MEMO

To: Alameda County
From: Lisa Wise Consulting, Inc.
Date: January 27, 2017
Re: Code Diagnosis and Recommendations and Approach Memo – Castro Valley General Plan Implementation

1. INTRODUCTION

PROJECT BACKGROUND

In 2016, the County hired Lisa Wise Consulting (LWC) to lead of team of qualified consultants to implement the Castro Valley General Plan (Project). LWC is an experienced land use planning and economics firm that has completed approximately 30 zoning code updates and 20 specific plans for jurisdictions throughout the United States. LWC's specialty lies in analyzing zoning codes for consistency in implementing community plans, and we also have experience in nearby communities. For example, LWC conducted a Specific Plan and Code update for the communities of Ashland and Cherryland, performed a comprehensive code update for the City of Livermore, and, and is currently working with the City of Hayward.

The Project is divided into two distinct phases:

> Phase 1: Zoning Code Consistency Amendments. LWC will make targeted amendments to the Alameda County Zoning Code to implement the Castro Valley General Plan policies, actions, and land uses. Phase 1 focuses on policies, actions, and land uses for community areas located outside of the Central Business District.
>
> Phase 2: Central Business District Specific Plan Update. The Consultant Team will update the 1996 Castro Valley Central Business District Specific Plan (CVBDSP) to be consistent with the long-term vision as identified in the General Plan. This Phase is scheduled to begin in the Summer of 2017.

In July 2016, LWC met with the County staff to discuss the scope of work, timeline, and project objectives. In August 2016, LWC met with the Castro Valley Municipal Advisory Council (CVMAC) to Introduce the two-phase project, solicit input from the community, and discuss next steps.

PURPOSE OF THIS MEMO

The purpose of this memo is to identify inconsistencies between the Alameda County Zoning Code (Code) and the CVGP and provide recommendations for amending the Code to correct inconsistencies and implement the CVGP. LWC completed the following tasks:

- Reviewed the CVGP goals, policies, and action items;
- Identified inconsistencies between the CVGP Action Items and the Code, focusing on whether or not the Code contains the appropriate tools to implement the CVGP;
- Identified inconsistencies between the County Zoning Map and the CVGP Land Use Map;
- Developed recommendations to address the inconsistencies, such as new zones, standards, and/or procedures, based on direction in the CVGP and best practices; and
- Prepare an annotated Table of Content that describes the proposed integration of new sections or subsections into the Code. (Attachment 1)

Table 1 below provides a summary of the issues and recommendations. Section 2 outlines the General Plan, Zoning Code, and relevant guidelines. Section 3 summarized key issues and inconsistencies, and Section 4 describes preliminary recommendations.

SUMMARY OF ISSUES AND RECOMMENDATIONS

Table 1-1 provides a summary of the issues and recommendations identified in this memo. The Table is organized according to the type of recommendation:

1. Create a new zone
2. Rezone to an existing zone
3. Create new or modify existing supplemental standards
4. Create new or modify existing procedures

Detailed information on the issue and recommendation is provided in Sections 3 and 4.

Table 1-1 Summary of Issues and Recommendations

CVGP Action Item	Issue	Recommendation Summary
Create a New Zone		
4.3-3, 5.2-3	There is no County Zone or Combining District to implement the CVGP Hillside land use designation	Develop a Hillside Overlay (H-O) Zone.
4.3-4	There is no County Zone or Combining District to allow modification of development standards and density to accommodate development lots < 5,000 square feet	Develop a Residential Small Lot (RSL) Zone.

Table 1-1 Summary of Issues and Recommendations		
CVGP Action Item	**Issue**	**Recommendation Summary**
4.3-6	There is no County Zone that meets density and use requirements of the proposed Residential Medium Density Multi-Family land use designation.	Develop a Residential Medium Density Multi-Family (RMF) Zone.
4.3.7	There is no County Zone that allows for flexible densities from 8 to 29 du/ac.	Develop a Residential Mixed Density (RMX) Zone.
4.4-4	There is currently no County Zone to implement the Public Facilities land use designation	Develop a new Public Facilities (PF) Zone and re-zone existing public facility uses to the PF zone.
4.9-1	C-O and C-N Zones don't allow the full range of uses in the Community Commercial land use designation as described in the CVGP.	Develop a Community Commercial (CC) Zone.
8.1-3	There is currently no County Zone to implement the Parks and Open Space land use designation recommended in the CVGP.	Develop new Open Space zone that meets CVGP criteria.
8.4-7	There is currently no County Zone that allows for schools and residential uses by right.	Develop a School (S) Zone.
Rezone to an Existing Zone (w/ or w/o modification)		
4.3-2	Development standards of the R-1 Zone do not match requirements of the Rural Residential land use designation.	Rezone areas designated as Rural Residential to the R-1 Zone and apply the B-20 or B-40 Combining District, as appropriate.
n/a	Some areas designated with the Single Family Residential land use are zoned for higher density development.	Rezone areas designated as Single Family Residential to the R-1 Zone.
4.3-5	Some areas designated with the Residential Low Density Multi-Family land use are zoned for higher or lower density development.	Rezone areas designated Low Density Multi Family Residential to the R-3 Zone. Make a note in the R-3 Zone that 4 unit/lot maximums do not apply in Castro Valley.
4.6-1	Areas designated with the Neighborhood Commercial	Rezone areas designated as Neighborhood Commercial to the C-N Zone. Make a note in

