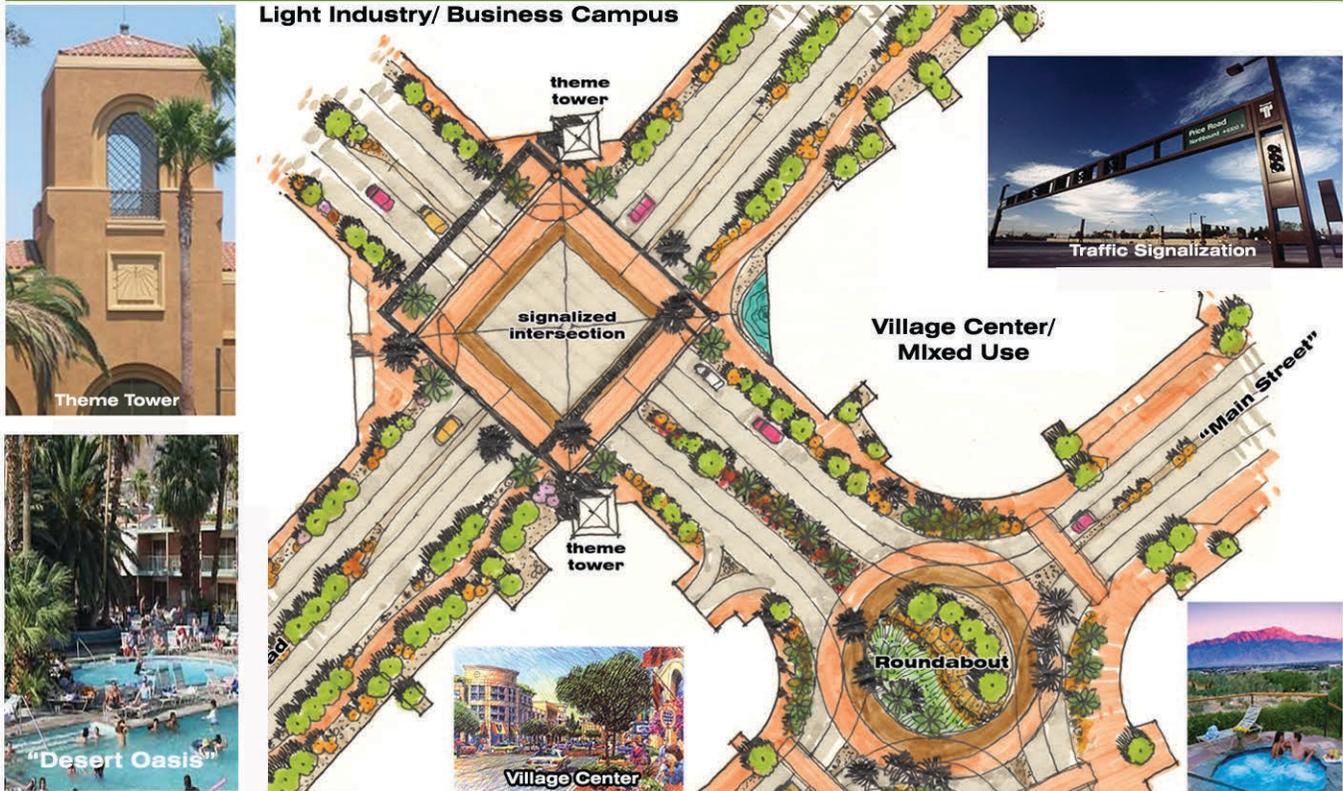


Implementing with Market-Responsive Tools



This Specific Plan features several flexible techniques for implementing feasible land development by applying one or more market-responsive tools as economic conditions fluctuate throughout the build-out phasing of the North City Extended area. The basic framework for this flexibility lies within the provisions of the Mixed Use-Urban (MU-U) and Mixed Use-Neighborhood (MU-N) zoning districts. Within this framework, two other tools are proposed to be created and applied as market conditions may fluctuate:

1) **Transfer of Development Rights Program (TDR):** Application of a City TDR Ordinance allows the shifting of densities from sites within designated Storm-water Retention Basins to other sites outside of the basins through a negotiated transaction, thus preserving required retention basin sites as Open Space while owners of those properties can realize negotiated compensation through density bonuses on other developable properties; and

2) **Land Use Equivalency Program (LUE):** Identifies and quantifies a set of rules for exchanging land uses, one for another, such that any exchange does not increase PM peak hour traffic trips nor increase Volatile Organic Compounds (VOC) emissions above regional thresholds established by SCAQMD.

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