

## TABLE OF CONTENTS

### INTRODUCTION

	Page
Guiding Principles .....	1
What is a General Plan? .....	2
The General Plan Process in Lafayette .....	2
Contents of the Lafayette General Plan .....	3
General Plan Chapters.....	4
General Plan Maps.....	5
Goals, Policies and Programs .....	5
Geographic Scope of the Plan.....	5
Main Themes of the Plan .....	5
Background Information.....	6
Administration of the General Plan .....	7
Amending the General Plan .....	7

### Tables

1: Relationship of General Plan Chapters to State and CCTA-Mandated Elements .....	3
--	---

### CHAPTER I: LAND USE

Purpose.....	I-1
The Lafayette Planning Area .....	I-2
Population Growth Trends and Projections .....	I-3
Housing and Jobs .....	I-3
Land Use Map.....	I-4
Development Potential.....	I-5
Land Uses.....	I-6
Natural and Scenic Lands .....	I-7
Residential Neighborhoods.....	I-8
Commercial Land Uses.....	I-12
Other Land Uses .....	I-16
Deer Hill Road Corridor .....	I-22
Public Facilities.....	I-23
Sphere of Influence .....	I-25
Interjurisdictional Coordination.....	I-26
Growth Management and Infrastructure .....	I-27
Cultural Resources: Archaeological, Architectural and Historic Resources; Public Art.....	I-33
<i>Goals, Policies and Programs .....</i>	<i>begin I-9</i>

### Maps

	Following Page
Map I-1 Land Use .....	I-6
Map I-2 Entryways .....	I-12
Map I-3 Downtown.....	I-12

Map I-4 Redevelopment Area.....	I-14
Map I-5 Scenic View Corridors .....	I-14
Map I-6 Character Areas.....	I-20
Map I-7 Sphere of Influence .....	I-24

### **Tables**

1. Acreage by Land Use Designation .....	I-2
2. Population Growth 1960-1995.....	I-3
3. Population Projections 2000-2025 .....	I-3
4. Employment, Jobs and Population 1980-2000 .....	I-4
5. Employment, Jobs and Population Projections 2000-2015 .....	I-4
6. General Plan Buildout.....	I-5
7. Residential Population Density and Building Intensity .....	I-7

## **CHAPTER II: CIRCULATION**

Purpose.....	II-1
Public Participation.....	II-1
Scope of the Circulation Chapter .....	II-2
The Street Classification System .....	II-4
Traffic Level of Service .....	II-5
Existing Roadway Conditions.....	II-6
Coordinating Land Use and Circulation .....	II-12
Alternatives to the Automobile .....	II-22
<i>Goals, Policies and Programs</i> .....	<i>begin II-17</i>

### **Maps**

Following Page

Map II-1 Existing Intersection Levels of Service .....	II-10
Map II-2 Projected Intersection Levels of Service .....	II-12

### **Tables**

1. Street Classification System Definitions .....	II-4
2. Level of Service Definitions for Signalized Intersections .....	II-5
3. Existing Intersection Levels of Service (LOS) .....	II-10
4. Projected Intersection Levels of Service (LOS) .....	II-15

## **CHAPTER III: OPEN SPACE AND CONSERVATION**

Purpose.....	III-1
Open Space .....	III-2
Conservation .....	III-5
Scenic Resources .....	III-5
Biological Resources .....	III-6
Water Resources .....	III-8
Soils.....	III-11
Water Conservation .....	III-11
Solid Waster Reduction .....	III-12

Air Quality .....	III-12
Energy Conservation.....	III-14
<i>Goals, Policies and Programs</i> .....	<i>begin III-2</i>

