

Urban Sustainability Areas (USA) encompass high density urban centers where the documented objective is to preserve or enhance and existing pedestrian-oriented and/or public transit-oriented type of urban design through the promotion of high density redevelopment and infill.

1. Requirements for USAs

The City has received approval for certain sub-areas within three land use zoning areas for USAs designation, superimposed with minimum requirements. The Zones are Retail Commercial, Downtown Commercial, and High Density Residential. Maps are provided at the end of this document.

Site specific requirements relating to floor areas or dwelling units, surface parking allowance, and alternative transportation meet or exceed the current Zoning Regulation requirements. To be eligible for reductions of Post-Construction Requirements, development and redevelopment projects must meet all the USA requirements listed below for the Zone.

A. Retail Commercial (C-R) USA Requirements

- Ratio of gross building floor area to site area minimum = 3:1
- Site area building coverage minimum = 90%
- Project uses < 10% of area for surface parking
- Within 8 blocks of local transit route with at least hourly daytime service Monday through Friday, with connections to regional transit routes and train station
- Provision of bike parking spaces = minimum 15% of auto parking requirement
- Sidewalks provided on both sides of the street

B. Downtown Commercial (C-D) USA Requirements

- Ratio of gross building floor area to site area minimum = 3:1
- Site area building coverage maximum = 100%
- Project provides no surface parking, beyond incidental uses for emergency and ADA. Exception is municipal multi-story structures provided as park-in-lieu facilities for intense site developments
- Within 8 blocks of local transit route with at least hourly daytime service Monday through Friday, with connections to regional transit routes and train station
- Provision of bike parking spaces = minimum 15% of auto parking requirement
- Sidewalks provided on both sides of the street

C. High-Density Residential (R-4) USA Requirements

- Dwelling units per net acre (net acre - excludes right-of-way, creeks, endangered & threatened species habitat) minimum = 24 + a low or moderate income density bonus
- Site area building coverage minimum = 60%
- Within 8 blocks of local transit route with at least hourly daytime service Monday through Friday, with connections to regional transit routes and train station
- Provision of bike parking spaces = minimum 10% of auto parking requirement
- Sidewalks provided on both sides of the street or approved alternative connection pathways

2. Post Construction Requirements - Application within a USA

Post Construction Requirements will be applied in USAs as follows:

A. Performance Requirement No. 1: Site Design and Runoff Reduction

- The City will apply those aspects of Site Design and Runoff Reduction that are applicable.
 - Site design activities may be limited by the pre-project condition and density goals.
 - Where complete, or nearly complete lot coverage is proposed, shifting of rainwater to vegetated areas, or for reuse may not be applicable.

B. Performance Requirement No. 2: Water Quality Treatment

- The City will apply Water Quality Treatment
- Where Water Quality Treatment is demonstrated as infeasible, it will be handled per C.3.b
 - Site specific analysis completed and endorsed to show infeasibility per sections C.1.a & c
 - Off-site Project description, location within the same watershed, and scheduled completion date identified

C. Performance Requirement No. 3: Runoff Retention

- The City will apply Runoff Retention
 - Per B.4.b.ii, the total runoff volume to be retained from replaced impervious surfaces shall be less than, or equivalent to, the pre-project runoff volume retained
 - New impervious surfaces will comply with requirements of section B.4, calculated per Attachment D, where the tributary area is a function of new impervious only

D. Performance Requirement No. 4 – Peak Management

- The City will apply Peak Management Requirements
 - Post-development peak flows will generally not exceed pre-project peak flows for the 2 through 10 year storm events for redevelopment sites
 - Technical infeasibility will apply where density goals result in space constraints as provided for in C.1.c.v. Per C.1.a, and no site specific hydrologic or geotechnical analysis will be required.

