

**Strategic Growth Amendments to the County General Plan
General Plan Amendment LRP2005-00013 (Exhibit B Coastal Zone)
November 25, 2008**

1. Underline one entry that represents your interest most accurately:

- County official or staff
- City official or staff
- Community Service District official or staff
- Community Advisory Council representative
- Agency staff of local, state or federal offices
- Interest Group representative or member
 - Business
 - Development
 - Agriculture
 - Environmental
 - Health
 - Social services
 - Other Enter: _____
- Individual
- Decline to state

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<p align="center">Planning Commission Recommended Draft Text</p> <p>To propose modifications: <u>Underline</u> proposed new text. Strikeover deletions.</p>	<p align="center">Comments</p>
<p>Strategic Growth Principles:</p> <p>1. Preserve open space, scenic natural beauty and sensitive environmental areas. Conserve energy resources. Conserve agricultural resources and protect agricultural land.</p>	
<p>2. Strengthen and direct development towards existing communities.</p>	
<p>3. Foster distinctive, attractive communities with a strong sense of place.</p>	
<p>4. Create walkable neighborhoods and towns.</p>	
<p>5. Provide a variety of transportation choices.</p>	
<p>6. Create a range of housing opportunities and choices</p>	
<p>7. Encourage mixed land uses.</p>	
<p>8. Take advantage of compact building design.</p>	
<p>9. Make development decisions predictable, fair and cost-effective.</p>	
<p>10. Encourage community and stakeholder collaboration.</p>	
<p>11. Strengthen regional cooperation.</p>	

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Principle 1: Preserve open space, scenic natural beauty and sensitive environmental areas. Conserve energy resources. Conserve agricultural resources and protect agricultural land.	
Planning Commission Recommended Draft Text	Comments
<p>To propose modifications: <u>Underline</u> proposed new text. Strikeover deletions.</p>	
Principle 1 Goals:	
<p>1. Environment - Maintain and protect a living environment that is safe, healthful and pleasant for all residents by:</p> <ul style="list-style-type: none"> a. Assuring the protection of coastal resources such as wetlands, coastal streams, forests, marine habitats, and threatened and endangered species. b. Balancing the capacity for growth allowed by the Land Use Element with the sustained availability of resources for future generations. c. Reducing future impacts to natural resources by developing cost-effective infrastructure to meet community needs. d. Preserving open spaces, scenic public views, sensitive and important plant and wildlife habitats and cultural resources. e. Giving highest priority to avoiding or minimizing significant environmental impacts from development through site and project design. Mitigating adverse impacts that cannot be avoided by using the best available methods and technology, to the maximum extent feasible. 	
<p>2. Air Quality - Preserve, protect and improve the air quality of the county by:</p> <ul style="list-style-type: none"> a. Seeking to attain and exceed or at least maintain state and federal ambient air quality standards. b. Mitigating to the extent feasible, potential adverse air quality impacts from new development using the best available technology. c. Minimizing the generation of air pollutants and greenhouse gases from existing and projected growth by promoting compact, urban infill development and discouraging leap frog or rural sprawl development patterns, which can reduce travel time and distance. d. Implementing land use, circulation and infrastructure policies and programs 	

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<p>3. Open Space - Preserve urban and rural open space as an irreplaceable resource for future generations by:</p> <ul style="list-style-type: none"> a. Encouraging cooperation of governmental agencies, landowners, and non-profit organizations in the preservation of open space. b. Balancing the rights of individual property owners and need for open space. c. Encouraging better access to the coast through the acquisition and development of coastal accessways, trails, and parks, in appropriate locations. d. Protecting agricultural, natural and other rural areas between communities, and working with landowners and these communities to maintain rural character and land uses. 	
<p>4. Agriculture - Encourage the protection of commercial agricultural land, both prime and non-prime soils, for the production of food, fiber, and other agricultural commodities by:</p> <ul style="list-style-type: none"> a. Supporting the rural economy and local agricultural markets by protecting production agriculture and its associated activities. 	
<p>5. Energy Conservation - Support the conservation of energy resources by:</p> <ul style="list-style-type: none"> a. Planning for energy efficiency and conservation through land use and transit plans, and in subdivision and building. b. Decreasing reliance on environmentally costly energy sources, increasing conservation efforts, and encouraging use of alternative energy sources. 	

