

## Exhibit D

### GENERAL PLAN AMENDMENT NO. 2006-05

#### REVISIONS TO THE LAND USE ELEMENT OF THE GENERAL PLAN IN CONNECTION WITH THE ADOPTION OF THE DOWNTOWN SPECIFIC PLAN

The Downtown Specific Plan is an urban design oriented plan which sets the physical standards and guidelines as well as land use regulations for activities within the Downtown. Downtown Glendale consists of a variety of districts, based on the existing building patterns within each area. The Downtown Specific Plan seeks to preserve and enhance the aspects which provide each district its unique character, while improving the attractiveness and livability of the Downtown area as a whole.

**In order to provide consistency between the Downtown Specific Plan and the General Plan, the Land Use Element is hereby amended as follows:**

Pg. 13

HIGH DENSITY RESIDENTIAL development is generally centered around the ~~Central Business District north of Broadway~~ Downtown Specific Plan area, with a relatively small pocket located in North Glendale. These locations provide ideal access to the regional freeway network as well as close-in convenience to the major shopping facilities of the ~~Central Business District Downtown~~. The standards provide for relatively large multiple dwelling complexes as a density of 35 to 60 dwelling units to the acre, ~~with an overall average density of 45 units to the acre.~~

MIXED USE DEVELOPMENT areas are generally located along the city's major arterials. These areas generally allow for a compatible mix of commercial, industrial, and residential land uses, or just (stand alone) commercial, industrial, or residential land uses in various combinations, depending on the specific zoning district designation. Residential densities generally range from a low of 35 to a high of 100 dwelling units to the acre (du/ac), with the specific density being adjusted depending on the adjoining land use and zone district designation to help ensure compatibility between land uses. For example, the 35 du/ac density is available to sites abutting a single-family zoning district designation; the 87 du/ac density is available to sites abutting a multi-family zoning district, while the highest allowable density of 100 du/ac is only available to sites abutting nonresidential zoning districts. Residential development (mixed use or free-standing) at even higher densities may be permitted in the downtown area and is discussed under the Downtown Specific Plan Area land use category.

COMMERCIAL CENTERS AND DEVELOPMENT DISTRICTS, other than those in the Downtown area, ~~feature regional facilities in the Central Business District and Glendale Galleria;~~ a major shopping centers in the Glendale Fashion Center and Montrose Shopping Park; community serving retail and services along most major traffic arterials; and neighborhood convenience shopping centers dispersed throughout the City at locations in or adjacent to the neighborhood served. The use of ~~three~~ two ~~distinct~~ colors on the land use map differentiates the

distribution of the ~~three separate~~ two categories of commercial use: Neighborhood and Community/Services. The commercial uses located in the Downtown Specific Plan Area are discussed in the Downtown Specific Plan Area Land Use category.

DOWNTOWN SPECIFIC PLAN AREA – The Downtown Specific Plan (DSP) area, a mixed use development district encompassing most of the Central Glendale Redevelopment Project Area, is located in the center of the city. It provides for a vibrant array of commercial (retail, service, office, entertainment) uses, in addition to very high density, urban housing and mixed use developments. Residential density will be determined, in part, by the limits pertaining to individually defined districts. Very dense urban development is envisioned as high-rise projects within districts currently dominated by large office towers. Elsewhere in the DSP area, such developments are envisioned as mid-rise to low-rise projects depending on their location. The Town Center (Americana on Brand), as well as other major shopping centers; a park and network of paseos and open spaces; office towers; and historic buildings are located within the DSP area.

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The Land Use Plan identifies ~~three~~ two categories of commercial land use. They include neighborhood centers and ~~community commercial services/centers, and regional centers~~. The commercial section...