Table 1-1 Summary of Issues and Recommendations		
CVGP Action Item	**Issue**	**Recommendation Summary**
	land use are zoned C-1 or C-N, which does not accommodate the variety of uses in the CVGP	the C-N Zone that modifies the list of permitted uses and includes references specific to use regulations for drive-in businesses and commercial parking lots in Castro Valley.
4.9-3	Some areas designated with the Community Service- Office land use are zoned Residential, C-1, or C-O, which does not accommodate the variety of uses in the CVGP.	Rezone areas designated as Community Services and Office to the C-O Zone. Make a note in the C-O Zone that personal service uses allowed in the C-N Zone are also allowed in Castro Valley.
New/Modified Supplemental Standards		
4.4-1, 4.4-2, 4.4-3, 4.5-6, 4.9-8, 4.5-7, 8.1-4, 8.5-3	Certain uses are prohibited and/or do not provide supplemental operational/development criteria as prescribed in the CVGP.	Develop supplemental use based standards for Day Cares, Senior Centers, Community Assembly, Auto Uses, and Restaurant uses that apply only to Castro Valley.
4.5-5	Existing Code prohibits outside employees as part of a Home Occupations.	Modify Section 17.52.210 Home Occupations to allow discretionary approval of outside employees associated with an accessory Home Occupation use.
5.2-9	Ensure new zones provide paving and landscape requirements consistent with the CVGP.	Provide paving and landscape requirements for new RSL, RMF, and RMX zones.
8.2-7	There are no requirements for public open space for non-residential projects.	Develop supplemental development standards that require common open space for non-residential projects.
New/Modified Procedures		
4.3-11	Existing Code allows approval of PD Zone that increases density of the base zone or change of use, inconsistent with the CVGP.	Modify Chapter 17.18 PD District to prohibit approval of a PD application in Castro Valley in certain instances.
5.2-12	There are no mechanisms in place for design review of non-residential projects.	Modify Chapter 17.54 Procedures to include design review of non-residential projects in Castro Valley.

2. OVERVIEW OF THE GENERAL PLAN, ZONING CODE, AND GUIDELINES

OVERVIEW OF THE CASTRO VALLEY GENERAL PLAN

The Castro Valley General Plan (CVGP) was adopted in March 2012. The CVGP envisions the next twenty years of Castro Valley's evolution. The purpose of the CVGP was to update the previous long-term vision, taking into consideration changing conditions in the community and to effectively guide the future development of Castro Valley.

Key objectives and vision of the plan[1]:

- Revitalize the Central Business District;
- Preserve the area's defining natural characteristics;
- Improve access for children to schools, parks and recreation facilities;
- Provide facilities for activities and entertainment venues for all age groups;
- Ensure safe streets;
- Preserve the small town "rural" character of Castro Valley;
- Reduce impacts of regional traffic and freeway traffic;
- Continue to allow new infill housing on sites that have capacity, in a way that fits in with the existing scale and character of the community;
- Identify regulatory changes that need to be made to implement the plan; and
- Establish priorities for the capital improvement projects.

As an unincorporated area, Castro Valley is also subject to the Alameda County General Plan[2]. The CVGP was written as the Land Use and Circulation element of the County General Plan for the Castro Valley Area, and must be consistent with other County General Plan elements. The CVGP was written to be consistent with the other elements.

The CVGP is divided into 9 sections that address different aspects of the community and provide goals, policies, and actions that guide the implementation. The 9 sections are Land Use Development, Community Character and Design, Circulation, Biological Resources, Community Facilities, Parks and Schools, Public Services and Utilities, Natural Hazards and Public Safety, Noise, and Air Quality and Climate Change. For the purpose of this memo, analysis will focus on the Land

[1] Castro Valley (2012), "Castro Valley General Plan." pp 1-3.

[2] The Alameda County General Plan does not contain a Land Use Element or a Circulation Element. These Elements are prepared for unincorporated communities, and are included with the Countywide Elements to make up a complete General Plan, as required by State law.

Use Development section of the CVGP. The goals of the Land Use Development section are provided in Table 2-1.

Table 2-1 CVGP Land Use Development Goals	
4.2.1	Promote a land use pattern that will meet the community's development needs in a manner that protects desired community character and valued resources.
4.3-1	Provide for a variety of housing types that will meet anticipated needs while preserving and enhancing the livability and character of Castro Valley's neighborhoods.
4.4-1	Provide civic uses and community facilities within residential neighborhoods while minimizing the impacts of the facilities on residences in the immediately surrounding area.
4.5-1	Provide residents and businesses with access to a wide variety of commercial goods and services, and increase opportunities for Castro Valley residents to work in the community where they live.
4.6-1	Provide residents and businesses with access to a wide variety of commercial goods and services, and expand employment to increase opportunities for Castro Valley residents to work in the community where they live.
4.7-1	Enhance the Central Business District to create a pedestrian-oriented district with a distinctive small-town character that reflects Castro Valley's history and culture. Improve the overall appearance of Castro Valley Boulevard. Attract and retain small local retail and restaurant businesses that will enhance the quality of life in Castro Valley.
4.8-1	Support the upgrade and modernization of Eden Medical Center Castro Valley to provide health services and jobs for the community.
4.8-2	Ensure that the hospital site and surrounding sites in the Professional-Medical District are constructed and designed to achieve the community's goals for improving the area along Lake Chabot Road, and to minimize any negative effects on the surrounding community.
4.9-1	Provide a wide range of retail sales and services to meet community needs on sites where there is good automobile access and impacts on residential uses can be minimized.
4.10-1	Develop specific plans or special guidelines to guide future development in areas that have significant remaining development potential and special environmental conditions.

The Land Use Development Section of the CVGP introduces thirty land use designations that inform the type and intensity of future development in Castro Valley (See Table 2-2). These uses are distributed throughout the Castro Valley community in accordance with Figure 2-1.

Table 2-2 CVGP Land Use Designations[1]		
Category	**Description**	**Density[2]**
Rural Residential	This designation is intended to retain opportunities for rural living with very low density, one-family detached housing on large lots greater than 20,000 square feet in size.	1-2 units/acre
Hillside Residential	This designation is used in areas of steep slopes and/or high fire hazard areas to ensure that adequate mitigations are identified for the development of one-family detached dwellings.	4-8 units/acre
Single-Family Residential	This land use category provides for and protects established neighborhoods of one-family dwellings.	6-8 units/acre
Small-lot Residential	This designation is intended to provide for and protect small lot subdivisions where a variety of housing types are located on lots between 2,500 and 5,000 square feet in size.	8-17 units/acre
Low Density Multifamily Residential	This designation is intended for townhouses, and low density multifamily residential uses such as garden apartments and condominiums	18-22 units/acre
Medium Density Multifamily Residential	This designation is intended for medium density apartments and condominiums.	23-29 units/acre
Mixed Density Residential	This land use category is intended to provide a variety of housing types near commercial business districts while maintaining the existing character and development pattern of the neighborhood.	8-29 units/acre
Public Facilities	The purpose of this designation is to provide locations for uses that support government, civic, cultural, health and infrastructure aspects of the community.	n/a
Open Space-Parks	This designation provides for current and expected future locations for public parks of all sizes and types in the community.	n/a
Open Space-Natural	This designation provides for natural open spaces that have been identified for permanent conservation.	n/a
Schools	The biological resources overlay zone delineates high, moderate, and low priority areas for habitat preservation in order to ensure maximum protection of biological resources.	n/a