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<ul style="list-style-type: none"> c. Encouraging land use and transit measures that reduce use of petroleum products. 	
<p>6. Population Growth - Provide for an environmentally sustainable rate of orderly development within the planned capacities of resources and services by:</p> <ul style="list-style-type: none"> a. Developing and maintaining information on population growth rates. b. Maintaining a growth management system that protects communities and resources from the adverse effects of growth. c. Establishing a growth management rate annually according to the Growth Management Ordinance guiding allocated development to areas of the county capable of sustaining growth without adverse effects. d. Providing the lead time necessary to fund and put in place resources and public services necessary to support population growth, considering the availability of resources and the county's and taxpayers' financial ability to provide them. 	
Principle 1 Implementing Strategies:	
<p>1. Work with the agricultural and conservation communities and advisory committees on a program that links land conservation with agricultural economic development, supports locally-based commercial agriculture, preserves scenic rural landscapes and sustains resources.</p>	
<p>2. Revise the Land Use Element, Coastal Zone Land Use Ordinance and the Growth Management Ordinance to re-direct new growth to suitable development areas that maintain natural resources at sustainable levels in both rural and urban areas with the least constraints.</p>	
<p>3. Identify and prepare policies and programs in the Conservation Element to conserve rural visual character within "community separators" that benefit the land owners and adjacent communities.</p>	

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4. Develop and refine effective techniques for land conservation, such as land banks, density transfers, and agricultural and conservation easements, and pursue grants and innovative financing tools to facilitate open space acquisition and preservation.	
5. Work with communities to create and maintain distinct urban boundaries next to rural areas, and to avoid approving projects that are not supported by a city or a Community Services District within its sphere of influence, urban area or rural referral area.	
6. Create an urban and rural forestry program that engages property owners, developers and communities in planting, maintaining and protecting trees to enhance air quality and mitigate for increases in carbon dioxide emissions.	
7. Revise the Conservation and Land Use Elements and county ordinances to give emphasis on, and incentives for energy-efficient construction that minimizes its carbon footprint, with particular emphasis on development in rural areas.	

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Principle 2: Strengthen and direct development towards existing communities.	
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Principle 2 Goals:	
<p>2. Distribution of Land Uses - Plan for most future development to be within cities and existing communities to enhance community development, capitalize on existing infrastructure, and to preserve rural character and open space and protect agricultural uses by:</p> <ul style="list-style-type: none"> a. Maintaining a clear distinction between urban and rural development. Rural uses outside of urban and village areas should be predominately agriculture, low-intensity recreation, very low-density residential and open space uses, which will preserve and enhance a well-defined rural character. b. Avoiding the establishment or expansion of Residential Rural and Residential Suburban areas outside urban or village reserve areas. c. Planning active and vital urban environments that are attractive and compact, with the arrangements of buildings, structures and open space appropriate to the size and scale of development for each community. d. Encouraging opportunities for appropriate housing, employment and non-residential development that will create complete communities. e. Implementing policies to determine where growth should occur, and to clearly distinguish between urban, village, and outlying rural areas. 	
<p>3. Location and Timing of Urban Development - Plan for a land use pattern and population distribution that is consistent with the capabilities of existing public services and facilities by:</p> <ul style="list-style-type: none"> a. Encouraging the phasing of urban development in a compact manner, first using vacant or under-utilized "infill" parcels, and second, lands adjacent to or near these areas. b. Encouraging the voluntary transfer of potential development from antiquated subdivisions, agricultural lands, environmentally sensitive areas, and hazard lands, into communities, using the latest ordinances, positive incentives, 	

