

## Summary of Key Issues and Review of Alternatives

### Section 4.3 Urban Lands

This Element provides policy guidance for areas within community planning areas that can be serviced with public water and wastewater in the near term.

Section 4.3 Urban Lands				
Key Topics and Issues	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
<p><b>Revitalization of Communities</b> Based on community input, the revitalization of developed communities for business expansion, residential growth, and renewed public investment in infrastructure and services should be one of the highest priorities of the Plan.</p> <p>Which incentives and regulations would encourage investment in developed communities?</p>	<p>Urban Development Area designations are used to identify preferred areas for business expansion, housing opportunities and investments in infrastructure (UL-P1).</p> <p>Includes streamlined approvals in core residential (UL-P2) and business areas (UL-P3), mixed-use zoning (UL-P6), and other policies to enhance core areas (UL-P4, -P7).</p>	<p>Development policies in the Framework Plan use plan and zone designations on individual properties and Community Plan Area designations to guide development. Framework policies do not directly address incentives and regulatory reform to promote the the revitalization of communities.</p>	<p>Alternative A provides less incentives for streamlined regulatory approvals in Urban Development Areas to allow more comprehensive project by project review. Includes policy that would require a mix of uses in Mixed-Use zones to achieve a better balance between jobs and housing.</p>	<p>Alternative C includes similar streamlined approvals in core residential and business area.</p>


Section 4.3 Urban Lands				
Key Topics and Issues	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
<p><b>Community Identity</b> Residents want new development to compliment the character of their communities.</p> <p>What is the appropriate mix of policies to maintain and enhance community character?</p> <p>Should the Plan provide for and/or encourage the use of mixed use areas?</p> <p>Should the Plan increase the level of design review for development, for example, streetscape appearance in business districts?</p>	<p>Promotes aesthetically appealing UDA's that preserve and enhance existing community character and provides for town centers to serve as community focal points (UL-G2, -G3, -G4; UL-P5, -P7, -P8, -P9, -P11, -P12).</p> <p>Includes provisions for mixed-use (MU) designation (UL-P6, -P7).</p> <p>Promotes preferred design concepts and design review through UL-P7, P10 -12, P15 -16, P20, UL-S6 and UL-IM8-9.</p>	<p>The Framework Plan does not address preserving existing community identity.</p> <p>Does not include a Mixed Use planned land use designation.</p> <p>Some treatment in Community Plans and design review areas.</p>	<p>The nature of community identity policies in Alternative A are similar to the proposed Plan.</p> <p>Applies the Mixed Use designation (through land use maps) more extensively than Alt B.</p> <p>Would extend design review to more commercial areas within Urban Development Areas through mapped overlay zones. Applies design review to Town Centers designation and major subdivisions within Urban Development Areas.</p>	<p>Would not require development design considerations related to community identify or aesthetics.</p> <p>Applies the MU designation less extensively than Alt B.</p> <p>Would not require design review for development.</p>
<p>The Board requested that</p>	<p>Includes policies, standards,</p>	<p>Not specifically</p>	<p>Same as Alt. B</p>	<p>Would not establish</p>

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Key Topics and Issues	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
the Plan address big box development and adult entertainment. What are the appropriate policies for these uses?	and recommended implementation for big box and adult entertainment uses (UL-P13, -P14, -S4, -S5, -IM13, -IM14).	addressed.	(differences would be within ordinance.)	additional regulations for Big Box uses.

## Plan Alternatives Comparison Chart


### Section 4.3 Urban Lands


Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				Note: Alternative D (Existing Plan) does not address these issues except at community plan level. See Growth Planning Section 4.1 for Alt D policies on urban development areas.		
				<b>4.3.3. Goals</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>UL-G1. Urban Development Areas.</b> Urban Development Areas serving as centers of business expansion, residential growth and public investments in infrastructure and service.		
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<b>UL-G2. Design and Function.</b> Aesthetically appealing Urban Development Areas designed and planned for convenient access to work, shopping, recreation and neighborhoods.		
				<b>COMMENTS: See Alt. wording below</b>		
		<b>C</b>		<b>UL-G2. Design and Function.</b> <u>Urban Development Areas planned for convenient access to work, shopping, recreation and neighborhoods.</u>		
<b>A</b>	<b>B</b>			<b>UL-G3. Unique Identity of Towns.</b> Communities with mixed use neighborhood and town centers, serving as the community focal point and center for commerce, recreation and social interaction.		