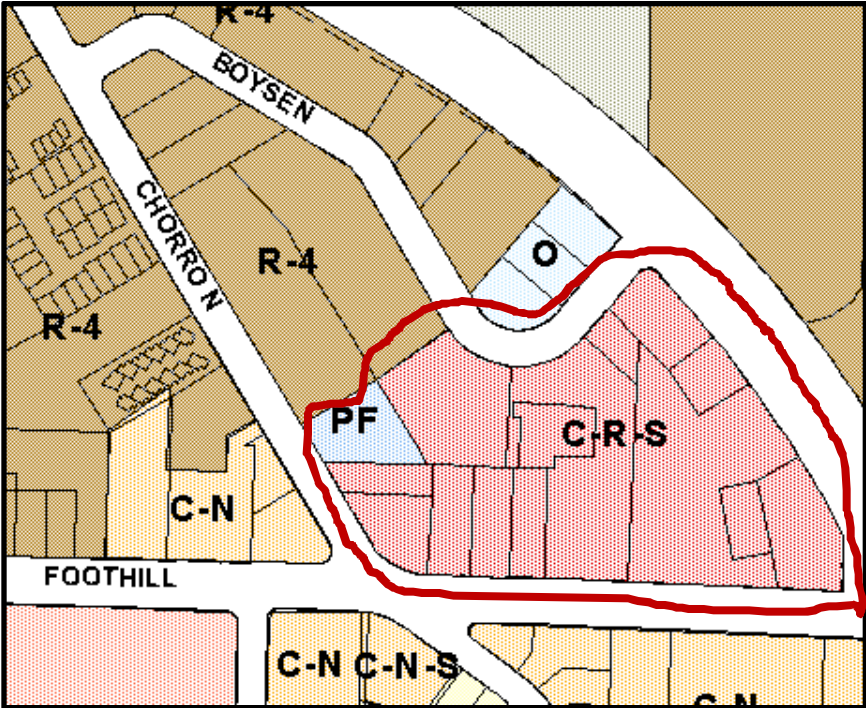
E. Off-Site Compliance

- Where an off-site compliance proposal is included in the project submittal
 - Location, analysis for performance requirement compliance, and project mitigation completion schedule for off-site compliance will be required as part of the submittal.
 - Off-site compliance site will be within the same watershed, unless otherwise approved by the Central Coast Water Board EO.

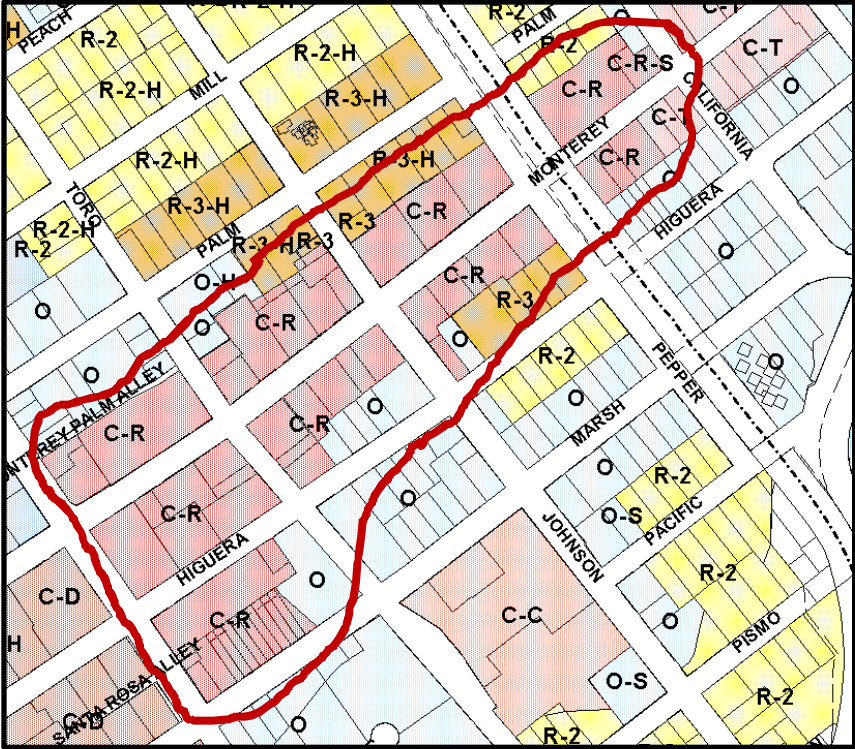
3. Maps of Approved USAs

A. Retail Commercial (C-R)

North Foothill

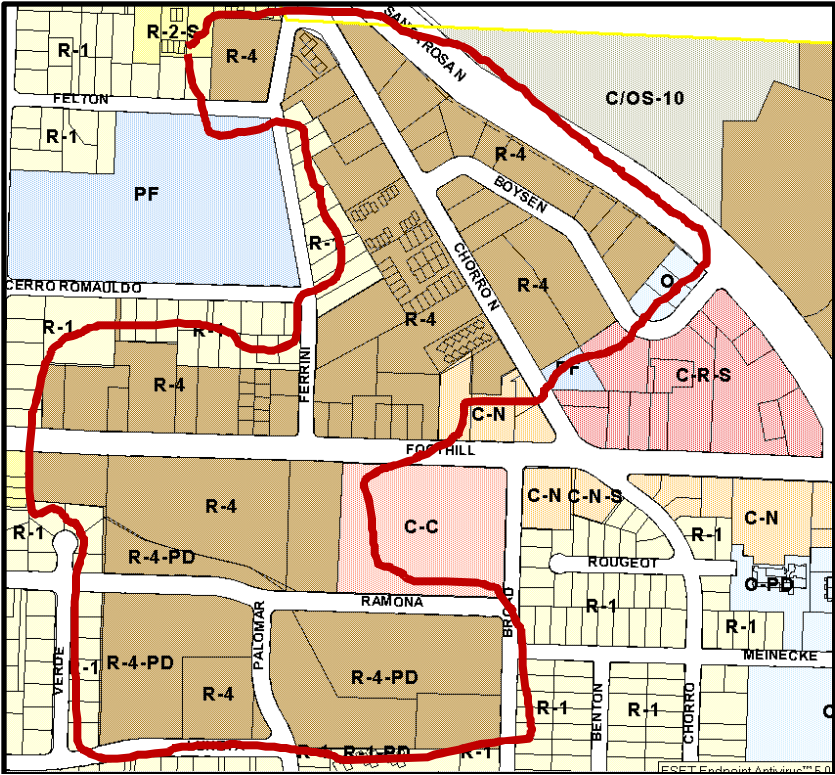


Monterey



C. High-Density Residential (R-4)

North Foothill



Santa Rosa

