

ID #	Existing		Proposed		Key Changes	Acreage	Findings
	Land Use Designation	Implementing Zones	Land Use Designation	Implementing Zones			
1	Regional Center	RC-E, Regional Center - East RC-OT, Regional Center - Old Town RC-TO, Regional Center - Transit Oriented	Downtown Regional Center	RC-E, Regional Center - East RC-OT, Regional Center - Old Town RC-TO, Regional Center - Transit Oriented	<ul style="list-style-type: none"> Name change only Implementing zones are the same 	449.11	The implementing zones for the Downtown Regional Center are the same. Therefore, the proposed change of land use designation will not significantly affect a transportation facility.
2	Regional Center (Washington Square)	C-WS, Commercial - Washington Square OI-WS, Office Industrial - Washington Square	Regional Commercial	GC, General Commercial CS, Community Service CC, Corridor Commercial C-WS, Commercial - Washington Square	<ul style="list-style-type: none"> Removes OI-WS Affected properties are zoned C-WS 	49.55	The affected properties are located within the Washington Square Regional Center. A new policy in the Land Use Element would limit the commercial zoning designations available to properties within the Washington Square Regional Center to C-WS. Since the affected properties are currently zoned C-WS, the proposed change of land use designation will not significantly affect a transportation facility.
3	Regional Center (Washington Square)	C-WS, Commercial - Washington Square OI-WS, Office Industrial - Washington Square	Community Commercial	C-WS, Commercial - Washington Square CS, Community Service CC, Corridor Commercial	<ul style="list-style-type: none"> Removes OI-WS Affected properties are zoned C-WS 	7.98	The affected properties are located within the Washington Square Regional Center. A new policy in the Land Use Element would limit the commercial zoning designations available to properties within the Washington Square Regional Center to C-WS. Since the affected properties are currently zoned C-WS, the proposed change of land use designation will not significantly affect a transportation facility.
4	Regional Center (Washington Square)	C-WS, Commercial - Washington Square OI-WS, Office Industrial - Washington Square	Employment	OI, Office Industrial OI-NC, Office Industrial - Nike Campus OI-WS, Office Industrial - Washington Square	<ul style="list-style-type: none"> Removes C-WS Affected properties are zoned OI-WS 	215.25	The affected properties are located within the Washington Square Regional Center. A new policy in the Land Use Element would limit the employment zoning designations available to properties within the Washington Square Regional Center to OI-WS. Since the affected properties are currently zoned OI-WS, the proposed change of land use designation will not significantly affect a transportation facility.
5	Main Street	NS, Neighborhood Service R1, Residential Urban High Density (1,000) R2, Residential Urban Medium Density (2,000)	Mixed Use Corridor	CS, Community Service NS, Neighborhood Service R1, Residential Urban High Density (1,000) R2, Residential Urban Medium Density (2,000)	<ul style="list-style-type: none"> Adds CS as an implementing zone 	74.22	New uses allowed under CS include marijuana dispensaries, vehicle rental and minor automotive services such as gas stations. The CS zone also allows for office buildings that exceed 15,000 square feet. The new uses allowed under the CS zone generate fewer trips than uses allowed under the NS zone. The NS zone permits fast food restaurants and drive-through uses outright, and gas stations are permitted conditionally. The proposed change of land use designation will not significantly affect a transportation facility should the properties rezone in the future.
6	Main Street	NS, Neighborhood Service R1, Residential Urban High Density (1,000) R2, Residential Urban Medium Density (2,000)	Community Commercial	C-WS, Commercial - Washington Square CS, Community Service CC, Corridor Commercial	<ul style="list-style-type: none"> Adds CS and CC implementing zones Affected property is currently zoned CS 	4.34	There is a mismatch between the existing land use designation and CS zoning. Since the C-WS zone is only available to properties within the Washington Square Regional Center, the only potential zone change allowed under the Community Commercial land use designation would be from CS to CC. Temporary living quarters, places of worship and social organizations are allowed outright in the CC zone and are conditionally permitted in the CS zone. Storage facilities and parking as a principal use are allowed conditionally in the CC zone and are prohibited in the CS zone. The new uses allowed under the CC zone generate fewer trips than uses allowed in the CS zone including fast food restaurants, drive-through uses, convenience stores and gas stations. Therefore, the proposed change of land use designation will not significantly affect a transportation facility.
7	Main Street	NS, Neighborhood Service R1, Residential Urban High Density (1,000) R2, Residential Urban Medium Density (2,000)	Neighborhood Center	R4, Residential Urban Medium Density (4,000) R2, Residential Urban Medium Density (2,000) NS, Neighborhood Service	<ul style="list-style-type: none"> Removes R1 as an implementing zone Adds R4 residential zone 	24.72	The proposed change reduces the maximum density allowed for residential zones and there is no change to implementing commercial zones. Therefore, the proposed change of land use designation will not significantly affect a transportation facility should the properties rezone in the future.
