

San Francisco Character

Existing Policies

POLICY 3.6	Preserve landmark and historic residential buildings.
POLICY 11.4	Avoid or minimize disruption caused by expansion of institutions, large-scale uses and auto-oriented development into residential areas.
POLICY 11.5	Promote the construction of well-designed housing that enhances existing neighborhood character.
POLICY 11.6	Employ flexible land use controls in residential areas that can regulate inappropriately sized development in new neighborhoods, in downtown areas and in other areas through a Better Neighborhoods type planning process while maximizing the opportunity for housing near transit.
POLICY 11.9	Set allowable densities and parking standards in residential areas at levels that promote the City's overall housing objectives while respecting neighborhood scale and character.

Best Practices

Los Angeles, CA	Establish individual community visions that retain and enhance community character through the Community Plan Update Program and Framework Element
Sacramento, CA	The City shall continue to offer the Investment Property Improvement Loan Program for rehabilitation of small rental properties.
Santa Cruz, CA	Establish and maintain residential development standards that support housing production yet promote the vitality of established neighborhoods.

Environmental Sustainability

Existing Policies

POLICY 11.10	Include energy efficient features in new residential development and encourage weatherization in existing housing to reduce overall housing costs and the long-range cost of maintenance.
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Best Practices

Sacramento, CA	Requires higher level of Energy Efficiency for SHRA Funded Projects: all SHRA funded new multi-family housing to meet energy efficiency standards that are higher than Title 24 requirements; higher energy efficiency standards for SHRA funded rehabilitation projects.
Sacramento, CA	The City shall promote sustainable housing practices that incorporate a "whole system" approach to siting, designing and constructing housing that is integrated into the building site, consume less energy, water, and other resources, and are healthier, safer, more comfortable, and durable.
Marin County, CA	USE OUR LAND EFFICIENTLY TO MEET HOUSING NEEDS AND TO IMPLEMENT 'SMART' AND SUSTAINABLE DEVELOPMENT PRINCIPLES
Marin County, CA	Promote closer linkages between creating housing nearby to where people work
Marin County, CA	(Make) creative and efficient use of vacant and redevelopment of built land within established development areas to support local transit and services, maximize sustainability, and help maintain our environmental and open space.
San Diego, CA	Maintain the goal of reducing by two percent total utility consumption per customer, although total energy demand is expected to increase during the period due to population growth.