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~~**Regional Centers**—These centers should feature those goods and services having the characteristics of wide appeal and drawing power. Examples include major department stores with complimentary satellite stores, auto sales, and offices with which provide a broad variety of professional and personal services. Specialized needs of these areas include centralized parking facilities, effective transportation patterns, and architectural and aesthetic design concerns. To accomplish these goals, particularly in the Central Business District, it is recommended that the specialized zoning districts be established and revitalization programs be initiated.~~

#### DOWNTOWN SPECIFIC PLAN

The Downtown Specific Plan was specifically created to address the specialized needs of the previous Regional Center classification. These needs included centralized parking facilities, effective transportation patterns, and architectural and aesthetic design concerns. The Downtown Specific Plan addresses these items, in addition to providing a framework to guide responsible growth and development in Downtown Glendale, supporting a variety of economic activities and mixed use development, including very dense urban housing, to provide a diverse downtown climate, seeking to preserve the distinctive character of each of the DSP's districts, and encouraging quality urban design.

## **G. Residential - Central Glendale**

Central Glendale is the major source and the prime location for high density development. Close proximity to the commercial center of the City makes the area conducive for this type of land use.

Currently undergoing a major transformation in its residential character, Central Glendale is expected to remain predominately a residential community for those areas surrounding the Downtown Specific Plan Area. Current construction in the last ~~five years~~ several decades has eliminated many lower income single family units and has produced large multi-unit complexes on previously underutilized land. These multi-unit complexes cater exclusively to middle and high income individuals and families. ~~The value of homes and rest of older dwellings is below the City's average. This fact and t~~ The close proximity to the commercial center has attracted a large number of elderly citizens.

With the adoption of the Downtown Specific Plan, high-density residential development is anticipated in Central Glendale. Residential density will be determined, in part, by the limits pertaining to individually defined districts. Very dense urban development is envisioned as high-rise projects within districts currently dominated by large office towers. Elsewhere in the DSP area, such developments are envisioned as mid-rise to low-rise projects depending on their location.

~~Certain areas~~ older residential buildings are showing signs of deterioration. Periodic maintenance and code enforcement could best alleviate many of the problems confronting the community's housing stock.

Page 72 – Map No. 26 - Amendment

Area 15 – ~~Central Business District~~ Downtown Specific Plan Area

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## **H. Commercial**

Commercial Area 15 – ~~Central Business District~~ Downtown Specific Plan Area

Area 15 contains the City's major retail commercial district; office buildings; financial and professional activities; a diversity of related retail and service establishments; and government facilities. Shopping facilities are concentrated on Brand Boulevard, Central Avenue, and in the adjacent Fashion Center. These three areas contain over 95 percent of downtown Glendale's total floor space in shopping goods and specialty stores. Commercial Area 15 contains a total of 230 acres of commercially zoned land. Commercial uses, however, only occupy 97 acres of land. Other major uses which occupy commercially zoned land are: residential (40 acres);

public//quasi-public (35 acres) and parking (33 acres). Effective utilization of the commercial zones by commercial uses is 42 percent, which is less than the City average (50 percent). By including parking and public/quasi-public uses, the utilization factor increases to 71.7 percent.

Commercial retail is the predominate commercial use (48 percent) followed by commercial services (34 percent). Although this area contains over 30 percent of the City's commercially zoned land, only 19 percent of the City's commercial development exists in this area.

This commercial area has been analyzed in detail by the Central Glendale Study (Planning Division, January 1972). Several recommendations were made for the improvement of the economic and physical condition of the Central Glendale area. Included among the recommendations were: establishment of a Redevelopment Agency; a revitalization program; parking program, transit system, and consumer acceptance program. As a result of this study, a redevelopment agency was formulated and a revitalization program is currently in progress. The Glendale Town Center Specific Plan should implement the General Plan's goals and objectives to seek the revitalization of downtown Glendale. The Downtown Specific Plan will also contribute to the revitalization of downtown Glendale by establishing clear design and development standards that encourage a diverse mix of uses and economic activities. Very high density residential should be encouraged within and closely surrounding the Central Business District. Very dense urban development is envisioned as high-rise projects within DSP districts currently dominated by large office towers. Elsewhere in the DSP area, such developments are envisioned as mid-rise to low-rise projects depending on their location.

