


## Plan Alternatives Comparison Chart


### Section 4.3 Urban Lands – PC Markup 10-22-09


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>R</b>
				<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>R</b>
				<b>COMMENTS: See Alt. wording below</b>		
		<b>C</b>		<del><b>UL-G2. Design and Function.</b> Urban Development Areas planned for convenient access to work, shopping, recreation and neighborhoods.</del>		<b>D</b>
<b>A</b>	<b>B</b>			<b>UL-G3. Unique Identity of Towns.</b> Communities with mixed use neighborhoods and town centers, serving as the community focal point and center for commerce, recreation and social interaction.	corrected typo	<b>R</b>



Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				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.		R
				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	R
				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. <del>Home based businesses and cottage industries meeting performance standards shall be principally permitted in all residential zones.</del>	Prog, QJ, Min, S-3, IM-2, IM-3	M

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				COMMENTS: P4 – language more appropriate.		
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	R
				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	R
				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	R
				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, and in other designated areas, as long as residential use is subordinate to commercial uses.</li> <li>B. Reduce the County’s off-street parking requirements to encourage new business development and to reflect multi-modal access options.</li> </ul>	Leg, QJ, Min, S-2, IM-2	M

Plan Alternative	Section 4.3 Urban Lands			Staff Remarks/ Implementation	Position R,M,D
			<p>C. Allow ministerial approval of development that conforms to performance 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> <li>6) Landscaped pedestrian walkways.</li> </ol>		
			<p><b>COMMENTS: See Alt. wording below</b></p>		
		<p><b>C</b></p>	<p><del><b>UL-P7. Neighborhood and Town Centers.</b> Within designated neighborhood and town centers, the County shall:</del></p> <ol style="list-style-type: none"> <li><del>A. Allow buildings with commercial uses on the ground or lower floors and residential uses on upper floors.</del></li> <li><del>B. Reduce the County's off-street parking requirements to encourage new business development and to reflect multi-modal access options.</del></li> <li><del>C. Allow ministerial approval of development that conforms to performance standards adopted by ordinance.</del></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> </ol> </li> </ol>		<p><b>D</b></p>


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				2) <del>Orientation of buildings toward the street or central open space areas rather than parking lots.</del> 3) <del>Parking areas to the side or rear rather than between buildings and the street edge.</del> 4) <del>Placement of buildings that create a central open space, or plaza, where passive activity can occur.</del> 5) <del>Transparent ground level façades designed for pedestrian-oriented sidewalks.</del>		
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<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, dead end roads, and block sizes.	Leg, QJ, IM-7, C-P25, C-P26, C-S7, C-IM12 	<b>M</b>
				<b>COMMENTS:</b>		
	<b>B</b>			<b>UL-P9. Historic Structures.</b> Encourage historic structures resources to be retained and restored to serve as focal points of neighborhoods and communities.	QJ, Min, S, IM	<b>M</b>
				<b>COMMENTS: See Alt. wording below</b>		
<b>A</b>				<del><b>UL-P9. Historic Structures.</b> Historic structures assets 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</del>	Protection of historic resources more fully addressed	<b>D</b>

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				<del>structure.</del>	in Chap. 10.6	
				COMMENTS:		
A	B			<del>UL-P10. Siting of Garages.</del> Encourage the placement and design of garages to make them subordinate to the house from a streetscape view.	QJ, Min	D?
				COMMENTS: 8-20-09: Merge P10 with P15 and P16 into one policy.		
A	B			UL-P11. Natural Amenities. Encourage new development projects to incorporate natural amenities (i.e. landmark trees and rock outcroppings) into their design.	QJ, Min	R
				COMMENTS:		
	B			UL-P12. Design Review. Development within designated Design Review overlay zones shall undergo design review consistent with an adopted Design Review Ordinance.	QJ, Min, IM-8 	R
				COMMENTS: See Alt. wording below		
A				<del>UL-P12. Design Review.</del> Development within designated Design Review overlay zones, <del>Town Centers and all major subdivisions within Urban Development Areas</del> shall undergo design review consistent with an adopted Design Review Ordinance.		D
				COMMENTS:		

