

# Industrial to Residential Conversion Planning Criteria Guidelines

Site address:

APN:

Acreage:

Location description:

The following evaluation is designed to address findings of suitability for the conversion of property from industrial/commercial use to a residential use for an area or specific site. While individual responses may vary, the assignment of a ranking to each of the criteria provides a measurable and comparable analysis of the given area/site. Subtotals for each of the five categories below allow for weighting of criteria where some subjective factoring may be arguably crucial to evaluation of a site. A higher total score in the ranking, more than 50 points of a possible 80, generally means the area/site is a positive candidate for conversion. Comments and supporting information may be attached. The results of this evaluation should then be considered along with any required thorough fiscal/economic evaluation of the proposed land use change.

Criteria	Ranking					Score
	Strongly Agree			Strongly Disagree		

## A. GENERAL PLAN AND ZONING COMPATIBILITY

The establishment of General Plan and Zoning designations provides property owners and tenants with a degree of reliance on allowable land uses within an area. Proposals should demonstrate that changes in the designation(s) of a project site would not adversely affect the uses of nearby properties. The following criteria address Land Use and Zoning matters:

- |  |          |          |          |          |          |   |
|--|----------|----------|----------|----------|----------|---|
| <b>1. General Plan supports housing</b>  | <b>4</b> | <b>3</b> | <b>2</b> | <b>1</b> | <b>0</b> | <input style="width: 50px; height: 20px;" type="text"/> |
| <ul style="list-style-type: none"> <li>▪ The current General Plan (GP) designation and the programs and policies of the Land Use element support residential uses or uses other than industrial activity in the area</li> <li>▪ A change in the land use plan for the site would not result in a substantial discord or conflict with the long range vision for uses in the surrounding area</li> <li>▪ A change in the land use plan for the site could improve the relationship of neighboring uses</li> <li>▪ Comments:</li> </ul>          |          |          |          |          |          |   |
| <b>2. GP/Zoning changes do not result in isolated designation</b>  | <b>4</b> | <b>3</b> | <b>2</b> | <b>1</b> | <b>0</b> | <input style="width: 50px; height: 20px;" type="text"/> |
| <ul style="list-style-type: none"> <li>▪ The proposed zoning designation and use will be suitably connected to other similar designations or is a logical extension of or infill within compatible districts</li> <li>▪ The site will share common property lines and/or street frontages and connections with compatible districts</li> <li>▪ Residential use and activity will not be out of context with the character of the general area and particularly with the character of the predominant street(s)</li> <li>▪ Comments:</li> </ul> |          |          |          |          |          |   |
| <b>3. GP/Zoning change does not result in land use conflicts</b>   | <b>4</b> | <b>3</b> | <b>2</b> | <b>1</b> | <b>0</b> | <input style="width: 50px; height: 20px;" type="text"/> |
| <ul style="list-style-type: none"> <li>▪ The proposed use will not compromise the current or allowable operations of nearby properties</li> <li>▪ Project design features can reduce/minimize potential conflicts between uses on nearby sites to a level that is less than significant</li> <li>▪ Comments:</li> </ul>  |          |          |          |          |          |   |

**SUBTOTAL: General Plan and Zoning Compatibility** (Possible 12 points)

The site is generally suitable for residential conversion, based upon criteria associated with General Plan and Zoning standards. Comments:

A

**Criteria**

**Ranking**  
Agree Neutral Disagree

**Score**

**B. RESIDENTIAL ATTRIBUTES**

The suitability of a site for residential uses may depend upon its location, orientation, size and overall relationship to its surroundings. Projects to be located on small parcels that are effectively isolated within industrial/commercial areas would be discouraged. The following criteria address the aspects of the proposal that help define the connection to the community:

**4. Site/area abuts compatible uses** 4 3 2 1 0

- One or more sides of the site abut existing residential, commercial or public uses that are typically considered compatible to residential use
- Allowable activities that abut the site or share a street frontage provide no greater noise, traffic, odors, lighting or activity greater than would be expected in residential or commercial (non-industrial) areas
- Comments:

**5. Site is logical extension of residential area** 4 3 2 1 0

- Site configuration presents a suitable connection to compatible uses and does not protrude into or disrupt a contiguous and logical arrangement of industrial commercial properties
- Site appears as a logical infill that evens out borders between less compatible uses
- Comments:

**6. Provides substantial housing near jobs** 4 3 2 1 0

- The site is well situated for convenient access to substantial and varied employment opportunities
- Comments:

**7. Site can provide substantial unit yield at suitable density** 4 3 2 1 0

- The site is large enough to create a substantial number of units to offset a loss of industrial acreage
- The site and unit density is sufficient to produce the desired inclusion of affordable housing Where transit options are available, the site can yield a suitable higher density by project design and product type
- Comments:

**SUBTOTAL: Residential Attributes** (Possible 16 points) **B**

The site is generally suitable for residential conversion, based upon criteria associated with general residential aspects of the site. Comments:

**C. ENVIRONMENTAL COMPATIBILITY**

The introduction of housing into industrial areas may present risk of exposure of residents to potential hazardous conditions or other incompatible industrial/commercial activities. The following criteria address the aspects of the proposal that help determine environmental quality and general livability of the proposal.

**8. Does not abut incompatible industrial area** 4 3 2 1 0

- Residential development of the site will not subject residents to existing or allowable industrial activities that are considered incompatible by environmental and land use standards (noise, odors, et al)
- Residential site edges are not compromised by abutting industrial development or activity of industrial streetscapes
- Comments:

**9. Does not subject residents to adverse health risks** 4 3 2 1 0

- Residential development of the site does not create an adverse health and safety for residents
- Residential development of the site does not create unanticipated liabilities or limitations for existing or allowable industrial users in the vicinity due to restrictive regulatory requirements



**Criteria**

**Ranking**  
**Agree    Neutral    Disagree**

**Score**

<b>16</b>	<b>Site can take advantage of transit</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>0</b>		<input style="width: 80px; height: 20px;" type="text"/>
	<ul style="list-style-type: none"> <li>▪ The site is located within ½ mile of a transit node (rail station, light rail station, major bus stop)</li> <li>▪ Development can provided shuttle services to facilitate transit connections</li> <li>▪ Comments:</li> </ul>							

**SUBTOTAL: Availability of Services** (Possible 20 points) **D**   
 The site is generally suitable for residential conversion, based upon criteria associated with the convenience of typical residential services in the vicinity. Comments:

**E. OTHER PLANNING CONSIDERATIONS**

The conversion from employment to housing should not adversely impact the City’s fiscal and economic situation.

<b>17</b>	<b>Added housing displaces low-density jobs site(s)</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>0</b>		<input style="width: 80px; height: 20px;" type="text"/>
	<ul style="list-style-type: none"> <li>▪ The existing site development underutilizes the site and its environment</li> <li>▪ The existing low-density job conditions of the site are inappropriate for the area and higher density residential or mixed use could well serve the area</li> <li>▪ Comments:</li> </ul>							

<b>18.</b>	<b>Existing development is outdated/underutilized</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>0</b>		<input style="width: 80px; height: 20px;" type="text"/>
	<ul style="list-style-type: none"> <li>▪ The economic life or industrial value of the site improvements are failing significantly</li> <li>▪ Substantial investment in site infrastructure is needed for reasonable on-going use of the site</li> <li>▪ Comments:</li> </ul>							

<b>19.</b>	<b>Conversion should be revenue neutral or positive for City</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>0</b>		<input style="width: 80px; height: 20px;" type="text"/>
	<ul style="list-style-type: none"> <li>▪ Residential conversion would result in a neutral or positive balance, based upon a comparative fiscal evaluation of taxes and services</li> <li>▪ Comments:</li> </ul>							

<b>20.</b>	<b>Viability of adjacent employment uses are not threatened</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>0</b>		<input style="width: 80px; height: 20px;" type="text"/>
	<ul style="list-style-type: none"> <li>▪ Conversion will not foster further unintended conversion of surrounding industrial properties</li> <li>▪ Residential use will not create hardships for neighboring employment</li> <li>▪ Comments:</li> </ul>							

**SUBTOTAL: Other Planning Considerations** (Possible 16 points) **E**   
 The site is generally suitable for residential conversion, based upon criteria associated with various considerations relevant to decisions on the conversion. Comments:

A <input style="width: 80px; height: 20px;" type="text"/>	B <input style="width: 80px; height: 20px;" type="text"/>	C <input style="width: 80px; height: 20px;" type="text"/>	D <input style="width: 80px; height: 20px;" type="text"/>	E <input style="width: 80px; height: 20px;" type="text"/>	<b>Total</b> <input style="width: 80px; height: 20px; border: 2px solid black;" type="text"/>
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**SUMMARY COMMENTS:**