~~A new Central Business District zone should be established to achieve the desired development standards for the zone.~~

## Exhibit B

## GENERAL PLAN AMENDMENT NO. 2006-01

**REVISIONS TO THE LAND USE ELEMENT OF THE GENERAL PLAN IN  
CONNECTION WITH PROPOSED ZONE CHANGE IN AREAS 3 AND 7 DUE TO THE  
CITY MULTI-FAMILY TRANSITIONAL ZONING PROGRAM**

The Multi-family Transitional Zoning Program (General Plan Amendment 2006-01) proposes to rezone Areas 3 and 7 to allow for a more compatible transition between multi-family and single family residential zones in the City.

In order to provide consistency between the Zoning Ordinance and the Land Use Element of the General Plan, the Land Use Element is hereby amended to read as follows:

**1) LAND USE ELEMENT FIG 2.**

LAND USE CLASSIFICATION	ACREAGE	EST. HOUSING UNIT CAPACITY	EST. POPULATION CAPACITY
<b>RESIDENTIAL</b>			
Very Low Density/Open Space**	[920]	[3,500]	[10,500]
Low Density**	[5,544]	[34,000]	[102,000]
Moderate Density**	[364]	[4,900]	[13,700]
Medium Density**	[735]	[14,500]	[40,600]
Medium-High Density**	[293]	[9,900]	[27,700]
High Density**	[237]	[10,900]	[30,500]
		[77,700]**	[225,000]**
COMMERCIAL*			824
LIGHT INDUSTRIAL*			545
RESTRICTED INDUSTRIAL*			206
RECREATION/OPEN SPACE			5,866
CEMETERY			111
NET DEVELOPABLE AREA			15,742
STREET AND RIGHTS-OF-WAY			3,839
TOTAL CITY AREA			19,581

\*Mixed Use classifications may be incorporated in or replace these categories

\*\*The total number of units will be reduced by approximately 70 units. This will result in a negligible change in the build out population.

## GENERAL PLAN AMENDMENT No. 2004-01

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REVISIONS TO THE LAND USE ELEMENT OF THE GENERAL PLAN IN  
CONNECTION WITH THE ALLOWANCE OF MIXED USE DEVELOPMENT  
WITHIN THE SAN FERNANDO ROAD CORRIDOR

General Plan Amendment No. 2004-01 proposes amendments to the Land Use Element text related to goals, General Plan Land Use Plan, recommended implementation techniques/strategies, and research and analysis discussions.

The areas generally affected by these amendments are located within the San Fernando Road corridor extending from the northern boundary of the city to the southern boundary of the city.

In order to provide for the gradual transition of the San Fernando Road corridor from a predominantly industrial base to a greater mix of compatible uses, the following pages of the Land Use Element are hereby amended as follows:

1) Page 8, C. GOALS, Industrial:

~~Phase out residential developments in industrial districts.~~

2) Page 13, THE LAND USE PLAN

MIXED USE DEVELOPMENT areas are generally located along the city's major arterials. These areas generally allow for a compatible mix of commercial, industrial, and residential land uses, or just (stand alone) commercial, industrial, or residential land uses in various combinations, depending on the specific zoning district designation. Residential densities generally range from a low of 35 to a high of 100 dwelling units to the acre (du/ac), with the specific density being adjusted depending on the adjoining land use and zoning district designation to help ensure compatibility between land uses. For example, the 35 du/ac density is available to sites abutting a single-family zoning district designation, the 87 du/ac density is available to sites abutting a multi-family zoning district, while the highest allowable density of 100 du/ac is only available to sites abutting nonresidential zoning districts.