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<p>settlement strategies, and transfer of development credits programs, where feasible.</p> <ul style="list-style-type: none"> c. Considering urban expansion when the available inventory of suitable “infill” land is largely developed, and only when resources, services and facilities are available to adequately accommodate the associated growth. d. Giving high priority to funding needed infrastructure improvements in a timely manner within existing urban and village areas. 	
<p>4. Public Services and Facilities - Conduct long-term planning (20+ years) to provide and fund additional, sustainable public resources, services and facilities to serve existing communities in sufficient time to avoid overburdening existing resources, services and facilities by:</p> <ul style="list-style-type: none"> a. Avoiding the use of public resources, services, and facilities beyond their renewable capacities. b. Planning for and monitoring new development through the resource management system and growth management strategies, to ensure that resource demands will not exceed existing and planned capacities, or service levels. c. Funding the cost of additional services and facilities from those who benefit such as new local residents, businesses, public agencies, and visitors. Based on reliable studies, such as cost benefit analyses, funding methods may include dedications, development impact fees, in-lieu fees, or other exactions to assure that adequate services are available. d. Locating new public service facilities as close as possible to the users. If facilities are necessary in rural areas, allow for sufficient buffers to protect environmentally sensitive, and agricultural areas. e. Planning new land uses that avoid overburdening existing resources, services and facilities. f. Provide adequate community amenities, such as parks, natural areas and trails with new development, in order to support a high quality of life and a compact 	

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form of community development.	
<p>5. Residential Land Uses - Preserve and enhance the quality of residential areas by:</p> <ul style="list-style-type: none"> a. Locating urban residential densities within urban or village reserve lines near or within suitable employment areas. b. Protecting residential areas from incompatible and undesirable land uses. c. Preserving desirable neighborhood characteristics such as compatible uses, open views and yard areas, sense of scale, landscaping, pedestrian ways, and other amenities. d. Providing affordable housing opportunities for those who need them, including senior citizens, service and agricultural workers. e. Requiring major developments and long range plans to create a balance between available jobs and housing in coastal communities, by locating them in areas that reduce the need for commuting. f. Requiring site design for planned development projects that provides a range of housing sizes, footprints and design features. 	
<p>6. Commercial and Industrial Land Uses - Designate commercial and/or industrial areas that are compatible with overall land use by:</p> <ul style="list-style-type: none"> a. Designating visitor serving and community serving commercial areas that are located near existing similar development and their users. b. Creating and preserving desirable neighborhood business characteristics, such as compatible uses, safe employment areas, sense of scale, landscaping, pedestrian ways, and other amenities. c. Designating commercial land uses that will be convenient to users and consumers, realistically related to market demand, and near areas where employees will likely reside. 	
<p>7. Visitor Serving, Recreation and Resort Development - Preserve and enhance visitor opportunities in appropriate locations as an important part of the coastal economy by:</p>	

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<ul style="list-style-type: none"> a. Requiring that new destination resorts and recreational development such as hotels, conference centers, and golf courses be located within or adjacent to urban or village areas, or existing visitor destination points. b. Allowing limited small scale recreational development such as motels, restaurants, parks, and beaches in rural areas - if consistent with all other provisions of the coastal program. c. Implementing the California Coastal Act by acknowledging that visitor serving facilities have priority over private residential, non-visitor serving commercial or industrial development, but not over agriculture or coastal dependent industry. d. Recognizing that while visitor serving uses are encouraged by the California Coastal Act, they shall not exceed resource capabilities, conflict with agricultural uses, or be permitted when adverse environmental effects may result. e. Carefully balancing the needs of visitors, businesses, and local residents. f. Periodically reviewing the location of 'V'- Visitor Serving Overlay classifications during the Plan update process. 	
Principle 2 Implementing Strategies:	
1. Work with cities, and unincorporated communities and their advisory councils, to identify suitable development areas within existing communities and adjacent expansion areas at their edges for compact, affordable development, where supported by sustainable resource capacities.	
2. Revise the TDC program to more effectively shift potential rural development to communities with adequate infrastructure and conserve nearby rural lands.	
3. Revise the Land Use Element, the Coastal Zone Land Use Ordinance and the area plans to implement these planning goals.	
4. Develop a regional or sub-regional economic and land use strategy to improve the current jobs-housing imbalance and strengthen the economy within each community.	