Table 2-2 CVGP Land Use Designations[1]		
Category	**Description**	**Density[2]**
Neighborhood Commercial	This designation applies to areas where the primary purpose is for neighborhood-serving retail and commercial service uses.	1.0 FAR
Community Service and Office	This land use category is intended for low-intensity office, administrative, retail, and personal service uses.	1.0 FAR
Community Commercial	This designation is intended to provide a wide range of commercial goods and services to meet community needs generally in an auto-oriented setting.	1.5 FAR
General Commercial	This designation is intended for retail and service uses that meet the local, sub regional, and regional demand. These uses are best located where there is the highest level of automobile access.	1.0 FAR

Notes:

1. The Central Business District (CBD) will be studied in Phase 2. Therefore, this table excludes land uses related to the CBD.
2. Density for the RSL, RLM, and RMX land use designations is incorrect on Figure 4-2 Castro Valley General Plan Land Use. This memo utilizes the density ranges as presented in CVGP Table 4.2-1.A.

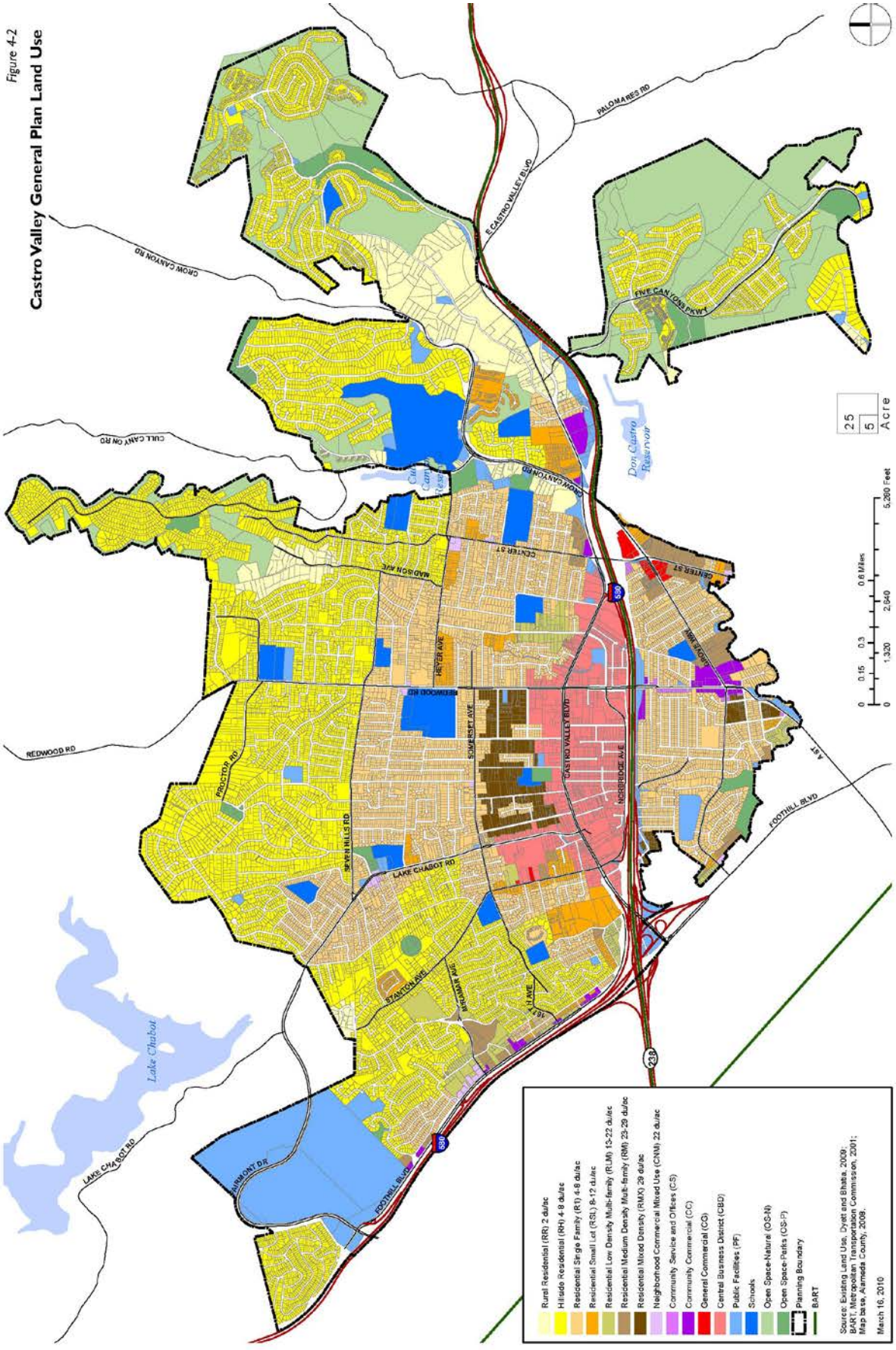

FIGURE 2-1 ASTRO VALLEY GENERAL PLAN LAND USE MAP

OVERVIEW OF THE ALAMEDA COUNTY GENERAL ORDINANCE CODE

The Alameda County General Ordinance Code (ACGOC) applies to all unincorporated areas of Alameda County, including Castro Valley. Title 17 of the ACGOC acts as the Zoning Code (Code) of Alameda County. The Code is organized in thirty-nine chapters:

- Chapters 17.02 through 17.04 provide intent, purpose, provision for continuity, interpretation, zoning maps, and general definitions.
- Chapters 17.06 through 17.050 provide regulations for twenty base zones and six combining districts.
- Chapters 17.052 through 17.060 provide general requirements, procedures, and enforcement of the Code.
- Chapters 17.062 through 17.104 provide additional development standards for historic preservation, water efficiency, future width lines, special building lines, and scenic route corridors.

Table 2-3 provides an overview of the Code zones and overlay districts located in Castro Valley.