3) Page 15, ~~Light Industrial and Restricted Industrial Development~~

~~Light industrial and restricted industrial development features light manufacturing; assembly and wholesale/warehousing facilities and activities. Generally, the plan indicates manufacturing in the western section of the City between San Fernando Road and the Golden State Freeway and along San Fernando Road south of the Ventura Freeway. Some light industrial uses, oriented to retail trade, are planned for inclusion in the community commercial category and other commercial categories. Some very light industrial uses may be compatible with residential uses in mixed use areas and mixed use projects along San Fernando Road.~~

4) Page 23, RECOMMENDED IMPLEMENTATION

MIXED USE DEVELOPMENT DISTRICTS

In order to provide for a compatible mix of commercial, industrial, and residential land uses, or just (stand alone) commercial, industrial, or residential land uses in various combinations, a mixed use category is proposed for specified areas generally located along the city's major arterials.

~~Where surrounding zoning conflicts in its present use with adjacent industrial zoning, two courses of action are advisable: either the surrounding zoning or the industrial zoning itself should be revised to result in adjacent compatible zones, or suitable buffers should be constructed to physically and/or spatially separate the two.~~

4. ~~NON-CONFORMING USES~~

~~Problems with non-conforming uses frequently involve the continuing presence of residential uses in industrial zones. Usually this occurs because residential land uses preceded present industrial zoning. Glendale's cumulative zoning often allows not only retention but construction of essentially non-conforming uses in various zones. A change to exclusive zoning would prohibit any future occurrences and amortization procedures would eliminate non-conforming uses which exist.~~

10) General Plan Amendment No. 93-1

LAND USE ELEMENT FIG. 2

LAND USE CLASSIFICATION	ACREAGE	EST. HOUSING UNIT CAPACITY	EST. POPULATION CAPACITY
<b>RESIDENTIAL</b>			
Very Low Density/Open Space	[1,163]	[3,500]	[10,500]
Low Density	[5,235]	[34,000]	[102,000]
Moderate Density	[348]	[4,900]	[13,700]
Medium Density	[755]	[14,500]	[40,600]
Medium/High Density	[376]	[9,900]	[27,700]
High Density	[313]	[10,900]	[30,500]
		[77,700]	[225,000]
COMMERCIAL*		824	
LIGHT INDUSTRIAL*		545	
RESTRICTED INDUSTRIAL*		206	
RECREATION/OPEN SPACE		5,866	
CEMETERY		111	
NET DEVELOPABLE AREA		15,742	
STREET AND RIGHTS-OF-WAY		3,839	
TOTAL CITY AREA		19,581	

Note: The Housing Capacity figure of 77,700 housing units assumes over-utilized properties and housing units in commercial and industrial zones to be nonexistent.  
 \* Mixed Use classifications may be incorporated in or replace these categories.

GENERAL PLAN AMENDMENT  
Case No. GPA 2003-02

REVISION TO THE LAND USE AND CIRCULATION ELEMENTS OF THE GENERAL PLAN

General Plan Amendment No. 2003-02 proposes amendments to the Land Use and Circulation Element texts and the General Plan Land Use and Circulation Maps to clarify the desire to encourage residential within the downtown area and to eliminate portions of two streets from the General Plan roadway network, respectively.

The area generally affected by these amendments is Commercial Area 15 – Central Business District.

The following pages of the Land Use Element are hereby amended as follows:

1. Page 76

This commercial area has been analyzed in detail by the Central Glendale Study (Planning Division, January, 1972). Several recommendations were made for the improvement of the economic and physical condition of the Central Glendale area. Included among the recommendations were: establishment of a Redevelopment Agency; a revitalization program; parking program, transit system, and consumer acceptance program. As a result of this study, a redevelopment agency was formulated and a revitalization program is currently in progress...The Glendale Town Center Specific Plan should implement the General Plan's goals and objectives to seek the revitalization of downtown Glendale. Very high density residential should be encouraged within and closely surrounding the Central Business District

The General Plan Land Use Map is hereby amended to designate the 15-5 acre site bounded by Brand Boulevard on the east; Colorado Street on the south; Central Avenue on the west; and the Glendale Galleria, north of Harvard Street as Town Center Specific Plan.

