

## Attachment F – General Plan and South Area Plan Goals and Policies

### Conformity with the General Plan and South Area Plan

The proposed townhome development would be consistent with various policies in the Land Use Element of the General Plan:

- **Policy LU-2.7: Location of Multi-Family Development.** Concentrate new multi-family development in the areas near the BART Stations and along major transit corridors such as East 14th Street. Ensure that such development enhances rather than detracts from the character of surrounding neighborhoods.
- **Policy LU-3.1: Mix of Unit Types.** Encourage a mix of residential development types in the city, including single family homes on a variety of lot sizes, as well as townhomes, row houses, live-work units, planned unit development, garden apartments, and medium to high density multi-family housing.
- **Policy LU-3.4: Promotion of Infill.** Encourage infill development on vacant or underutilized sites within residential and commercial areas.

The proposal is also consistent with the following South Area Plan Goals:

- **Goal 1-C:** Attract high quality housing to increase the demand for new retail services desired by the community.
- **Goal 3-C:** Create a safe and attractive pedestrian-oriented streetscape environment along East 14th Street that will better link East 14th Street to adjacent neighborhoods, help attract desired businesses and services, and beautify and enliven the street overall