8	Main Street	NS, Neighborhood Service R1, Residential Urban High Density (1,000) R2, Residential Urban Medium Density (2,000)	Neighborhood Residential - Medium Density	R4, Residential Urban Medium Density (4,000) R2, Residential Urban Medium Density (2,000)	<ul style="list-style-type: none"> Removes NS and R1 zones Adds R4 residential zone 	12.09	The proposed change reduces the maximum density allowed for residential zones and removes the NS commercial zone. Therefore, the proposed change of land use designation will not significantly affect a transportation facility should the properties rezone in the future.
9	Corridor	GC, General Commercial CS, Community Service NS, Neighborhood Service CC, Corridor Commercial R1, Residential Urban High Density (1,000) R2, Residential Urban Medium Density (2,000) R4, Residential Urban Medium Density (4,000)	Downtown Regional Center	RC-E, Regional Center - East RC-OT, Regional Center - Old Town RC-TO, Regional Center - Transit Oriented	<ul style="list-style-type: none"> Removes commercial implementing zones Removes residential implementing zones Adds multiple use zones for Regional Center Affected properties are currently zoned GC 	13.31	The affected properties are currently zoned GC, which allows for drive-through uses, car dealerships, large format retail and gas stations. Given the proximity of the site to the light rail line, the implementing zone selected for comparison is RC-TO. Residential development is allowed at a maximum intensity of 60 dwelling units per acre, compared to a maximum of 40 dwelling units per acre in the GC zone. While the RC-TO zone allows for slightly higher residential densities than the GC zone, it is also more restrictive on retail and other commercial uses. The RC-TO zone prohibits drive-through uses and bulk retail. Therefore, the proposed change of land use designation will not significantly affect a transportation facility.
10	Corridor	GC, General Commercial CS, Community Service NS, Neighborhood Service CC, Corridor Commercial R1, Residential Urban High Density (1,000) R2, Residential Urban Medium Density (2,000) R4, Residential Urban Medium Density (4,000)	Mixed Use Corridor	CS, Community Service NS, Neighborhood Service R1, Residential Urban High Density (1,000) R2, Residential Urban Medium Density (2,000)	<ul style="list-style-type: none"> Removes GC and CC commercial zones Removes R4 residential zone 	43.78	The proposed change limits the range of implementing commercial zones by eliminating the GC and CC. The GC zone allows vehicle sales, large format retail and gas stations. The GC and CC zones allow for parking as a principal use, temporary living quarters and storage facilities (either outright or conditionally). These uses are prohibited in the CS and NS zones. Both the NS and CS zones allow uses with relatively high trip generation including fast food restaurants and drive-through uses. Therefore, the proposed change in land use designation will not significantly affect a transportation facility should the properties rezone in the future.
11	Corridor	GC, General Commercial CS, Community Service NS, Neighborhood Service CC, Corridor Commercial R1, Residential Urban High Density (1,000) R2, Residential Urban Medium Density (2,000) R4, Residential Urban Medium Density (4,000)	Regional Commercial	GC, General Commercial CS, Community Service CC, Corridor Commercial C-WS, Commercial - Washington Square	<ul style="list-style-type: none"> Removes residential implementing zones Removes NS commercial zone Adds C-WS commercial zone 	385.4	The proposed change removes all residential implementing zones. However, attached and detached housing are permitted outright in the GC, CC and CS zones at densities comparable to the R1 and R4 zones. The affected properties are located outside the Washington Square Regional Center. Therefore, the city would not support a potential zone change to C-WS. Since the potential mix of residential and commercial uses and densities is the same, the proposed change is not expected to have a significant impact on a transportation facility.

Existing		Proposed		Key Changes	Acreage	Findings	
ID #	Land Use Designation	Implementing Zones	Land Use Designation				Implementing Zones
12	Corridor	GC, General Commercial CS, Community Service NS, Neighborhood Service CC, Corridor Commercial R1, Residential Urban High Density (1,000) R2, Residential Urban Medium Density (2,000) R4, Residential Urban Medium Density (4,000)	Community Commercial	C-WS, Commercial - Washington Square CS, Community Service CC, Corridor Commercial	<ul style="list-style-type: none"> Removes residential implementing zones Removes GC and NS commercial zones Adds C-WS commercial zone 	397.5	The proposed change removes all residential implementing zones. However, attached and detached housing are permitted outright in the CC and CS zones at densities comparable to the R1 and R4 zones. The proposal also removes the GC zone, which allows for vehicle sales and large format retail. The C-WS zone is only available to properties within the Washington Square Regional Center. Since the potential mix of residential and commercial uses is roughly the same, the proposed change is not expected to have a significant impact on a transportation facility.