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5. Revise the Resource Management System and the Growth Management Ordinance to give a higher priority to serving existing communities with adequate resources, streets and infrastructure, related to their needs, over outlying rural areas.	
8. Determine the local public costs of services and facilities and the most equitable financing mechanisms, and give high priority to funding adequate infrastructure and services within existing village and urban areas.	
6. Work with service districts to coordinate County land use actions with district responsibilities to provide sufficient public services and facilities	
7. Coordinate with the cities to consider accepting greater shares of overall countywide growth with corresponding reductions in unincorporated area growth, and to consider compensating assistance from the county to offset the transportation, financial and other demands from this growth.	
8. Explore creating an “infrastructure first” policy, where the funding and/or provision of infrastructure is required before development is allowed to proceed, with assistance from mechanisms such as community financing districts.	

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Principle 3: Foster distinctive, attractive communities with a strong sense of place.	
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Principle 3 Goals	
1. Provide separation between communities to maintain or restore the images of well-defined communities within an attractive rural setting.	
2. Protect and/or restore the valued aspects of each community's history, cultures, images and civic pride.	
3. Enhance the commercial identity and viability of downtowns.	
4. Foster and enhance a strong local identity with design guidance for streetscapes, public plazas and art, and civic buildings and facilities.	
Principle 3 Implementing Strategies:	
1. Maintain and enhance community separation by establishing and maintaining a distinct urban edge between urban and rural areas, and creating rural conservation policies, strategies and incentives.	
2. Retain or create distinct urban reserve boundaries by revising the Land Use Element and Ordinance to require development intensities that reflect a clear difference between urban and rural densities and character.	
3. Revise the Countywide Design Guidelines to encourage appropriate, place-based, pedestrian-oriented designs within communities.	
4. Foster a strong sense of place by working with communities to identify local, valued aspects within each community in "placemaking" techniques and programs.	
5. Establish an inter-department team to create locally-based public facilities and amenities that preserve community character.	
6. Work to identify and obtain sources of funding to implement programs for improving	

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and funding mechanisms for infrastructure and street and civic enhancements such as plazas, gathering places and public art.	
7. Hold an annual downtown improvements workshop and work with downtown stakeholders to form business improvement districts.	
8. Encourage property owners to protect and conserve historic buildings and resources within and outside communities, using a variety of means such as the Mills Act, an incentive program for the restoration and preservation of historic structures	

Principle 4: Create walkable neighborhoods and towns.	
Planning Commission Recommended Draft Text	Comments
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Principle 4 Goals:	
1. Improve communities and public health by connecting streets, bicycle, pedestrian and transit facilities between neighborhoods to maximize circulation opportunities.	
2. Plan for schools, parks, transit stops and commercial districts to be located as focal points for walkable neighborhoods within urban and village areas, based on convenient walking distances between them, as illustrated in Figure 1-7.	
3. Plan for maximum connectivity between different land uses by including walkways or paseos between buildings and sites, and street-fronting buildings to avoid barriers or separation between uses.	

