

## Applicable General Plan Policies

### Local Coastal Plan Policies:

Policy 5.3	“New development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size and design with the prevailing character of the established neighborhood. New development which would result in an overburdening of public circulation and/or on-street parking resources of existing residential neighborhoods shall not be permitted.”
Policy 5.7	“Reduce the impact of the conversion of apartments to condominiums on residents in rental housing, particularly those of low- and moderate-income, and provide an opportunity for ownership of all types, and for all levels of income.”
Policy 11.5	“All new development in the waterfront area, excepting Stearns Wharf, shall provide adequate off-street parking to fully meet their peak needs. Parking needs for individual developments shall be evaluated on a site-specific basis and at minimum be consistent with City Ordinance requirements.”
Policy 11.10	“The City shall investigate developing a residential parking sticker program for the West beach and East Beach residential neighborhoods to guarantee parking for residents and discourage long-term parking by non-residents.”

### Housing Element Goals, Policies and Implementation Strategies

Goal 2	<p>“Conserve the City’s existing housing stock and improve its condition while accomplishing the following: minimizing displacement, maintaining housing affordable to all economic groups with special emphasis on low income, moderate income, middle income and special needs households, and preventing future blight or deterioration while allowing appropriate rehabilitation.”</p> <p>POLICY 2.2: THE CITY SHALL PROTECT AND PRESERVE EXISTING HOUSING IN ALL PARTS OF THE CITY TO THE EXTENT FEASIBLE UNDER STATE LAW.</p> <p><u>Implementation Strategies</u></p> <p>2.2.1 Amend the Municipal Code to include a Demolition Review Ordinance to protect the City’s historic residential resources.</p> <p>2.2.2 Amend the Municipal Code to remove hotels and motels</p>
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	<p>as allowed uses in the R-4 / R-3 multi-family residential areas west of Downtown and in the Lower Westside neighborhood, except in the Coastal Zone.</p> <p>2.2.3 Amend the Municipal Code in order to provide tenant protection measures similar to those in the Condominium Conversion Ordinance in connection with the demolition of rental units.</p> <p>2.2.4 Research legal and feasible ways to regulate projects which propose to demolish rental units and re-build condominiums.</p> <p>2.2.5 Continue to allow the appropriate demolition of substandard housing.</p>
Goal 3	“Protect existing neighborhood character while encouraging infill development.”
Policy 3.3	“New development in or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood.”
Policy 4.6.9	“Pursue all feasible opportunities to reduce, reuse and recycle building and construction materials.”