13	Corridor	GC, General Commercial CS, Community Service NS, Neighborhood Service CC, Corridor Commercial R1, Residential Urban High Density (1,000) R2, Residential Urban Medium Density (2,000) R4, Residential Urban Medium Density (4,000)	Neighborhood Center	R4, Residential Urban Medium Density (4,000) R2, Residential Urban Medium Density (2,000) NS, Neighborhood Service	<ul style="list-style-type: none"> Removes GC, CS and CC commercial zones Removes R1 residential zone 	58.93	The proposal limits the range of commercial uses by eliminating the GC, CC and CS implementing zones. Commercial uses previously allowed that are now prohibited under the NS zone include vehicle sales, temporary living quarters, marijuana dispensaries and office buildings larger than 15,000 square feet. Commercial uses previously allowed that are now conditionally permitted under the NS zone include housing, child care facilities, minor automotive service (e.g. gas stations), places of worship and social organizations. The proposal also removes the high density residential R1 zone. Since the NS zone is generally more restrictive on commercial uses, the proposed change in land use designation will not significantly affect a transportation facility should the properties rezone in the future.
14	Corridor	GC, General Commercial CS, Community Service NS, Neighborhood Service CC, Corridor Commercial R1, Residential Urban High Density (1,000) R2, Residential Urban Medium Density (2,000) R4, Residential Urban Medium Density (4,000)	Employment	OI, Office Industrial OI-NC, Office Industrial - Nike Campus OI-WS, Office Industrial - Washington Square	<ul style="list-style-type: none"> Removes all commercial implementing zones Removes all residential implementing zones Affected property is currently zoned CS 	2.22	The affected property is currently zoned CS and developed with a multi-tenant office building. Uses are generally characterized as office and professional services. The OI-NC and OI-WS zones are location specific and not appropriate for the affected property. The remaining implementing employment zone is OI. The current CS zone allows for fast food restaurants, drive-through uses and gas stations. By comparison, the OI zone does not allow for gas stations or retail uses that exceed 30,000 square feet. Since the OI zone is generally more restrictive on retail and other commercial uses, the proposed change likely reduces the "reasonable worst case" trip potential from a zone change.
15	Corridor	GC, General Commercial CS, Community Service NS, Neighborhood Service CC, Corridor Commercial R1, Residential Urban High Density (1,000) R2, Residential Urban Medium Density (2,000) R4, Residential Urban Medium Density (4,000)	Industrial	IND, Industrial OI, Office Industrial	<ul style="list-style-type: none"> Removes all commercial implementing zones Removes all residential implementing zones Affected properties are currently zoned IND 	20.17	The proposal removes all commercial and residential implementing zones. The affected properties are currently zoned IND. There is a mismatch between existing zoning and land use designations. The OI and IND zones are generally more restrictive than commercial zones on retail and other commercial uses and do not allow residential development. Drive-through uses are prohibited in the OI and IND zones. Minor automotive service (e.g. gas stations) are prohibited in the OI zone and allowed in IND. Freestanding retail use is prohibited in the IND zone and allowed conditionally in the OI zone (up to 30,000 square feet). Therefore, the proposed change likely reduces the "reasonable worst case" trip potential from a zone change.
16	Corridor	GC, General Commercial CS, Community Service NS, Neighborhood Service CC, Corridor Commercial R1, Residential Urban High Density (1,000) R2, Residential Urban Medium Density (2,000) R4, Residential Urban Medium Density (4,000)	Neighborhood Residential - Standard Density	R7, Residential Urban Standard Density (7,000) R5, Residential Urban Standard Density (5,000)	<ul style="list-style-type: none"> Removes all commercial implementing zones Removes R1, R2 and R4 residential zones Adds R7 and R5 residential zones Affected properties are currently zoned R7 	2.01	There is a mismatch between the existing plan designation and R7 zoning. The proposed change removes all commercial implementing zones and higher density residential zones. The R7 and R5 zones reduce the maximum potential density. Therefore, the proposed change in land use designation will likely reduce potential impacts to transportation facilities.
17	Corridor	GC, General Commercial CS, Community Service NS, Neighborhood Service CC, Corridor Commercial R1, Residential Urban High Density (1,000) R2, Residential Urban Medium Density (2,000) R4, Residential Urban Medium Density (4,000)	Neighborhood Residential - Medium Density	R4, Residential Urban Medium Density (4,000) R2, Residential Urban Medium Density (2,000)	<ul style="list-style-type: none"> Removes all commercial implementing zones Removes R1 residential zone Affected properties are currently zoned R2 or R4 	620.48	The proposed change removes all commercial implementing zones and the high density residential R1 zone. The R2 and R4 zones reduce the maximum potential density of development. Therefore, the proposed change in land use designation will likely reduce potential impacts to transportation facilities.