The following pages of the Circulation Element are hereby amended as follows:

2. Page 2-11

Amend Exhibit 2-1 to remove the portion of Harvard Street between Brand Boulevard and Central Avenue and to remove the portion of Orange Street between Colorado Street and the Glendale Galleria.

3. Page 2-15

Amend Exhibit 2-2 to describe the Harvard Street Segment as "Brand Boulevard to Chevy Chase Drive."

4. Page 2-17

Amend Exhibit 2-2 to describe the Orange Street Segment as "Doran Street to the southerly boundary of the Glendale Galleria."



Adopted  
 3-16-93  
 Bremberg/Givens  
 Jutras: No

RESOLUTION NO. 22,819

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
 GLENDALE, CALIFORNIA, AMENDING THE LAND USE ELEMENT OF  
 THE GENERAL PLAN (GENERAL PLAN AMENDMENT NO. 93-1)

WHEREAS, the Council has conducted noticed public hearings pursuant to the provisions of Sections 3-107 of the Glendale Municipal Code and Chapter 3, Title 7 of the Government Code of the State of California; and

WHEREAS, the Council has ordered the study of its policies and standards for development of the hillsides of Glendale; and

WHEREAS, the Council has received and accepted General Plan Amendment No. 93-1, amendments to the Land Use Element of the General Plan, concerning density of residential development in the hillsides of Glendale; and

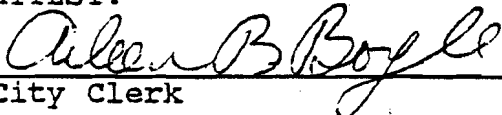
WHEREAS, the Council has reviewed and considered all materials and exhibits of current record relative to General Plan Amendment No. 93-1; and

WHEREAS, the Planning Commission of the City of Glendale held noticed public hearings on the proposed revisions to the Land Use Element;

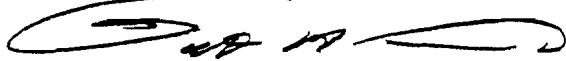
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLENDALE, that General Plan Amendment No. 93-1, being an amendment to residential development density, is hereby approved and adopted and shall be made apart of the City's Land Use Element of the General Plan.

This resolution shall become effective 30 days after the date of adoption.

ATTEST:

  
 City Clerk

APPROVED AS TO FORM



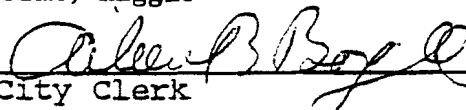
DATE 3-4-93

STATE OF CALIFORNIA )  
 ) SS.  
 COUNTY OF LOS ANGELES)

\_\_\_\_\_  
 Mayor

I, AILEEN B. BOYLE, City Clerk of the City of Glendale, certify that the foregoing resolution was adopted by The Council of the City of Glendale, by a majority of the members thereof, at a regular meeting held on the 16th day of March 1993, and that the same was adopted by the following vote:

Ayes: Bremberg, Givens, Zarian, Raggio  
 Noes: Jutras  
 Absent: None

  
 City Clerk

GENERAL PLAN AMENDMENT NO. 93-1

REVISIONS TO THE LAND USE ELEMENT  
OF THE GENERAL PLAN IN CONNECTION  
WITH THE AMENDMENT TO THE 1990  
OPEN SPACE, RECREATION AND  
CONSERVATION ELEMENTS.

General Plan Amendment No. 93-1 proposes amendments to the Land Use Element text related to goals for very low density residential and low density residential/open space land uses in Glendale's hillsides.

The areas generally affected by these amendments are located in Glendale's major mountainous areas of the Verdugo Mountains, San Rafael Hills and lower slopes of the San Gabriel Mountains.