Table 2-3 Alameda County Code Zones Described

Zone	Name	Description
Residential Zones		
R-1	Single-Family Residence Zone	Single-family residence zones are established to provide for and protect established neighborhoods of one-family dwellings, and to provide space in suitable locations for additional development of this kind, together with appropriate community facilities and allowance for restricted interim cultivation of the soil compatible with such low-density residential development.
R-2	Two-Family Residence Zone	Two-family residence zones are established to provide for the protection of established neighborhoods in which duplex dwellings are located, and generally to provide a transitional area between single- and multiple-residence zones or between single-residence zones and areas of light commercial use, for additional development of this kind.
R-3	Four-Family Dwelling Zone	Four-family zones are established to provide for and protect the development of a limited type of multiple dwelling in areas found to be suitable for such use.
R-4	Multiple-Residence Zone	Multiple residence zones are established to provide for larger types of multiple dwellings in relatively small areas generally near business uses or in the vicinity of major thoroughfares, together with appropriate community facilities and compatible types of group living quarters.
R-S	Suburban	Suburban residence zones are established to regulate and control the development in appropriate areas of relatively large building sites at

Table 2-3 Alameda County Code Zones Described		
Zone	**Name**	**Description**
	Residence	various densities in harmony with the character of existing or proposed development in the neighborhood, and to assure the provision of light, air and privacy, and the maintenance of usable open space in amounts appropriate to the specific types and numbers of dwellings permitted.
Commercial and Mixed Use Zones		
C-1	Retail Business Zone	Retail business zones, are established to provide areas for comparison retail shopping and office uses, and to enhance their usefulness by protecting them from incompatible types of commercial uses which can be provided for more effectively in the general commercial zones.
C-2	General Commercial Zone	General commercial zones are established to provide locations for relatively large areas containing facilities for a wide variety of business and commercial activities needed to serve the community, and to provide a place for the business uses excluded from the C-1 zones and to protect these areas from unsuitable activities of an industrial character.
C-N	Neighborhood Business Zone	Neighborhood business zones are established to provide for the development of small convenience shopping and related facilities in areas which are predominantly residential, at locations where such facilities can be grouped without detriment and appropriately conditioned to promote and protect the intent of the zone, and to protect them by excluding uses which would tend to reduce their effectiveness as a neighborhood service.
C-O	Administrative Office Zone	Administrative office zones are established to provide for the location of offices for professional services and for business activities which are characterized by a low volume of direct consumer contact; and to encourage such development in a manner compatible with the uses in adjacent zones, with suitable open spaces, landscaping, and parking area.
Industrial Zones		
H-1	Highway Frontage Zone	Highway frontage zones are established to protect selected areas adjacent to major routes for travel for highway oriented types of business use, so regulated as to prevent the impairment of safe and efficient movement of traffic, and to encourage development attractive to the traveling public, and compatible with adjacent agricultural and residential land uses, by provision of space for landscaping and for adequate off-street parking facilities.

Table 2-3 Alameda County Code Zones Described		
Zone	**Name**	**Description**
M-1	Light Industrial Zone	Light industrial zones are established to provide for and encourage the development of light industrial manufacturing and processing uses in areas suitable for such use, and to promote a desirable and attractive working environment with a minimum of detriment to surrounding properties.
M-2	Heavy Industrial Zone	Heavy industrial zones are established to encourage sound development of general industrial uses by providing and protecting an environment exclusively for them, subject only to the minimum regulation necessary to insure the protection of adjacent areas from detrimental effects.
M-P	Industrial Park Zone	Industrial park zones are established to accommodate a limited specialized group of administrative, laboratory and light manufacturing uses which are capable of being operated under high performance standards in attractive structures with landscaping and parking spaces such as to insure an attractive and visually harmonious working environment; and to protect and increase the stability of such areas by establishing high performance standards and stringent requirements as to space, light and air about the buildings.
Other Zones		
A	Agriculture Zone	Agricultural zones are established to promote implementation of general plan land use proposals for agricultural and other nonurban uses, to conserve and protect existing agricultural uses, and to provide space for and encourage such uses in places where more intensive development is not desirable or necessary for the general welfare.
PD	Planned Development Zone	Planned development zones are established to encourage the arrangement of a compatible variety of uses on suitable lands in such a manner that the resulting development will: • Be in accord with the policies of the General Plan of the county • Provide efficient use of the land that includes preservation of significant open areas and natural and topographic landscape features with minimum alteration of natural land forms • Provide an environment that will encourage the use of common open areas for neighborhood or community activities and other amenities • Be compatible with and enhance the development of the general area • Create an attractive, efficient and safe environment.

Table 2-3 Alameda County Code Zones Described		
Zone	**Name**	**Description**
U	Unincorporated areas	Certain districts, referred to herein as U districts require special interim controls. Every use, not otherwise prohibited by law, is a conditional use in U districts, and shall be permitted only if approved by the board of zoning adjustments.
Combining Districts		
B-20	Site Area - 20,000 SF	The B districts are established to be combined with other districts in order to modify the site area and yard requirements, and thereby to vary the intensity of land use so as to give recognition to special conditions of topography, accessibility, water supply or sewage disposal, and to provide for development pursuant to adopted plans. see section 17.22.030).
B-40	Site Area - 40,000 SF	
B-E	As Specified in the amendment creating the district	
CSU	Conditional Secondary Unit	The CSU districts are established to be combined with residential districts that (A) are characterized by lot sizes, parking areas, street improvements, public utilities and other residential support systems which can best accommodate residential density increases; and (B) that contain a wide variety of housing types in terms of size and layout that preclude effective use of the SU combining district. The combining CSU district is intended to provide a further degree of review than needed in the SU combining district in order to ensure that secondary units are compatible with the affected neighborhood.
D-15	1,500 SF per Dwelling Unit	The D districts are established to be combined with R-S districts in order to provide for variations in the intensity of development and thus to create, maintain and protect patterns of residential use in conformance with adopted plans concerning the ratio of dwelling units to land area.
D-20	2,000 SF per Dwelling Unit	
D-25	2,500 SF per Dwelling Unit	
D-3	Less than 1,500 SF per Dwelling Unit	
D-35	3,500 SF per Dwelling Unit	

Table 2-3 Alameda County Code Zones Described		
Zone	**Name**	**Description**
DV	2,000 SF per Dwelling Unit on lots greater than 20,000 SF	The DV districts are established to be combined with the R-S zones to provide for variations in the intensity of development to act as incentive to combine narrow parcels into larger, more regular parcels associated with better site development. The intent is to create patterns of residential development in conformance with adopted plans concerning the ratio of dwelling units to land area while promoting superior development standards.
	3,500 SF per Dwelling Unit on all other lot sizes	
L	Rural Uses	The combining L districts are established to allow additional uses of a rural nature, in suburban or rural areas where the lot pattern, size and other conditions are such that the specified uses will not be incompatible with the residential environment.
S	Signage	The S districts are established to be used in conjunction with commercial districts located in areas where characteristics of the business uses require more stringent signing practices.
RV	Recreational Vehicle	The RV districts are established to be combined with residential districts which are characterized by lot sizes, yards, and parking such that properties in these districts can accommodate the parking and storage of personally owned recreational vehicles.

