

AUD PROJECT CONSISTENCY CRITERIA

The purpose of this criteria list is to assist the Architectural Board of Review, Historic Landmarks Commission, and/or Planning Commission in reviewing an AUD project for consistency with the General Plan, AUD Program Ordinance intent, and Project Compatibility Criteria.

GENERAL PLAN CONSISTENCY

Principles for Development:

- ***Focus Growth*** – to encourage affordable housing within ¼ mile of frequent transit service and commercial services.
- ***Encourage a mix of land uses*** – to include residential living in commercial centers.
- ***Strengthen mobility options and promote healthy active living*** – to link mixed-use development with transit, encourage the use of bicycles, and reduce need for parking.

REGULATORY ORDINANCES

AUD Ordinance Intent:

- Facilitate the construction of smaller housing units through increased densities.
- Provide appropriate development standard incentives.
- Provide housing types that ensure opportunities to the City's workforce.

Project Compatibility Analysis:

- ***Compliance with City Charter and Municipal Code and consistency with Design Guidelines*** – design consistency with design guidelines applicable to location of project.
- ***Compatible with architectural character of city neighborhood*** – design compatibility with desirable architectural qualities and characteristics.
- ***Appropriate size, mass, bulk, height and scale*** – appropriate size, mass, bulk and scale for location and neighborhood.
- ***Sensitivity to adjacent Landmarks and historic resources*** – appropriately sensitive to adjacent Landmarks and other nearby designated historic structures.
- ***Public views of the ocean and mountains*** – appropriately responsive to established scenic public vistas.
- ***Use of open space and landscaping*** – appropriate amount of open space and landscaping.