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Principle 4: Create walkable neighborhoods and towns.	
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To propose modifications: <u>Underline</u> proposed new text. Strikeover deletions.	
4. Create attractive street enhancements and public spaces that serve as gathering places on corridors and at connecting locations.	
5. Expand parks, natural areas, and recreation facilities with new urban development to enhance a community's quality of life and improve public health.	
Principle 4 Implementing Strategies:	
1. Update the Countywide Design Guidelines with community, neighborhood, street and project designs that integrate and promote pedestrian and bicycle travel and activity with high levels of connectivity.	
2. Develop funding mechanisms to finance the design, construction and maintenance of attractive street and civic environments that attract pedestrians.	
3. Revise CZLUO, LUE area plans to enhance neighborhoods with small-scale and appropriate commercial areas, parks, recreation, family, cultural and civic facilities within convenient walking distances.	
4. Support enhancing downtowns and commercial areas with attractive pedestrian facilities, events and promotions, such as by facilitating the formation of business improvement and community facilities districts.	
5. Work with the General Services Department to plan and implement parks and recreation facilities within walking distance of neighborhoods.	
6. Pursue a street tree program on urban streets and public parking lots.	

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Principle 5: Provide a variety of transportation choices.	
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Principle 5 Goals:	
<p>1. Circulation - Integrate land use and transportation planning by:</p> <ul style="list-style-type: none"> a. Designing a transportation system that provides safety, reliability and effectiveness within feasible economic and technical means, preserving important natural resources and features, promoting the aesthetic quality of the region, and minimizing adverse environmental changes. b. Minimizing the generation of air pollutants and greenhouse gases from existing and projected growth by implementing land use and circulation policies and programs that offer transportation alternatives to the single-passenger vehicle and reduce vehicle miles traveled. c. Coordinating with cities to ensure that traffic and transportation demands can be safely and adequately accommodated. d. Encouraging the development of alternative transportation modes such as bike-ways, carpooling, transit systems, and other methods that serve the resident and visitor needs of the coastal areas. e. Exploring the possibility of utilizing and expanding transit systems and operations before making decisions that will significantly alter the character of the coastal roads, highways, and the communities that they serve. f. Providing public transit, bicycle lanes and pedestrian ways that connect between population centers, schools, shopping and other community destinations, to encourage g. Making communities more bicycle- and pedestrian-friendly by designing streets that moderate the speed of traffic and provide safe and attractive routes for bicyclists and pedestrians. 	

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Principle 5: Provide a variety of transportation choices.	
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Principle 5 Implementing Strategies:	
1. Integrate LUE area and community plans more closely with transit and pedestrian facilities by providing more intensive and diverse land uses near transit stops and within convenient walking distances between destinations.	
2. Give high priority to funding facilities for biking, walking and transit facilities and operations within the transportation planning programs of the county and the San Luis Obispo Council of Governments.	
3. Seek grant opportunities for integrated land-use transportation planning where more intensive corridors and large-property development are contemplated.	
4. Enhance major boulevards and downtown streets with street trees, street furniture, textured crosswalks, planted medians and ornamental or signature lighting.	
5. Give highest priority in the programming of Local Transportation Funds (LTF-TDA) to fully fund public transit operations, multimodal connections to public transportation, and to facilitate strategic growth.	

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Principle 6: Create a range of housing opportunities and choices.	
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Principle 6 Goals:	
1. Provide quality housing choices that are affordable to people with a variety of income levels.	
2. Provide a range of housing types within each neighborhood where affordable units are mixed compatibly with market-rate housing.	
Principle 6 Implementing Strategies:	
1. Implement the Housing Element to create opportunities for quality housing for people of all income levels, in proximity to employment and within walking distance to daily needs.	
2. Update CZLUO and LUE area plans to provide a complete range of housing choices for all incomes.	
3. Refine the Countywide Design Guidelines, community design plans and specific plans to integrate higher density development within existing neighborhoods.	
4. Modify the Land Use Element and Coastal Zone Land Use Ordinance to allow and encourage a diversity of housing (sizes, types, costs) within subdivisions and neighborhoods.	
5. Modify the Coastal Zone Land Use Ordinance regulations to encourage housing designs that result in affordability and enhance public health, safety, convenience and a high quality of life.	
6. Modify the Coastal Zone Land Use Element and Ordinance to create a new land use designation, such as "Mobilehome Park (MHP)" to be applied to existing mobile home parks and sites where future mobilehome parks are appropriate.	
7. Modify the Coastal Zone Land Use Ordinance to restrict the number of unrelated adults	

