHOLDS OF SIGNIFICANCE RELATED TO LAND USE AND PLANNING

Based on Appendix G of the CEQA Guidelines, implementation of the proposed project would result in a significant adverse impact on the environment related to land use if it would:

- Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

### 4.8.3 METHODOLOGY RELATED TO LAND USE AND PLANNING

To determine the potential for land use impacts, the proposed project was evaluated for compatibility with surrounding land uses and consistency with the City's General Plan and zoning regulations.

### 4.8.4 IMPACTS RELATED TO LAND USE AND PLANNING

The residential uses included in the proposed project are permitted under the General Plan District Center land use designation. As described earlier, SD-59, of which the project is a part, has an allowable density of 90 du/acre. The total number of acres in SD-59 is 17.7, which includes the City Place project site and the proposed project site. The proposed project includes 353 dwelling units and the City Place project includes 185 dwelling units for a total of 538 dwelling units. The 538 units divided by 17.7 acres yields 31 du/acre. This density is below the 90 du/acre allowed for SD-59 and for the District Center General Plan land use designation. Therefore, the density of the proposed project would be consistent with the densities allowed in the General Plan and SD-59 designation for the project site.

The proposed project is consistent with the General Plan District Center land use designation, as this designation allows residential uses. As described earlier in Section 2.0, (Project Description and Project Objectives), the proposed project would require an amendment to SD-59 to establish permitted land uses, site development standards, and parking requirements for the proposed project.

As described, the proposed project would be consistent with the allowable General Plan and SD-59 density for the project site. The residential and parking land uses of the proposed project would be consistent with the General Plan and the required amendment to SD-59 would result in project consistency with SD-59. Therefore, impacts of the proposed project related to land use and planning would be less than significant.

#### 4.8.5 MITIGATION RELATED TO LAND USE AND PLANNING

Impacts of the proposed project related to land use plans and policies would be less than significant. No mitigation is required.

#### 4.8.6 LEVEL OF SIGNIFICANCE AFTER MITIGATION RELATED TO LAND USE AND PLANNING

Impacts related to land use and planning associated with implementation of the proposed project would be less than significant and no mitigation would be required.