In order to provide consistency between the Land Use Element and the Open Space and Conservation Elements of the General Plan of the City of Glendale, the following pages of the Land Use Element are hereby amended as follows:

1) Page 8

add to Goals, General:

Safeguard the visual and environmental quality of Glendale hillsides through the protection of important natural resources.

add to Goals, Residential:

Promote hillside residential development which respects existing natural and scenic resources through sensitive and creative design and development techniques.

2) Page 13

VERY LOW DENSITY RESIDENTIAL/OPEN SPACE development is indicated as desirable in respect to Glendale's major mountainous areas, in the Verdugo Mountains, San Rafael Hills, and the lower slopes and canyons of the San Gabriel Mountains. ~~The requirements of this class include a density standard of from 1 to 3 units to the acre.~~ The requirements of this category include a variable density standard based upon the steepness of slope (being defined as the ratio of the horizontal distance to the vertical change of the topography). On land which slopes more than 60 percent, the maximum density shall not exceed 0.45 units per acre. This density may be increased proportionately to a maximum density of three (3) units per acre with 0 percent slope.

Clustering of development is encouraged to preserve natural features. Development should respect and be sensitive to the important natural resources of the property to be developed and should provide open space.

3) Page 13

LOW DENSITY RESIDENTIAL development is compatible with Glendale's existing single family developed neighborhoods and vacant subdivided properties. The plan ~~designates~~ identifies ~~that these~~ neighborhoods and properties ~~be~~ for ~~preserved~~ preservation and ~~maintained~~ maintenance at existing levels. ~~The density standards for this class provides for 1 to 8 units to the acre.~~ The requirement of this category includes a variable density standard based upon the steepness of slope and the development characteristics of existing neighborhoods. For all land which slopes (being defined as the ratio of the horizontal distance to the vertical change of the topography) more than 60 percent, the maximum density shall not exceed 0.45 units per acre. This density may be increased proportionately to a maximum density of 3 units per acre with 0 percent slope. Clustering of development is encouraged to preserve natural features. For the further division of steeply sloping property (greater than 30 percent) in existing neighborhoods, the density shall not exceed 1.5 units per acre. For gently sloping properties (less than 30 percent), the density standard shall reflect existing development patterns but should not exceed a density of 8 units per acre. Development should respect and be sensitive to the important natural resources of the property and provide open space.

cc/Raggio  
Ayes

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDALE, CALIFORNIA, CERTIFYING THAT CERTAIN NEGATIVE DECLARATIONS HAVE BEEN PREPARED PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, The Environmental and Planning Board considered Initial Study No. EIF 89-69 prepared on behalf of General Plan Amendment 89-3 and Change of Zone Case No. 144ZA, and adopted on January 11, 1990, a proposed Negative Declaration prepared pursuant to the California Environmental and Quality Act; and

WHEREAS, The Environmental and Planning Board considered Initial Study No. EIF 90-48 prepared on behalf of General Plan Amendment 90-1 and Change of Zone Case No. 147ZA, and adopted on June 14, 1990, a proposed Negative Declaration prepared pursuant to the California Environmental Quality Act; and

WHEREAS, the Members of the Council have read and considered the subject Negative Declarations; and

WHEREAS, The Council hereby acknowledges the findings and recommendations of the Environmental and Planning Board with respect to the preparation of said Negative Declarations and the projects;

NOW, THEREFORE, BE IT RESOLVED by The Council of the City of Glendale that it is hereby certified that Negative Declaration Number EIF 89-69 and Negative Declaration Number EIF 90-48 were prepared pursuant to the California Environmental Quality Act, that the Council approves the responses to comments received during the environmental review process, and that the projects will not have a significant effect on the environment.

Adopted this 30th day of October, 1990.