### Maps

	Following Page
Map III-1 Hillside Overlay Area.....	III-4

### Tables

1. Publicly Owned Open Space .....	III-2
------------------------------------	-------

## CHAPTER IV: PARKS, TRAILS AND RECREATION

Purpose .....	IV-1
Regional Recreation Facilities .....	IV-1
Lafayette Parks and Recreation Facilities.....	IV-1
Community Center.....	IV-2
Community Parks.....	IV-2
Neighborhood Parks.....	IV-2
Trails .....	IV-4
Planning for Future Parks, Trails and Recreation Facilities .....	IV-4
<i>Goals, Policies and Programs</i> .....	<i>begin IV-5</i>

### Maps

	Following Page
Map IV-1 Parks & Recreation Facilities.....	IV-4

### Tables

1. Lafayette Parks and Recreation Facilities.....	IV-3
---	------

## CHAPTER V: HOUSING

Purpose.....	V-1
Relationship of the Housing Chapter to the General Plan .....	V-2
Public Participation.....	V-2
Housing Background .....	V-6
Context: Lafayette within Contra Costa County.....	V-6
Summary of Demographic Trends.....	V-7
Demographic Trends.....	V-8
Race/Ethnicity Data .....	V-9
Household Income .....	V-10
Employment Projections 2000-2015.....	V-11
Housing Characteristics .....	V-11
Annual Construction of Housing Units by Type 1980-2008 .....	V-13
Housing Types and Tenure .....	V-13
Income Categories .....	V-14
Special Housing Needs .....	V-15
Housing Costs and Affordability .....	V-24

Regional Housing Needs Allocation.....	V-26
Shelter Needs .....	V-29
Previous Housing Element.....	V-32
Meeting the Regional Housing Needs Allocation .....	V-32
Governmental Constraints to Housing Development .....	V-35
Non-Governmental Constraints to Housing Development .....	V-65
Energy Conservation, Climate Change and Sustainability .....	V-69
Inventory of Housing Sites Methodology .....	V-73
Preservation of Units at Risk of Conversion to Market Rate.....	V-77
Housing Goals, Policies and Programs .....	V-79
<i>Goals, Policies and Programs .....</i>	<i>begin V-79</i>

## Tables

1. Lafayette Population Growth 1960-2000.....	V-8
2. Lafayette Population Projections 2000-2015 .....	V-8
3. Age Structure .....	V-9
4. Population Distribution by Race in Lafayette 1990 & 2000.....	V-10
5. Mean Household Income: Lafayette and Contra Costa County 2000-2015 .....	V-10
6. Lafayette Employment Projections 2000-2015 .....	V-11
7. Age of Housing Stock and Estimated Rehabilitation Needs .....	V-12
8. Annual Construction of Housing Units by Type in Lafayette 1980-2008.....	V-13
9. Number of Housing Units by Type.....	V-13
10. Housing Tenure.....	V-14
11. Income Limits 2008 .....	V-14
12. Distribution of Lafayette Households by Income Category .....	V-15
13. Housing Unit Tenure by Age of Householder .....	V-15
14. Housing Unit Tenure by Age of Householder .....	V-17
15. Households with Mobility or Self-Care Limitation .....	V-17
16. Households with Mobility or Self-Care Limitation and Housing Problems.....	V-18
17. Single-Parent Households in Lafayette.....	V-18
18. Large Households .....	V-19
19. Overcrowded Housing Units.....	V-20
20. Households Type by Housing Problems 2000.....	V-20
22. Housing Affordability Index, Selected California MSAS, Third Quarter 2008 .....	V-24
23. Ownership Affordability 2008 .....	V-26
24. Rental Affordability 2008 .....	V-26
25. ABAG Regional Housing Needs Allocation 2007-2014 .....	V-28
26. ABAG Regional Housing Needs Allocation with Extremely Low-Income Disaggregated 2007-2014 .....	V-28
27. Five-Year Housing Needs 2007-2012 .....	V-28
28. Contra Costa Homeless Facility Inventory .....	V-29
29. ABAG Housing Needs Determination 1999-2007 .....	V-32
30. Progress Towards Meeting Regional Housing Needs 1999-2007 .....	V-32
31. Recent Housing Proposals on Formerly Commercial Sites .....	V-33
32. Quantified Objectives Summary.....	V-33
33. Residential Potential for Vacant and Underdeveloped Land in the Downtown .....	V-34