Plan Alternative		Section 4.3 Urban Lands		Staff Remarks/ Implementation	Position R,M,D
A	B		<p><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 surrounding area. <del>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.</del></p>	<p>Leg, QJ, Min, S-4, IM-13</p> 	M
			<p><b>COMMENTS:</b></p>		
A	B		<p><b>UL-P14. Adult Entertainment Establishments.</b> Adult entertainment establishments shall be limited to areas where they will not conflict with schools or other areas where children congregate, and identify standards to ensure they will be compatible with neighboring uses. Adult entertainment establishments shall be subject to a Design Review process to ensure the design is aesthetic and compatible with the surrounding area.</p>	<p>QJ, Min, S-5, IM S, IM-14</p> 	M
			<p><b>COMMENTS: Need PC to confirm language.</b></p>		
A	B		<p><b>UL-P15. Pedestrian-Friendly Streetscape.</b> Encourage streetscape and pedestrian oriented residential design with front porches, <del>front gardens</del>, and windows overlooking front yards and sidewalks.</p>	<p>QJ, Min, S-6</p>	M
			<p><b>COMMENTS:</b></p> <p><b>8-20-09: Merge P10 with P15 and P16 into one policy:</b></p> <p><b>UL-P15. Pedestrian-Friendly Streetscape.</b> Encourage streetscape and pedestrian oriented residential design by using techniques such as:</p> <ol style="list-style-type: none"> <li>1. Windows <u>and front porches</u> overlooking front yards and sidewalks.</li> <li>2. Using alley systems or courtyards to minimize driveways facing the street.</li> <li>3. Make the placement and design of garages subordinate to the house from a streetscape view.</li> </ol>		

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
A	B			<del>UL-P16. Alleys.</del> Encourage the use of an alley system and courtyards to minimize driveways facing the street.	QJ, Min	D?
				COMMENTS: 8-20-09: Merge P10 with P15 and P16 into one policy. See P-15 above. Need PC to confirm language.		
A	B			UL-P17. High Density Uses Near Parks. The County shall consider planning higher density mixed-uses and/or commercial uses adjacent to parks to promote park use and safety.	Leg	R
				COMMENTS:		
A	B	C		UL-P18. On-Street Parking Areas as Traffic Calming. 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	M
				COMMENTS: 8-20-09: <del>UL-P18. On-Street Parking Areas as Traffic Calming.</del> 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.  <del>UL-P18. Traffic Calming. Traffic calming measures which emphasize pedestrian safety and convenience should be considered for all urban roadway designs. Traffic calming measures include chicanes, curb extensions,, traffic circles,</del>		<u>M</u>



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				<u>9-17-09</u> UL-P18. Traffic Calming. Traffic calming measures which emphasize pedestrian safety and convenience should be considered for all urban roadway designs. Possible traffic calming measures include chicanes, curb extensions, <u>street trees</u> , <u>traffic circles</u> .		
A	B			UL-P19. Underground Utilities. Encourage and assist in undergrounding existing utilities.	Prog, QJ, Min	R
				COMMENTS:		
	B			UL-P20. Landscaping. All designs shall use landscaping to enhance the appearance of neighborhoods, control erosion, conserve water, improve air quality and improve pedestrian and vehicular safety.	QJ, Min, S, IM 	M
				COMMENTS: See Alt. wording		
A				<del>UL-P20. Landscaping. All designs shall screen or soften the visual impact of new development through the use of landscaping that incorporate native species, other plants common to the area, known fire resistant plants, and drought tolerant plants.</del>		D
				COMMENTS:		
				<del>UL-P21. Marijuana Cultivation. Commercial marijuana cultivation shall not be an acceptable use in residential areas. (This wording rejected 9-17-09)</del>		M
				COMMENTS: <u>8-20-09/10-22-09: Added to address Commission concerns, in a manner that is consistent with Prop 215. May warrant additional discussion. Directed to prepared a policy option with a menu of issues to be addressed. SEE attached supplemental.</u>		

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				<p><u>Proposed Alternative Policy:</u></p> <p><u>UL-P21. Cultivation of medical marijuana shall be regulated by ordinance to provide for the health, safety, and welfare of the community but shall not interfere with a patient’s right to medical marijuana.</u></p>		
<b>R</b>				<b>4.3.4. Standards</b>		
	<b>B</b>	<b>C</b>		<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>R</b>
				<b>COMMENTS:</b> See Alt. wording below		
<b>A</b>				<del><b>UL-S1. Allowed Uses in Mixed-Use Areas.</b> Mixed Use zoned areas shall 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></del>		<b>D</b>
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<del><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.</del>		<b>D</b>

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				COMMENTS:		
	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.		R
				COMMENTS:		
A	B			<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.		
				COMMENTS:		
A	B			<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.	M?	R
				COMMENTS: 8-20-09 <a href="#">Here is an example of lawful language that limits the location of such uses from Shasta County's adult entertainment business ordinance:</a>  E. Regulation of Location.  <a href="#">1. In those land use districts where the "adult entertainment" businesses regulated by this section would otherwise be permitted uses, it shall be unlawful to establish any such "adult entertainment"</a>		