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				COMMENTS:		
A	B			<b>UL-G4. Community Character.</b> Development design and density within Urban Development Areas that preserves and enhances existing community character and identity.		
				COMMENTS:		
				<b>4.3.3. Policies</b>		
A	B	C		<b>UL-P1. Urban Development Areas.</b> The County shall plan Urban Development Areas and implement land use regulations to support business expansion, housing opportunities and investments in infrastructure.	Leg 	
				COMMENTS:		
	B	C		<b>UL-P2. Streamlined Subdivision Approval.</b> The County shall streamline the approval process for subdivisions located in designated Housing Opportunity Zones within Urban Development Areas.	Prog, QJ, H-S8, UL-IM1, H-IM1	
				COMMENTS:		
	B	C		<b>UL-P3. Streamlined Approval of Business Expansion.</b> The County shall streamline the approval process for business development in designated Neighborhood Centers, Town Centers and Business Opportunity Zones. Home based businesses and cottage industries meeting performance standards shall be principally permitted in all residential zones.	Prog, QJ, Min, S-3, IM-2, IM-3	


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				COMMENTS:		
A	B	C		<b>UL-P4. Support for Micro and Small Business Development.</b> The County shall review and update standards for home based businesses and cottage industries to increase the scale and range of principally permitted development within Urban Development Areas.	Leg, Prog. QJ, Min, IM-4	
				COMMENTS:		
A	B			<b>UL-P5. Community Identity.</b> Preserve community features that residents value and create development that compliments or adds to community identity and character.	QJ, Min, S-2, S-4, S-5, IM-12, IM-13	
				COMMENTS:		
A	B	C		<b>UL-P6. Mixed-Use Zoning.</b> Utilize mixed-use zoning to help create town centers that are community focal points. The mixed-use zone shall promote higher density urban housing in concert with retail commercial uses, day care centers, and shopfronts, and shall include an abundance and variety of open spaces.	Leg, QJ, Min, S-2, IM-2	
				COMMENTS:		
A	B			<b>UL-P7. Neighborhood and Town Centers.</b> Within designated neighborhood and town centers, the County shall: <ul style="list-style-type: none"> <li>A. Allow buildings with commercial uses on the ground or lower floors and residential uses on upper floors.</li> <li>B. Reduce the County’s off-street parking requirements to encourage new business development and to reflect multi-modal access options.</li> <li>C. Allow ministerial approval of development that conforms to performance</li> </ul>	Leg, QJ, Min, S-2, IM-2	

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	<p>standards adopted by ordinance.</p> <p>D. Encourage and provide incentives for the following design characteristics:</p> <ol style="list-style-type: none"> <li>1) Pedestrian-oriented scale and character.</li> <li>2) Orientation of buildings toward the street or central open space areas rather than parking lots.</li> <li>3) Parking areas to the side or rear rather than between buildings and the street edge.</li> <li>4) Placement of buildings that create a central open space, or plaza, where passive activity can occur.</li> <li>5) Transparent ground-level façades designed for pedestrian-oriented sidewalks.</li> </ol>		
	<p><b>COMMENTS: See Alt. wording below</b></p>		
<p><b>C</b></p>	<p><b>UL-P7. Neighborhood and Town Centers.</b> Within designated neighborhood and town centers, the County shall:</p> <ol style="list-style-type: none"> <li>A. Allow buildings with commercial uses on the ground or lower floors and residential uses on upper floors.</li> <li>B. Reduce the County’s off-street parking requirements to encourage new business development and to reflect multi-modal access options.</li> <li>C. Allow ministerial approval of development that conforms to performance standards adopted by ordinance.</li> <li><del>D. Encourage and provide incentives for the following design characteristics:</del> <ol style="list-style-type: none"> <li><del>1) Pedestrian oriented scale and character.</del></li> <li><del>2) Orientation of buildings toward the street or central open space areas rather than parking lots.</del></li> </ol> </li> </ol>		