OVERVIEW OF THE RESIDENTIAL DESIGN GUIDELINES AND STANDARDS

The 2014 *Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County* (Residential Design Standards) [3] provides guidance for residential and mixed-use development in the unincorporated communities of West Alameda County. The *Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County* are incorporated by cross-reference into the Code, and modify the Code base zones as provided in Table 2-4. When in conflict, the Residential Design Standards supersede the Code. However, these standards and guidelines must be considered in combination with the requirements of the Code.

The Residential Design Standards were developed after the adoption of the CVGP and in some instances, implement the goals and actions of the CVGP. The Residential Design Standards were taken into consideration when determining the consistency of the CVGP with the Code, and are included in the analysis in Section 3.

Table 2-4 Residential Standards and Guidelines

Project Type (Section)	Applies to Zone(s)	Development Standards Modified													
		Lot Size	Density	Lot Coverage	Height/Stories	Front Yard Paving	Entrance Design	Setbacks	Distance Between	Driveway Standards	Garage Standards	Parking Required	Ped/Bike/Transit	Landscaped Buffer	Open Space	Other
Single-Family Subdivision (See 2.2-1)	R-1; including all combining districts	X		X	X	X	X	X		X	X	X	X	X		
Hillside Development (see 2.2-2)	R-1; including combining districts	X		X	X			X							X	X
Small-Lot Single Family Homes (2.3-1)	R-S, R-S-D35	X	X		X	X	X	X	X	X	X	X	X	X	X	

[3] County of Alameda Planning Department (2014), "Residential Design Standards and Guide." Accessed September 27, 2016.

Table 2-4 Residential Standards and Guidelines

Project Type (Section)	Applies to Zone(s)	Development Standards Modified														
		Lot Size	Density	Lot Coverage	Height/Stories	Front Yard Paving	Entrance Design	Setbacks	Distance Between	Driveway Standards	Garage Standards	Parking Required	Ped/Bike/Transit	Landscaped Buffer	Open Space	Other
Townhomes (2.4-1)	R-S-D35, R-S-D25, R-2, R-S-D20, R-3, R-S-D3	X	X		X	X	X	X	X	X	X	X	X	X	X	X
Multi-Family Residential (See 2.5-1)	R-3, R-S-D20, R-S-D3, R-4	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Source: 2014 Residential Standards and Design Guidelines for Unincorporated Communities of West Alameda County. Table by Lisa Wise Consulting, 2016

In addition to development standards, the 2014 *Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County* provide development guidelines to be considered during development review. While not mandatory, compliance with the design guidelines helps the applicable review authority determine if the project meets the desired vision of residential development in unincorporated West Alameda County. Table 2-5 lists the topics covered by the guidelines.

Table 2-5 - Residential Design Guidelines
Residential Projects
• Development intensity and neighborhood compatibility
• Building height and form
• Building Relationship to the Street
• Building Design
• Building Setbacks for Light, Air, and Privacy
• Auto Circulation, Parking Location and Design
• Facilities for Walking, Bicycle, Transit
• Site Landscaping
• Usable Open Space
• Fences and Walls
• Services

3. KEY ISSUES AND INCONSISTENCIES

This Section summarizes the key issues and inconsistencies between the CVGP and the Code[4]. Inconsistencies between the CVGP's goals, policies, and actions and the Code are organized per the following categories:

1. Residential Zones and Development Standards
2. Commercial Zones and Development Standards
3. Other Zones and Development Standards
4. Land Uses and Regulations
5. Community-Wide Development Standards
6. Administration and Procedures
7. Zoning Map Discrepancies

While many issues are relevant to multiple categories, each key issue is summarized and organized under the most fitting category.

Note: This analysis focuses on policies/action items for areas outside of the Central Business District. (CBD).

RESIDENTIAL ZONES AND DEVELOPMENT STANDARDS

Inconsistencies between the CVGP's goals, policies, and actions and the Code related to residential development are identified in the following section. Instances where there is not an adequate existing base residential zone (R-1, R-2, R-3, R-4, R-S) or combining district (B, D, DV, L) in the Code to implement CVGP residential land use designations are also identified. In these instances, areas of inconsistency are summarized by development standard and use standard.

Hillside Residential: CVGP Action 4.3-3 recommends establishing the Hillside Residential Land Use Designation for single-family detached dwellings with densities between 4 and 8 dwelling units per acre in areas of steep slopes and/or high fire hazard areas. CVGP Action 5.2-3 recommends establishing development standards specific to the Hillside Residential Land Use Designation.

> There is currently no existing zone or combining district in the Code to implement the Hillside Residential CVGP Land Use Designation. The base R-1, R-2, R-S, R-3, and R-4 zones (See Code Chapters 17.08, 17.10, 17.12, 17.14, 17.16) and combining B, D, DV, and L zones (Chapters 17.22, 17.24, 17.25, 17.26) do not contain development standards for hillside areas with densities consistent with the CVGP.

[4] Including the Residential Design Standards, as incorporated by reference.

The 2014 *Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County* provides development standards for hillside residential development; however, these development standards only apply to property with slopes in excess of 10% grade and zoned R-1 or in the Madison Specific Plan Area (Chapter 2 – Development Standards for Residential Projects, Section 2.2 Single-Family Structures; Subdivisions and Hillside Development Standards). Properties located outside of the Madison Specific Plan Area or in any other existing residential zone (R-2, R-3, R-4, R-S) in the Code are not subjected to these development standards.

Small Lot Residential: CVGP Action 4.3-4 recommends establishing the Small Lot Residential Land Use Designation for duplexes, single-family detached units, and townhouses with densities ranging between 8 and 12 dwelling units per acre and lot sizes ranging between 2,500 to 5,000 square feet. CVGP Action 5.2-6 recommends establishing development standards specific to small-lot single family residential development.