18	Corridor	GC, General Commercial CS, Community Service NS, Neighborhood Service CC, Corridor Commercial R1, Residential Urban High Density (1,000) R2, Residential Urban Medium Density (2,000) R4, Residential Urban Medium Density (4,000)	Neighborhood Residential - High Density	R1, Residential Urban High Density (1,000)	<ul style="list-style-type: none"> Removes all commercial implementing zones Removes R2 and R4 residential zones Affected properties are currently zoned R1 	49.56	The proposed change removes all commercial implementing zones and the medium density R2 and R4 zones. Since all of the affected properties are currently zoned R1, the proposed change in land use designation will not significantly affect a transportation facility.
19	Neighborhood Residential - Standard Density	R7, Residential Urban Standard Density (7,000) R5, Residential Urban Standard Density (5,000)	Neighborhood Center	R4, Residential Urban Medium Density (4,000) R2, Residential Urban Medium Density (2,000) NS, Neighborhood Service	<ul style="list-style-type: none"> Removes R7 and R5 residential zones Adds R2 and R4 zones and NS commercial zone Affected properties are currently zoned NS 	4.39	The proposal increases the potential residential density and adds the NS zone, which allows for limited commercial businesses. There is a mismatch between the current land use designation and NS zone. The two affected properties are currently developed and zoned NS. Existing uses on site include a daycare, restaurant, convenience store, dental office and professional services. Since the two properties are already commercially zoned and developed, the proposal is not expected to have a significant impact on the transportation system.
20	Neighborhood Residential - Standard Density	R7, Residential Urban Standard Density (7,000) R5, Residential Urban Standard Density (5,000)	Employment	OI, Office Industrial OI-NC, Office Industrial - Nike Campus OI-WS, Office Industrial - Washington Square	<ul style="list-style-type: none"> Removes R7 and R5 residential zones Adds OI employment zones Affected properties are currently zoned CS 	12.83	There is a mismatch between the existing land use designation and zoning. The affected properties are currently zoned CS, which allows for fast food restaurants, drive-through uses and gas stations. Existing development includes multi-tenant office buildings with uses characterized as office and professional services. The OI-NC and OI-WS zones are location specific and not appropriate for the affected property. The appropriate implementing Employment zone is OI. The OI zone prohibits gas stations and retail uses that exceed 30,000 square feet. Since the OI zone is generally more restrictive than the current CS zone on retail and other commercial uses, the proposed change likely reduces the "reasonable worst case" trip potential from a zone change.

ID #	Existing		Proposed		Key Changes	Acreage	Findings
	Land Use Designation	Implementing Zones	Land Use Designation	Implementing Zones			
21	Neighborhood Residential - Medium Density	R4, Residential Urban Medium Density (4,000) R2, Residential Urban Medium Density (2,000)	Neighborhood Center	R4, Residential Urban Medium Density (4,000) R2, Residential Urban Medium Density (2,000) NS, Neighborhood Service	<ul style="list-style-type: none"> Adds NS commercial zone 	3.41	The proposal adds the NS commercial zone, which allows for restaurants, drive-through uses and office buildings up to 15,000 square feet. One of the properties is zoned NS and is developed with a convenience store and daycare. The other property is zoned R2 and is developed with a self-storage facility. The R2 parcel is unlikely to redevelop in the near future since the self-storage facility underwent a large expansion in 2017. Given the existing zoning and uses on site, in combination with the limited acreage affected, the proposed change will not significantly affect transportation facilities.
22	Neighborhood Residential - Medium Density	R4, Residential Urban Medium Density (4,000) R2, Residential Urban Medium Density (2,000)	Employment	OI, Office Industrial OI-NC, Office Industrial - Nike Campus OI-WS, Office Industrial - Washington Square	<ul style="list-style-type: none"> Removes R2 and R4 residential zones Adds OI employment zones Affected property is currently zoned CS 	0.78	There is a mismatch between the existing land use designation and zoning. The affected property is currently zoned CS, which allows for fast food restaurants, drive-through uses and gas stations. Existing development includes a medical office building. The OI-NC and OI-WS zones are location specific and not appropriate for the affected property. The appropriate implementing Employment zone is OI. The OI zone prohibits gas stations and retail uses that exceed 30,000 square feet. Since the OI zone is generally more restrictive than the current CS zone on retail and other commercial uses, the proposed change likely reduces the "reasonable worst case" trip potential from a zone change.

Draft: June 28, 2017