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				<p>3) <del>Parking areas to the side or rear rather than between buildings and the street edge.</del></p> <p>4) <del>Placement of buildings that create a central open space, or plaza, where passive activity can occur.</del></p> <p>5) <del>Transparent ground level façades designed for pedestrian oriented sidewalks.</del></p>		
				COMMENTS:		
A	B			<p><b>UL-P8. Neighborhood Connectivity.</b> Subdivisions shall be designed to promote road and trail circulation between neighborhoods, schools, parks, and open space areas. The subdivision ordinance shall specify standards and limitations for cul-de-sacs and dead end roads.</p>	<p>Leg, QJ, IM-7, C-P25, C-P26, C-S7, C-IM12</p> 	
				COMMENTS:		
	B			<p><b>UL-P9. Historic Structures.</b> Encourage historic structures to be retained and restored to serve as focal points of neighborhoods and communities.</p>	<p>QJ, Min, S, IM</p>	
				COMMENTS: See Alt. wording below		
A				<p><b>UL-P9. Historic Structures.</b> <u>Historic structures listed in, or determined to be eligible, for listing in the California Register of Historical Resources shall be retained to serve as focal points of neighborhoods and communities. Rehabilitations, alterations and re-location shall be conducted to avoid substantial adverse change in the historical significance of the structure.</u></p>	<p>Protection of historic resources more fully addressed in Chap. 10.6</p>	

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				COMMENTS:		
A	B			<b>UL-P10. Siting of Garages.</b> Encourage the placement and design of garages to make them subordinate to the house from a streetscape view.	QJ, Min	
				COMMENTS:		
A	B			<b>UL-P11. Natural Amenities.</b> Encourage new development projects to incorporate natural amenities (i.e. landmark trees and rock outcroppings) into their design.	QJ, Min	
				COMMENTS:		
	B			<b>UL-P12. Design Review.</b> Development within designated Design Review overlay zones shall undergo design review consistent with an adopted Design Review Ordinance.	QJ, Min, IM-8 	
				COMMENTS: See Alt. wording below		
A				<b>UL-P12. Design Review.</b> Development within designated Design Review overlay zones, <u>Town Centers and all major subdivisions within Urban Development Areas</u> shall undergo design review consistent with an adopted Design Review Ordinance.		
				COMMENTS:		
A	B			<b>UL-P13. Big Box Design.</b> Large format (“Big Box”) establishments shall be subject to a Design Review process to ensure the design is aesthetic and compatible with the	Leg, QJ, Min, S-	

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				surrounding area. The appearance of a large monolithic block shall be avoided by dividing the space into separate rooms or buildings, or breaking the mass of the façade.	4, IM-13 	
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<b>UL-P14. Adult Entertainment Establishments.</b> Adult entertainment establishments shall be limited to areas where they will not conflict with schools, and identify standards to ensure they will be compatible with neighboring uses.	QJ, Min, S-5, IM S, IM-14 	
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<b>UL-P15. Pedestrian-Friendly Streetscape.</b> Encourage streetscape and pedestrian oriented residential design with front porches, front gardens, and windows overlooking front yards and sidewalks.	QJ, Min, S-6	
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<b>UL-P16. Alleys.</b> Encourage the use of an alley system and courtyards to minimize driveways facing the street.	QJ, Min	
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<b>UL-P17. High Density Uses Near Parks.</b> The County shall consider planning higher density mixed-uses and/or commercial uses adjacent to parks to promote park use and safety.	Leg	