There is currently no existing zone or combining district in the Code to implement the Small Lot Residential CVGP Land Use Designation. No residential zone (R-1, R-2, R-3, R-4, R-S) or combining district (B, D, DV, L) contain standards to allow residential development on lots less than 5,000 square feet. The R-1, R-2, R-S, and R-3 zones require a minimum lot area of 5,000 square feet (chapters 17.08, 17.10, 17.12, 17.14) while the R-4 Zone requires a minimum lot area of 6,000 square feet (Chapter, 17.16 – R-4 Districts). Additionally, R-1 Zone does not allow multi-family dwellings permitted by-right or with a Conditional Use Permit (Chapter 17.08 - R-1 Districts).

The Combining B zones allows for modification to site area requirements of base zones, but not under 8,000 square feet, save for the Combining B-E District, where lot area is specified in the amendment creating the district (Chapter 17.22 - B Districts, Section 17.22.030 - Building Site). The Combining D districts provide for variations in the density of residential development by relaxing the required ratio of dwelling units to building site area in the R-S Zone – but they do not allow for development on lots less than 5,000 square feet (Chapter 17.24 – D Districts, Section 17.24.040 - Number of Dwelling Units). The Combining DV districts provides density incentives for lot consolidation by allowing greater residential densities with greater minimum lot size – it does not include a provision to allow for development with lot sizes under 5,000 square feet (Chapter 17.25 - DV Districts).

The 2014 *Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County* provides development standards for small-lot single family homes; however, these development standards are stated as only appropriate in the R-S Zone, the R-S D-36 Combining District, and the RS-DV Combining District, and they do not allow for development on lots under 5,000 square feet (Chapter 2 – Development Standards for Residential Projects, Section 2-25 Small-Lot Single-Family Home Standards).

Medium Density Multi-Family Residential: CVGP Action 4.3-6 recommends the consolidation of the Code's RS-D-15 and RS-D-3 combining districts to establish the Medium Density Multi-Family Residential Land Use Designation for medium density apartments and condominiums, with density of 1,500 square feet per unit- an equivalent of 23 to 29 units per net acre.

There is currently no existing base zone in the Code to implement the Medium Density Multi-Family Residential CVGP Land Use Designation. The R-3 Zone allows up to 21 units per net acre (Chapter 17.14 - R-3 Districts, 17.14.040 - Density Limitations). The R-4 Zone allows one unit per 1,250 square feet of lot size, but densities range up to 34 units per net acre – over the density threshold recommended for the CVGP Medium Density Multi-Family Residential Land Use Designation of 29 units per net acre (Chapter 17.16 - R-4 Districts, 17.16.040 - Density Limitations).

The R-S Zone only allows residential densities of 8 units per acre based on density maximum of one unit per 5,000 square feet. (Chapter 17.12 – R-S Districts, Section 17.12.050 - Number of Dwelling Units). The D-15 and D-3 combining districts allow densities between 23 and 29 units per acre, and implement the intent of the Medium Density Residential CVGP Land Use Designation; however, the CVGP directly calls for replacing the use of combining districts with a new zone.

Mixed Density Multi-Family Residential: CVGP Action 4.3-7 recommends establishing the Mixed Density Multi-Family Residential Land Use Designation to provide a variety of housing types (e.g., single-family dwellings, duplexes, townhomes, and two-story multi-family uses) near commercial business districts, with densities ranging from 8 to 29 units per net acre based on the lot width, depth, and size.

There is currently no existing single base zone in the Code to implement the Mixed Density Multi-Family Residential CVGP Land Use Designation. As previously noted, the R-1 and R-2 zones have maximum density of 1 unit per lot (chapters 17.08 and 17.10). Multi-family dwellings are also not permitted by-right or with a Conditional Use Permit (CUP) in the R-1 Zone (Chapter 17.08 - R-1 Districts). The R-S, R-3, and R-4 zones all require uniform density standards that do not allow for densities ranging from 8 to 29 units per net acre as recommended in the Mixed Density Multi-Family Residential CVGP Land Use Designation (chapter 17.12, 17.14, 17.16)

The Combining D districts provide for variations in the density of residential development in the R-S Zone, but none alone allow for densities that range from 8 to 29 units per net acre (Chapter 17.24 – D Districts, Section 17.24.040 - Number of Dwelling Units). The table below displays residential densities required in the Combining D districts.

Table 3-1 – D Combining District Standards		
Combining D District	**Required Number of Square Feet of Building Site per Dwelling Unit**	**Dwelling Units Per Net Acre**
D-35	3,500	12
D-25	2,500	17
D-20	2,000	21
D-15	1,500	29
D-3	As specified in the amendment creating the district, but in no case less than 1,500.	29

COMMERCIAL ZONES AND DEVELOPMENT STANDARDS

Inconsistencies between the CVGP's goals, policies, and actions and the Code related to commercial development are identified in the following section. Instances where there is not an adequate existing commercial zone (C-1, C-2, C-N, C-O, H-1) in the Code to implement CVGP commercial land use designations are also identified. In these instances, areas of inconsistency are summarized by development standard and use standard.

Conditional Uses and Requirements. CVGP Action 4.6-1 recommends updating the list of permitted and conditional uses in the Neighborhood Commercial Zone (C-N Neighborhood Business) and establishing criteria for approval of conditional uses as follows:

1. Allow community and civic uses, such as day cares, community centers, small government offices, and libraries, by right, subject to specific limitations and standards to ensure compatibility with residential development on the same site and in the surrounding area; and
2. Regulate drive-in businesses, commercial parking lots, and other commercial uses that would be incompatible with the Plan's objectives and policies for Neighborhood Commercial Centers.

The C-N Neighborhood Business Zone is currently inconsistent with CVGP Action 4.6-1. Permitted uses in the C-N Neighborhood Business Zone are limited to: 1) personal service and restaurant uses; 2) small-scale retail; and 3) offices (Chapter 17.36 - C-N Districts, 17.36.020 - Permitted Uses). Uses recommended to be permitted by-right in CVGP Action 4.6-1 are currently not permitted by-right in the C-N Neighborhood Business Zone nor are there specific regulations ensuring compatibility with residential development.