34. Single-Family Residential Development Standards .....	V-36
35. Multi-Family Residential Development Standards.....	V-36
36. Mixed Commercial and Residential Development Standards .....	V-37
37. Densities of Selected Approved or Built Projects.....	V-45
38. Development Fees for Lafayette and Selected Cities .....	V-51
39. City/RDA Assistance Provided to the Town Center Project .....	V-51
40. Planning & Development Fees per Unit of Multi-Family Housing: 50-Unit Scenario	V-52
41. Construction Costs per Unit of Multi-family Housing: 50-Unit Scenario.....	V-53
42. Planning & Development Fees per Unit of Single-Family Housing: 50-Unit Scenario	V-53
43. Construction Costs per Unit of Multi-Family Housing: 50-Unit Scenario.....	V-54
44. Comparison of Fees as a Percentage of Overall Development Costs .....	V-54
45. Year 2008 Code violation Complaints.....	V-55
46. Estimated Processing Times .....	V-56
47. Processing Times for Selected Projects .....	V-56
48. Key Indicators of the U.S. Market Environment – December 2008 Residential Construction (New & Remodeling) .....	V-65
49. Recent Projects on Sites Converting from Commercial to Residential .....	V-75
50. Inventory Sites in Single Ownership .....	V-75
51. Inventory Summary .....	V-76
52. Selected List of Qualified Preservation Entities .....	V-78

## Appendices

Review of the Prior Element - Matrix.....	Appendix A
Inventory.....	Appendix B
Individual Site Listings: Tables and Maps.....	Appendix C
Residential Design Review Guidelines.....	Appendix D

## CHAPTER VI: SAFETY

Purpose.....	VI-1
Landslides and Unstable Slopes.....	VI-1
Seismic Hazards.....	VI-4
Flood Hazards .....	VI-6
Fire Hazards .....	VI-8
Hazardous Materials .....	VI-10
Electromagnetic Field Hazards .....	VI-12
Police Services .....	VI-13
Emergency Preparedness .....	VI-14
<i>Goals, Policies and Programs .....</i>	<i>begin VI-1</i>

## Maps

	Following Page
Map VI-1 Liquefaction Potential .....	VI-2
Map VI-2 Landslide Hazard .....	VI-4
Map VI-3 Earthquake Hazard .....	VI-6
Map VI-4 Flood Zones.....	VI-8

## **CHAPTER VII: NOISE**

Purpose.....	VII-1
Noise Characteristics .....	VII-1
The Existing Noise Environment.....	VII-9
<i>Goals, Policies and Programs</i> .....	<i>begin VII-10</i>

### **Maps**

Map VII-1 Projected Noise Contours .....	Following Page VII-6
--	-------------------------

### **Tables**

1. Definition of Acoustical Terms .....	VII-2
2. Typical Noise Levels .....	VII-3

### **Figures**

1. Noise and Land Use Compatibility Standards .....	VII-6
---	-------

## **CHAPTER VIII: GROWTH MANAGEMENT**

Introduction.....	VIII-1
Purpose.....	VIII-1
Background .....	VIII-1
Intent .....	VIII-2
Relation to Other Elements.....	VIII-2
Organization of Element .....	VIII-2
Public Facilities and Capital Improvements .....	VIII-3
Demand for Public Services and Performance Standards.....	VIII-5
Other Performance Standards .....	VIII-7
<i>Goals, Policies and Programs</i> .....	<i>begin VIII-3</i>

## **APPENDICES**

### Glossary

Appendix A: Review of the Prior Element – Matrix (*follows Housing Chapter*)

Appendix B: Inventory (*follows Housing Chapter*)

Appendix C: Individual Site Listings: Tables and Maps (*follows Housing Chapter*)

Appendix D: Residential Design Review Guidelines (*follows Housing Chapter*)

General Plan Amendment Table