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Principle 6: Create a range of housing opportunities and choices.	
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that may reside within a residential unit, to protect the safety and quality of residential living and neighborhoods.	
8. Modify the Coastal Zone Land Use Ordinance to allow the “true-cost” price of parking to be applied to willing users, and to allow more affordable units without parking for residents who do not wish to pay for it.	

Principle 7: Encourage mixed land uses.	
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To propose modifications: <u>Underline</u> proposed new text. Strikeover deletions.	
Principle 7 Goals:	
1. Encourage residential units in compact, affordable designs as part of commercial or other non-residential projects (outside of Visitor Serving (V) priority areas) as appropriate, to bring workplaces, commercial development and homes closer together.	
2. Create opportunities to integrate complementary uses within single-use commercial sites, in order to build effective mixed-use neighborhoods.	
3. Provide guidance and incentives for mixed-use, multi-family residential units that are affordable by design for seniors, nearby employees and young families	
Principle 7 Implementing Strategies:	
1. Revise the Countywide Design Guidelines, the Land Use Element and Land Use Ordinance (LUE/LUO) to guide the design of, and offer incentives for affordable mixed-use buildings.	

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Principle 7: Encourage mixed land uses.	
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2. Create a program to facilitate the financing of public improvements associated with affordable mixed-use projects.	
3. Include mixed-use development within programs and regulations for affordable housing.	
4. Revise LUE/CZLUO policies to encourage the conversion of shopping centers and strip commercial streets (outside of Visitor Serving (V) priority areas) into mixed-use developments, thereby enhancing their integration with the community.	
5. Reduce parking standards in the Coastal Zone Land Use Ordinance for mixed-use developments in relation to the size of project and its location, such as in relation to a central business district or transit stop, and consider creating in-lieu parking fee programs.	

Principle 8: Take advantage of compact building design.	
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Principle 8 Goals:	
1. Develop small-scale residential and non-residential uses that are affordable-by-design and efficient in land and energy consumption.	
2. Provide private and public amenities with new development to enhance the livability of compact neighborhoods, such as community rooms, day-care and senior centers, libraries, pocket parks or plazas.	

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Principle 8: Take advantage of compact building design.	
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Principle 8 Implementing Strategies:	
1. Revise the Countywide Design Guidelines to illustrate compact neighborhood and building design that fits within existing development visually and functionally.	
2. Revise the Land Use and Subdivision Ordinances to identify and encourage livable, compact building and subdivision designs.	
3. Revise the Land Use and Subdivision Ordinances to provide for convenient access to private and/or public open space in compact projects, and to include such spaces as plazas, community gardens, playgrounds and natural areas in these projects.	
4. Reduce the Coastal Zone Land Use Ordinance requirements for off-street parking where uses are related in a pedestrian scale to each other, in order to facilitate compact neighborhood design, increase the viability of projects and encourage other modes of transportation, without adversely affecting opportunities for coastal access.	
5. Ease parking requirements for compact projects where community parking facilities are available, and work with developers and communities to finance and build such facilities.	
6. Educate the public, developers and designers about compact residential design and building options, the opportunities for more amenities and convenience, and how environmental impacts such as traffic can be avoided or minimized.	