Conditional uses allowed in the C-N Neighborhood Business Zone are limited to: 1) public utility substations; 2) parking lots; 3) auto service stations; 4) drive-in business; 5) auto-

service facility; 6) alcohol outlets; and 7) indoor recreation facility (Chapter 17.36 - C-N Districts, 17.36.030 - Conditional Uses). Though drive-in businesses and commercial parking lots require a CUP in the C-N Neighborhood Business Zone, there is not specific criteria for approval of these uses, nor are there Additional regulations.

Community Commercial District. The CVGP recommends establishing the Community Commercial Land Use Designation to provide a wide range of community-serving retail and commercial uses generally in an auto-oriented setting. CVGP Action 4.9-1 recommends amending the code to establish a new commercial zone or modify existing C-1 provisions for Castro Valley to implement this Land Use Designation, with new regulations intended to:

1. Allow retail uses that are now permitted by right in the CN - Neighborhood Business Zone and C-1 Retail Business Zone, food service establishments, and neighborhood serving office uses that are permitted in the C-O Administrative Office Zone;
2. Limit size and specify performance standards when necessary, and require a Conditional Use Permit for uses that may have adverse effects, such as: animal hospitals; alcohol sales for on or off-site consumption; clubhouses/lodges; commercial recreation; community care facilities; drive in and drive through businesses; funeral homes and mortuaries; gasoline service stations; parking lots; plant nurseries; recycling centers; religious assembly uses, and theaters.
3. Prohibit uses that serve a regional or sub-regional market or that have significant secondary adverse effects, such as: hospitals; hotels/motels; auto sales; freestanding advertising; adult businesses; and firearms sales.

There is currently no existing base commercial zone in the Code to fully implement the Community Commercial CVGP Land Use Designation. The C-N Neighborhood Business Zone and the C-1 Retail Business Zone both allow neighborhood serving retail uses, restaurants, and offices permitted by-right, but the C-N zone allows auto uses, and the C-1 Zone allows hospitals and adult entertainment uses with a CUP (Chapter 17.36 - C-N Districts, Chapter 17.38 - C-1 Districts). While the C-O Administrative Office Zone also allows for offices permitted by-right, it does not allow for neighborhood serving retail uses allowed in the C-N and C-1 zones, and it only allows for restaurants with a Conditional Use Permit (Chapter 17.34 - C-O Districts).

The C-N Neighborhood Business and C-1 Retail Business zones do not include Performance Standards or Specific to Standards as recommended in CVGP Action 4.9-1 for uses that may have adverse effects, and uses are not regulated by size (Chapter 17.36 - C-N Districts, Chapter 17.38 - C-1 Districts). The C-O Administrative Office Zone requires development review for structures over 1,000 square feet (Chapter 17.34 - C-O Districts, Section 17.34.040 - Site Development Review). The C-N, C-1, and C-O zones do not include performance standards for specific land uses (the Code rather states all uses conform to performance standards for M-P districts).

Community Services and Office District. CVGP Action 4.9-3 recommends establishing a new Community Services and Office District to implement the Community Services and Office Land Use Designation. The new zone is proposed to "allow small-scale retail, personal services, and community-serving office uses" and "reduce the extent of non-conformity for properties currently in the C-O district on Redwood Road south of I-580".

> The C-O Commercial Office Zone is partially consistent with the intent and requirements of Action 4.9-3. However, as noted under Action 4.9-1, the C-O Zone does not allow neighborhood retail uses, requires a CUP for restaurants, and prohibits other personal service uses. To reduce inconsistencies with current property and implement the CVGP, these uses need to be allowed.

OTHER ZONES AND DEVELOPMENT STANDARDS

Inconsistencies between the CVGP's goals, policies, and actions and the Code related to non-residential or commercial land use categories are identified in the following section. Instances where there is not an adequate existing non-commercial or non-residential zone (M-1, M-2, M-P, A, PD, OS) in the Code to implement CVGP existing non-commercial or residential land use designations are also identified. In these instances, areas of inconsistency are summarized by development standard and use standard.

Planned Unit Developments: CVGP Action 4.3-11 recommends revising the Code regulations related to Planned Unit Developments (Chapter 17.18- PD Districts) to clarify appropriate and inappropriate project applications, specifically that applications do not request a change of use or an increase in density.

> The Code has requirements for review and approval of a rezone to a PD district. While the section requires the Planning Commission to determine "The development results in a higher quality design or site plan than would otherwise result from development of the property if subject to the existing zoning development and use standards "(consistent with the CVGP), the section also allows for the approval of a rezone to a PD district even if it results in the increase in density over the base zone.

Public Facilities Zoning District: CVGP Action 4.4-4 recommends establishing a Public Facilities Zone in the Code that would provide locations for uses that support government, civic, cultural, health, and infrastructure needs of the community. CVGP Action 4.4-4 recommends that the Public Facilities Zone would apply to both existing and proposed public and institutional uses, such as Eden Medical Center.

> There is currently no base zone or combining district in the Code to implement the Public Facilities Zone recommended in CVGP Action 4.4-4.

Although a Public Facilities Zone does not currently exist in the Code, Public Utility uses (excepting buildings, service yards, and storage yards) are permitted in any zone without limitation as to height; provided that plans for any such use, except local distribution lines and except when located in an M-2 zone shall be submitted to the planning commission for a report and recommendation prior to the acquisition of any site, easement or right-of-way (Chapter 17.52 - General Requirements, Section 17.52.020 - Public Services—Exceptions). Public Utility uses are currently not defined in the Code (Chapter 17.04 – Definitions).

Establishment of a Parks and Open Space Zone. CVGP Action 8.1-3 recommends establishing a Parks and Open Space Zone in the Code that would include provisions in the Code that establish a "no net loss" policy for public open space. The CVGP establishes two related land use classifications: Open Space – Parks, and Open Space – Natural. The Open Space – Parks CVGP Land Use Designation is intended to provide for current and expected future locations for public parks of all sizes and types in the community (e.g., active playing fields, picnic areas, plazas, bicycle and walking trails, passive green spaces, landscaped areas). The Open-Space Natural CVGP Land Use Designation is intended to provide for natural open spaces that have been identified for permanent conservation, typically established as part of Planned Unit Developments as permanent easements, and for passive recreation only (CVGP Table 4.2-1B: Public and Open Space Land Use Classifications).