*[Signature]*  
Mayor

ATTEST:

*[Signature: Aileen B. Boyle]*  
City Clerk

APPROVED AS TO FORM

*[Signature]*  
CITY ATTORNEY  
DATE 10-26-90

STATE OF CALIFORNIA )  
                                  SS.  
COUNTY OF LOS ANGELES)

I, AILEEN B. BOYLE, City Clerk of the City of Glendale, certify that the foregoing resolution was adopted by The Council of the City of Glendale, by a majority of the members thereof, at a regular meeting held on the 30th day of October 1990, and that the same was adopted by the following vote:

Ayes: Bremberg, Jutras, Milner, Raggio, Zarian  
Noes: None  
Absent: None

*[Signature: Aileen B. Boyle]*  
City Clerk

Rev 22221  
1990

LAND USE ELEMENT TEXT CHANGES

I. LAND USE ELEMENT

Note: All changes shown double underlined and within brackets  
CHANGES - PAGES 13

MODERATE DENSITY RESIDENTIAL development areas are sparsely located in the western, southeastern and northern portions of the City and reflect locations for single family homes mixed with moderate size townhouse development. These locations are ideal with respect to convenience and access to the regional transportation network as well as functioning as buffer or transition areas between more intensive development and areas designated for less intensive uses. This class maintains a relatively low density standard of [9] to [14] dwelling units to the acre.

MEDIUM DENSITY RESIDENTIAL development is located mainly in the southern portions of the City, south of the Ventura Freeway. Small pockets occur in the western and northern portions. intended for these areas are townhouses and smaller garden apartments at a density of [15] to [19] dwellings to the acre.

[MEDIUM/HIGH DENSITY RESIDENTIAL development is located sparsely in North Glendale and Central Glendale. Intended for these areas are medium size garden apartments at a density of 20 to 26 units to the acre.]

HIGH DENSITY RESIDENTIAL development is generally centered around the Central Business District north of Broadway with a relatively small pocket located in North Glendale. These locations provide ideal access to the regional freeway network as well as close-in convenience to the major shopping facilities of the Central Business District. The standards provide for [larger] size garden apartments at a density of [27] to [35] units to the acre.

[DENSITY BONUS]

[In the multiple dwelling residential categories of medium, medium high and high densities, a density bonus (i.e. 25%) may be added to lots/parcels which are combined to create a building site in order to promote greater quality/amount of open space and amenities. Density bonuses may also be granted to projects in all residential zones in order to provide for affordable housing as expressed by State housing policies. For the purpose of subdivisions, it shall be recognized that all developments which comply with these density bonus criteria remain in compliance with the density parameters expressed in the General Plan.]

CHANGES - PAGE 21

VERY LOW DENSITY/OPEN SPACE - In order to provide for growth and development as recommended by the Plan in the areas shown as very

CHANGES - PAGES 23

Moderate, Medium and High Density - In order to meet the objectives of the Land Use Plan and to coordinate with other implementation procedures, it is necessary to revise the multiple unit residential ordinances. Major recommendations include improvement of development design criteria such as height, variable setbacks, landscaping, illumination and parking requirements. Maximum density should be limited to [14] units per acre for moderate [19] for medium, [26 for medium/high and 35 for high density].

[Density bonuses may be applied in the medium, medium high, and high density areas where lots are combined to establish larger building sites. Where this occurs, it is appropriate to establish greater open space requirements. In addition, density bonuses may be granted for the provision of affordable housing in accordance with State regulations.]

LAND USE ELEMENT FIG. 2

LAND USE CLASSIFICATION	ACREAGE	EST. HOUSING UNIT CAPACITY	EST. POPULATION CAPACITY
<b><u>RESIDENTIAL</u></b>			
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<b>TOTALS</b>		<b>[77,700]</b>	<b>[225,000]</b>
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LIGHT INDUSTRIAL	545		
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Note: The Housing Capacity figure of 77,700 housing units assumes overutilized properties and housing units in commercial and industrial zones to be non-existent.