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				COMMENTS:		
A	B	C		<b>UL-P18. On-Street Parking Areas as Traffic Calming.</b> On-street parking should be allowed on local roads and minor collectors to reduce the need for off-street parking and to assist in traffic calming where appropriate.	QJ, Min, IM	
				COMMENTS:		
A	B			<b>UL-P19. Underground Utilities.</b> Encourage and assist in undergrounding existing utilities.	Prog, QJ, Min	
				COMMENTS:		
	B			<b>UL-P20. Landscaping.</b> All designs shall screen or soften the visual impact of new development through the use of landscaping. If appropriate, species common to the area and known fire resistant plants should be used.	QJ, Min, S, IM 	
				COMMENTS: See Alt. wording below		
A				<b>UL-P20. Landscaping.</b> All designs shall screen or soften the visual impact of new development through the use of landscaping <u>that incorporate native species, other plants</u> common to the area, known fire resistant plants, and <u>drought tolerant plants</u> .		
				COMMENTS:		
				<b>4.3.4. Standards</b>		

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	B	C	<b>UL-S1. Allowed Uses in Mixed-Use Areas.</b> Mixed-Use zoned areas should offer a range of commercial, office, housing and civic activities. Conflicts between uses should be minimized through adoption of standards to guide approval of principally permitted uses and findings to guide the approval of discretionary uses.		
			<b>COMMENTS:</b> See Alt. wording below		
A			<b>UL-S1. Allowed Uses in Mixed-Use Areas.</b> Mixed-Use zoned areas <u>shall</u> offer a range of commercial, office, housing and civic activities. Conflicts between uses should be minimized through adoption of standards to guide approval of principally permitted uses and findings to guide the approval of discretionary uses. <u>New development shall strive to achieve a balance between employment and housing.</u>		
			<b>COMMENTS:</b>		
A	B		<b>UL-S2. Central Open Space Standards in Commercial and Mixed-Use Areas.</b> A plaza should be bounded by streets on at least three sides and shall front on a main street. Where new commercial and/or mixed use developments are proposed on lots greater than 5 acres, central open space shall have a minimum area of 20,000 sq ft.		
			<b>COMMENTS:</b>		
	B	C	<b>UL-S3. Business Opportunity Zones.</b> Commercial and industrial activities proposed within designated Business Opportunity Zones shall be principally permitted if they conform to applicable performance standards.		
			<b>COMMENTS:</b>		

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A	B		<p><b>UL-S4. Definition of a “Big-Box” Retail Store.</b> A large commercial structure in excess of 50,000 square feet of floor area where, under one proprietor or a set of discrete franchises, retail sales and services are offered in a centralized, warehouse-like setting intended to serve a regional area.</p>		
			<p><b>COMMENTS:</b></p>		
A	B		<p><b>UL-S5. Standards for Adult Entertainment Establishments.</b> Adult entertainment establishments shall be conditionally permitted and required to operate in conformance with explicit standards adopted by ordinance regarding; location, hours of operation, security, signage, screening, noise and lighting.</p>		
			<p><b>COMMENTS:</b></p>		
A	B		<p><b>UL-S6. Landscaping Standards.</b> Landscaping shall be required for new development which creates five (5) or more new parking spaces. The landscaping policies shall be accomplished by the submittal of a landscaping plan, which shall include the information described below.</p> <ul style="list-style-type: none"> <li>A. The landscape plan shall show all existing trees on the property, and indicate those planned to be removed, and those that are to be preserved. It shall show the location of lawn areas, ground cover areas, shrub masses, and new trees to be planted. The plan shall include the use of native and fire resistant species where feasible.</li> <li style="padding-left: 40px;">Not more than 25% of the landscaped area shall be covered by non-living materials (e.g., rock, pavers, bark, etc.)</li> <li>B. The landscape plan shall include measures for protection of topsoil when developing a property for construction.</li> <li>C. The landscape plan shall include a maintenance plan which specifies the</li> </ul>		