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Principle 9: Make development decisions predictable, fair and cost-effective.	
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Principle 9 Goals:	
<p>1. Implementation and Administration - Improve the effectiveness of the planning process by:</p> <ul style="list-style-type: none"> a. Working toward minimizing administrative delays and costs to fee payers in the administration of the Land Use Element b. Expediting development review procedures and providing incentives, such as priority processing for qualifying projects, for development that most effectively implements these principles. c. Working closely with cities to provide continuity between city and county land use planning, and to achieve common land use goals through reciprocal agreements. d. Encouraging maximum public participation in the decision making process when new plans are developed and when development is being reviewed. e. Encouraging comments from other agencies, districts, community advisory councils, special interest groups, property owners, residents, and other individuals. f. Developing clear policies, programs, and performance standards that encourage the most desirable community living and working environment for the residents of the county. g. Conducting planning and development review that considers the needs of occupants and end-users as well as stakeholders in the outcomes. h. Using easy-to-understand language and media to convey proposals and ideas clearly. i. Creating incentives that reduce the time and/or expense of the review process for projects that are deemed consistent with these strategic growth principles. 	

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Principle 9: Make development decisions predictable, fair and cost-effective.	
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<p>2. Property Rights - Recognize and protect property rights by:</p> <ul style="list-style-type: none"> a. Seeking to maintain a balance between the rights of property owners and efforts to plan for the community. b. Not taking property without just compensation. c. Recognizing and protecting the rights of all property owners, individuals and groups to comment and participate in coastal planning and land use decisions. 	
<p>3. Economics - Promote a strong, diverse, and viable local economy by:</p> <ul style="list-style-type: none"> a. Pursuing planning policies that balance economic, environmental, and social needs of coastal areas. b. Recognizing the importance of tourism and agriculture as significant parts of the economic base of the coastal areas. c. Considering the economic effects of land use planning decisions. 	
Principle 9 Implementing Strategies:	
<p>1. Prepare illustrated zoning and design standards within the Coastal Zone Land Use Ordinance or similar document that reduce uncertainty and enhance understanding of requirements, such as a “form-based” code.</p>	
<p>2. Identify locations where strategic growth projects (which are consistent with these principles) can be eligible for expedited review.</p>	
<p>3. Convene a streamlining task force among staff and stakeholders to review opportunities for streamlining the permit process.</p>	
<p>4. Implement a priority review of qualifying strategic growth projects (which are consistent with these principles), and create a “Green Tape” approach that facilitates their progress during permit processing.</p>	

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Principle 10: Encourage community and stakeholder collaboration.	
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Principle 10 Goals:	
1. Provide opportunities to incorporate public opinion early and often, and routinely within the planning process.	
2. Cultivate relationships with those having a stake in the outcome in order to obtain opinions and feedback on planning and project issues early in the process.	
3. Work with cities and unincorporated communities to build a spirit of cooperation in avoiding and solving growth and development issues early.	
4. Create a unified interest among county departments in achieving compact, walkable communities, such as through integrated regulations, project review, transportation funding and capital improvement programming.	
Principle 10 Implementing Strategies:	
1. Inform stakeholders about strategic growth and the decision-making process by various means, such as forums and the media.	
2. Consolidate the outcomes of previous community visioning exercises that have demonstrated the public's preferences on where and how new growth should be located and designed, to build consensus about attaining compact, walkable communities and rural preservation.	
3. Involve the public, advisory and other groups, cities and other jurisdictions often and routinely into the planning and development review processes by early outreach, referrals and responses.	

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Principle 10: Encourage community and stakeholder collaboration.	
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4. Provide more and expanded access to media to develop more understanding of planning and project review.	
5. Convene an inter-departmental team to coordinate and integrate strategic growth goals into each department, and within the County budget, capital improvements program (CIP) and grant funding processes	
6. Expand public notification for discretionary projects in rural areas.	