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	<p>business if the location is:</p> <p>a. Within five hundred feet of any area zoned for residential use, or</p> <p>b. Within one thousand feet of any other "adult entertainment" business, or</p> <p>c. Within one thousand feet of any public or private school, park, playground, public building, church, any noncommercial establishment operated by a bona fide religious organization or any establishment likely to be used by minors;</p> <p>2. The "establishment" of any "adult entertainment" business shall include the opening of such a business as a new business, the relocation of such business or the conversion of an existing business location to any "adult entertainment" business use.</p> <p><b>Regarding signage, an example from Monterey County of legally acceptable language addressing inappropriate content:</b></p> <p>E. Public Display of Certain Matter Prohibited.</p> <p>Adult entertainment facilities shall not display or exhibit any material depicting specified anatomical areas or specified sexual activities in a manner which exposes said material to the view of persons outside the building in which said facility is located.</p> <p>Staff suggests these details be left to the ordinance phase called for in UL-IM14. Alternately, these examples could be added to the implementation measure description with the wording "such as..."</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>		M

Plan Alternative	Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
	<p>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.</p> <p>Not more than 25% of the landscaped area shall be covered by areas which do not include plants (e.g., rock, pavers, bark, etc.)</p> <p>B. The landscape plan shall include measures for protection of topsoil when developing a property for construction.</p> <p>C. The landscape plan shall include a maintenance plan which specifies the 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.</p>		
	<p><b>COMMENTS:</b></p> <p><u>8-20-09;10-22-09:</u> Commissioner Gearheart's <b>provided the following suggested language was modified as follows:</b></p> <p><u>Landscaping shall be required for new development which creates five (5) or more new offstreet parking spaces. The landscaping policies shall be accomplished by the submittal of a landscaping plan, which shall include the information described below.</u></p> <p><u>Landscaping shall be ....</u></p> <p><u>A. —A.—</u>The landscape plan shall be drawn to scale and show all existing trees on the property and indicate the size and location of those being removed. The plan shall indicate the exact location, number; scientific name, common name, and container size</p>		

Plan Alternative	Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
	<p>of all proposed planting.</p> <p><u>B. The landscape plan shall include measures for protection of existing topsoil when developing a property for construction.</u></p> <p><u>C. All landscaped areas for commercial, industrial and multi-family projects shall include an automatic irrigation system.</u></p> <p><u>D. Plantings shall be replaced as needed to ensure compliance with initially approved landscape requirements. Required plantings may be augmented with additional plantings as desired.</u></p> <p><u>E. The use of native and fire resistant species is encouraged where appropriate.</u></p> <p><u>F. —B. Landscape design should minimize the area of impervious surfaces to reduce runoff.</u></p> <p><u>G. —C. The area of crushed rock, redwood chips, pebbles and similar materials shall be allowed up to 15 percent of the total required landscape area and not dominate the required landscaped area.</u></p> <p><del>D. The landscape plan shall include measures for protection of existing topsoil when developing a property for construction.</del></p> <p><del>E. All landscaped areas for commercial, industrial and multi-family projects shall include an automatic irrigation system.</del></p> <p><del>F. Plant materials shall be replaced as needed to ensure compliance with approved landscape requirements, and may be augmented with additional plantings as</del></p>		

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				<del>desired.</del>		
				<b>4.3.5 Implementation Measures</b>		
A	B	C		<del>UL-IM1. Streamlined Subdivision Approval. Designate Housing Opportunity Zones within Urban Development Areas following Housing Element guidelines and apply streamlined subdivision approval processes consistent with Housing Element policies.</del>		D
				COMMENTS:		
A	B			UL-IM2. Neighborhood and Town Centers. 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.		R
				COMMENTS: <u>9-17-09</u> <u>PC requested incorporating UL-IM9 into UL-IM2.</u> UL-IM2. Neighborhood and Town Centers. 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. <b>Promote a more uniform commercial streetscape by establishing build-to lines rather than setback lines, or a combination of the two.</b> 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	C		UL-IM3. Business Opportunity Zones. Create a Business Opportunity Zone Overlay		R

Plan Alternative				Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
				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 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>R</b>
				<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>R</b>
				<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>M</b>
				<b>COMMENTS:</b> <b>8-20-09 staff to provide alternative wording:</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 provide flexibility for continuing buildings and uses in Urban Development Areas where they are found to be compatible with the neighborhood.		



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A	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.		R
				<b>COMMENTS:</b>		
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.		R
				<b>COMMENTS:</b>		
A	B			<del><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.</del>		D
				<b>COMMENTS: Incorporated in IM2 Town Center</b>		
A	B			<del><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.</del>		D
				<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.		R
				<b>COMMENTS:</b>		

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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.		R
				COMMENTS:		
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.		R
				COMMENTS:		
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.		R
				COMMENTS:		
<u>A</u>	<u>B</u>	<u>C</u>		<u><a href="#">UL-IM15. Marijuana Cultivation and Dispensary Ordinance.</a></u> <u><a href="#">Develop an ordinance for medicinal marijuana cultivation and dispensing to ensure the protection of health, safety and welfare and compatible with neighboring uses.</a></u>		
A				<del><b>UL-IMx. Form-Based Code.</b></del> Adopt a form based zoning code for voluntary use in Neighborhood and Town Center areas to promote consistent streetscapes.		D
				COMMENTS:		