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				person or agency responsible for maintenance. The maintenance plan shall address pruning, weeding, cleaning, fertilization and watering. Whenever necessary, planting shall be replaced with other plant materials to ensure continued compliance with the landscaping requirements. All screening shall be in sound functional condition, and whenever necessary, repaired and replaced.		
				<b>COMMENTS:</b>		
				<b>4.3.5 Implementation Measures</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>UL-IM1. Streamlined Subdivision Approval.</b> Designate Housing Opportunity Zones within Urban Development Areas following Housing Element guidelines and apply streamlined subdivision approval processes consistent with Housing Element policies.		
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<b>UL-IM2. Neighborhood and Town Centers.</b> Prepare a Neighborhood and Town Center ordinance and establish Neighborhood and Town Center areas by zoning overlay during General Plan Updates and Community Planning processes. Develop figures in the implementing ordinance to demonstrate design principles; for example, how to orient commercial and mixed-use buildings toward the street or the central open space areas.		
				<b>COMMENTS:</b>		
	<b>B</b>	<b>C</b>		<b>UL-IM3. Business Opportunity Zones.</b> Create a Business Opportunity Zone Overlay designation with associated performance standards and apply the zoning overlay to specific areas or properties within Community Planning Areas to stimulate commercial and industrial development and job growth. Candidate areas shall include business and		

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				industrial parks, underutilized or vacant industrial and commercial land.		
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>UL-IM4. Micro and Small Business Development Standards.</b> Review and update standards for home based businesses and cottage industries to increase the scale and range of principally permitted development in residential zones.	Need to identify standards	
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>UL-IM5. Sites for Commercial Development.</b> Maintain an adequate inventory of sites to accommodate commercial development in Neighborhood and Town Centers.		
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>UL-IM6. Revisions to the Non-Conforming Use and Structures Standards.</b> Revise the Non-Conforming Use and Non-Conforming Structure sections of the zoning ordinance to grant more flexibility for continuing compatible mixed uses in Urban Development Areas.		
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<b>UL-IM7. Review and Update the Subdivision Ordinance.</b> Comprehensively review and update the Subdivision Ordinance and incorporate circulation and design standards consistent with the policies of this Plan.		
				<b>COMMENTS:</b>		

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A	B			<b>UL-IM8. Review and Update Design Review Ordinance and Areas.</b> Comprehensively review and update the Design Review standards of the zoning ordinance and maps of areas subject to design review.		
				<b>COMMENTS:</b>		
A	B			<b>UL-IM9. Establish Build-To Lines.</b> Promote a more uniform commercial streetscape by establishing build-to lines rather than setback lines, or a combination of the two.		
				<b>COMMENTS:</b>		
A	B			<b>UL-IM10. Establish Maximum Parking Standards.</b> In the zoning ordinance, develop standards that limit the maximum number of off-street parking spaces that can be developed in commercial and/or mixed use areas.		
				<b>COMMENTS:</b>		
A	B			<b>UL-IM11. Review and Update the Sign Ordinance.</b> Comprehensively review and update the standards for signs in the zoning ordinance.		
				<b>COMMENTS:</b>		
A	B	C		<b>UL-IM12. Simplify the Zoning Ordinance with Illustrations and Matrices.</b> Modify the zoning ordinance to incorporate the use of illustrations and matrices to simplify communicating allowed uses, design principals and development standards.		
				<b>COMMENTS:</b>		

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A	B			<b>UL-IM13. Revisions to the Zoning Ordinance to Regulate Big Box Commercial Uses.</b> Revise the zoning ordinance to incorporate standards for "big box" commercial uses.		
				<b>COMMENTS:</b>		
A	B			<b>UL-IM14. Adult Entertainment Ordinance.</b> Develop an ordinance for adult entertainment establishments to ensure they will be compatible with neighboring uses.		
				<b>COMMENTS:</b>		
A				<b>UL-IMx. Form-Based Code.</b> Adopt a form-based zoning code for voluntary use in Neighborhood and Town Center areas to promote consistent streetscapes.		
				<b>COMMENTS:</b>		