Principle 11: Strengthen regional cooperation.	
Planning Commission Recommended Draft Text To propose modifications: <u>Underline</u> proposed new text. Strikeover deletions.	Comments
Principle 11 Goals:	
1. Work closely with cities to provide continuity between city and county land use planning and to achieve common land use goals through reciprocal agreements.	
2. Collaborate with communities, stakeholders and the public to plan for land uses according to the goals in this chapter; engage public participation and encourage “ownership” of the process and the outcomes.	
Principle 11 Implementing Strategies:	
1. Promote cooperation between the county and all jurisdictions in forming a strategic growth vision, carrying out strategic growth policies, and using mutual agreements and	

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Principle 11: Strengthen regional cooperation.	
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implementation programs as primary tools.	
2. Work with cities, counties, regional boards, agencies and institutions to identify specific areas in which to develop more compact urban forms, implement strategic growth principles, and provide needed housing and jobs.	
3. Develop community and resource indicators (which are identifiable measures) to assess what each community needs to be livable and affordable, to make sure that development meets community and strategic growth goals, and to preserve natural resources.	
4. Identify, with other jurisdictions, important regional values and provide solutions and strategies that enhance the important assets, and protect and preserve those assets vulnerable to loss or degradation.	
5. Refrain from approving development in unincorporated areas along the urban fringes that will burden city services or conflict with a LAFCO Memorandum of Agreement or other form of cooperation, unless specific mitigation measures can be included.	

CHAPTER 4: PUBLIC SERVICE CONSIDERATIONS

GOALS AND IMPLEMENTING STRATEGIES FOR PUBLIC SERVICES	
Planning Commission Recommended Draft Text	Comments
<p>To propose modifications: <u>Underline</u> proposed new text. Strikeover deletions.</p>	
Goal:	
<p>1. Design and maintain a land use pattern and population capacity that is consistent with the renewable capacities of existing natural resources, public services and facilities, and their programmed expansion where funding has been identified.</p>	
Implementing Strategies:	
<p>a. Avoid the use of public resources, services and facilities beyond their renewable capacities, and monitor new development to ensure that its resource demands will not exceed existing and planned capacities or service levels.</p>	
<p>b. Finance the cost of additional services and facilities from those who benefit by providing for dedications, development impact fees, in-lieu fees or exactions, and special financing districts.</p>	
<p>c. Locate new public service facilities as close as possible to users, allowing for sufficient buffers to protect adjacent rural and agricultural areas.</p>	
Goals:	
<p>2. Plan for rural uses that are predominately agriculture, low-intensity recreation, very low intensity residential uses, parks and open space preserves, in order to preserve and enhance the pattern of a well-defined rural character.</p>	

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GOALS AND IMPLEMENTING STRATEGIES FOR PUBLIC SERVICES	
Planning Commission Recommended Draft Text	Comments
To propose modifications: <u>Underline</u> proposed new text. Strikeover deletions.	
Implementing Strategies:	
a. Direct the extension of urban services to areas within urban and village reserve lines, and restrict urban services from being provided outside urban or village areas.	
b. Fund improvements that are necessary to maintain an adequate level of public services, through impact fees and special financing districts.	
c. Establish funding methods that pay for necessary capital improvements and operation of necessary facilities.	
Goal:	
3. Encourage the phasing of urban development in a compact manner, first using vacant or underutilized "infill" parcels and lands next to existing development, so that urban land, transportation and services are developed and used in an efficient pattern.	
Implementing Strategies:	
a. Give high priority and support for urban expansion that will result in compact neighborhoods with diverse yet related land uses for housing, school, recreation, work and shopping rather than low density suburban residential development.	
b. Give high priority and support for urban expansion that proposes attractive transitions from existing development, connections to existing streets and prominent pedestrian and public transit connections to destinations.	
c. Discourage low-density suburban or rural residential proposals for urban expansion or services,	

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GOALS AND IMPLEMENTING STRATEGIES FOR PUBLIC SERVICES	
Planning Commission Recommended Draft Text To propose modifications: <u>Underline</u> proposed new text. Strikeover deletions.	Comments
Goal:	
4. Provide additional public resources, services and facilities in sufficient time to avoid overburdening existing resources, services and facilities while sustaining their availability for future generations.	
Implementing Strategy:	
a. Schedule development to occur when needed services are available or can be supplied concurrently.	