

ATTACHMENT F
COMPREHENSIVE PLAN ANALYSIS

<i>Comp Plan Goals and Policies</i>	<i>How project adheres or does not adhere to Comp Plan</i>
The Comprehensive Plan land use designation for the site is Service Commercial.	The project proposes high-density housing in an area designated for high-density housing.
<i>Land Use Element</i>	
Policy L-1.3 Infill development in the urban service area should be compatible with its surroundings and the overall scale and character of the city to ensure a compact, efficient development pattern.	This project proposes to redevelop three existing commercial and hotel buildings into five multiple-family residential condominium buildings on two existing parcels, with access on two new private streets. The three-story character is consistent with the heights of adjacent buildings and neighborhood character.
Policy L-2.5 Support the creation of affordable housing units for middle to lower income level earners, such as City and school district employees, as feasible.	This project includes 4 BMR units and payment of in-lieu fees for .35 of a unit.
Policy L-2.11 Encourage new development and redevelopment to incorporate greenery and natural features such as green rooftops, pocket parks, plazas and rain gardens.	The proposed building includes three common open space amenity areas, and landscaped front setbacks, side yards, and pedestrian walkways.
Policy L-6.1 Promote high-quality design and site planning that is compatible with surrounding development and public spaces.	The proposed residential buildings are compatible with the other condominium and apartment units in the vicinity. However, improvements can be made to privacy conditions to be more compatible with the adjacent Mountain View apartment building.
Policy L-6.7 Where possible, avoid abrupt changes in scale and density between residential and non-residential areas and between residential areas of different densities. To promote compatibility and gradual transitions between land uses, place zoning district boundaries at mid-block locations rather than along streets wherever possible.	The proposed three story project is within scale of surrounding 2-5 story buildings. No zoning district changes are proposed.
Policy T-1.19 Provide facilities that encourage and support bicycling and walking.	The building includes sufficient short and long term bicycle parking, and internal walking paths to the residences and amenity spaces.