There is currently no base zone or combining district in the Code to implement the Parks and Open Space Zone recommended in CVGP Action 8.1-3, as there is currently no zone in the Code exclusively for parks and open space.

The A – Agriculture Zone in the Code partially implements the CVGP Open-Space Natural and Open-Space Parks land use designations. As stated in the Code, the A – Agricultural Zone is intended for agricultural uses, and to "conserve and protect existing agricultural uses, and to provide space for and encourage such uses in places where more intensive development is not desirable or necessary for the general welfare (Section 17.06.010 - Agricultural Districts—Intent)." In the A – Agricultural Zone, public or private riding or hiking trails are permitted by-right, while outdoor recreation facilities are permitted with a Conditional Use Permit (Chapter 17.06 - A Districts). There is currently no provision in the A - Agricultural Zone that incentivizes the permanent conservation of natural open-space areas (Chapter 17.06 - A Districts).

Schools. CVGP Policy 8.4-7 recommends establishing the Schools Land Use Designation for publicly-owned or operated educational facilities of all sizes serving all age groups, and for sites owned or used by school districts (including parcels leased to private entities) for school related purposes, such as maintenance yards. The CVGP also recommends that sites designated as "School" allow residential uses at a density comparable to surrounding uses if the school district determines they are no longer needed for educational purposes, and if the private development provides a publicly-accessible on-site feature intended to benefit the community, such as a park, playground, or child care center. The scale and type of feature is recommended to be determined upon parcel size,

intensity of proposed development, public input, and coordination with public entities for operational and maintenance duties.

There is currently no base zone or combining district in the Code to implement the Schools CVGP Land Use Designation, as there is currently no zone in the Code that allows both schools and residential uses by right. Currently public schools are included within the definition of "community facilities" (Chapter 17.04 – Definitions) and are allowed with a Conditional Use Permit in all base residential zones (chapters 17.08, 17.10, 17.14, 17.12, 17.16), the M-U Mixed-Use Residential Commercial Zone (Chapter 17.13 M-U Districts), the C-O Administrative Office Zone (Chapter 17.34 - C-O Districts), and the C-1 and C-2 zones (chapters 17.38 and 17.40).

Further, the Code does not have regulations specific to schools that would allow for the provisions recommended as part of the Schools CVGP Land Use Designation (Chapter 17.52 - General Requirements).

COMMUNITY WIDE DEVELOPMENT STANDARDS AND PROCEDURES

This category addresses inconsistencies between the Code and CVGP goals, policies, and actions related to community-wide development standards applicable to all zones or uses, as well as procedures.

Performance Standards. CVGP Action 4.5-6 recommends establishing performance standards for uses with the potential for negative impacts on the environment or neighborhood character, such as auto repair or check-cashing.

The Code is currently inconsistent with CVGP Action 4.5-6. The Code currently only provides performance standards for the following uses in Industrial Zones, or where industrial uses are allowed (M-1, M-2, M-P, H-1, CN, CO, X) (chapters 17.44, 17.46, 17.42, 17.32, 17.36, 17.34, 17.28)

- Animal keeping uses in the Combining L District (Chapter 17.26 - L Districts, Section 17.26.050 - Performance Standards),
- Alcoholic beverage sales (Chapter 6.104 - Alcoholic Beverage Sale Regulations, 6.104.060 - Performance Standards), the combining FW - Floodway District (Chapter 17.30 - S Districts, Article II - Combining FW Districts, Section 17.30.070 - FW District—Performance Standards), and
- Garage conversions (Chapter 17.52 - General Requirements, Section 17.52.956 - Garage Conversions—Compliance with Performance Standards).

In addition to Performance Standards, the Code provides additional regulations for the following uses:

- Accessory Buildings (Section 17.52.270-320 - Accessory Uses)
- Accessory Uses (Section 17.52.180- Accessory Uses)
- Boarding Stable (Section 17.52.180- Accessory Uses)
- Home Occupations (Section 17.52.210- Home Occupations)
- Service Stations (17.52.960 – Service Stations)
- Mobile Outdoor Businesses (17.52.1100 – Mobile Outdoor Businesses)

Hillside Residential Development Standards. The CVGP Action 5.2-3 proposes creating specific development and design standards for hillside residential development that provides a variety of standards such as minimum and maximum lot sizes, maximum lot coverage, and methodology for measuring height.

The Code does not include design standards as recommended and is currently inconsistent. The Code includes common development standards for each residential zone - such as setback requirements and height maximums – but it does not include supplemental design standards.

However, the Code includes a cross-reference to the 2014 *Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County*, which provides additional design and development regulations for hillside residential development (Section 2.2 Single-Family Structures; Subdivisions and Hillside Development Standards). While the 2014 guidelines provide some modification of base zone regulations for hillside properties, the guidelines do not provide all of the required hillside specific requirements and only apply to R-1 zones.

Development Standards for Front Yard Paving and Planting. CVGP Action 5.2-9 recommends amending the Code to limit the amount of front paving in residential zones, and to require that 50 percent of front yards are landscaped.

The 2014 *Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County* provides development standards that requires 50 percent of front yards to be landscaped for properties zoned R-1, B-8, B-10, B-20, B-40 (Section 2.2 Single-Family Structures; Subdivisions and Hillside Development Standards), R-S, R-S-D35, R-S-DV (Section 2-25 Small-Lot Single-Family Home Standards), R-2, R-S-D20, R-3, R-S-D3 (Section 2.4 Townhome Standards) in Castro Valley. However, properties located outside of these zones (such as R-4) are not subject to these development standards.

Development Review Process CVGP Action 5.2-12 recommends amending the Code to establish procedures for incorporating design review in the development review process, with amendments specifically addressing issues such as: thresholds of review; residential additions; new homes; new subdivisions (five or more lots, less than five lots); multi-family development; non-residential development; implementation of design guidelines; new development standards; criteria; and upper limit exceptions.

The Code does not explicitly require design review as part of the site development review process, and discretionary review is only required if the project involves a garage conversion (Section 17.54.210 - Site Development Review; Section 17.54.220 - Site Development Review—Procedure). When applicable, projects must meet the requirements of the 2014 *Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County* which provide supplemental development standards and design criteria for residential and mixed-use projects. There are no mechanisms described in the Code for design review of non-residential projects.

Promotion of Mixed-Use Projects that Include Community Facilities. CVGP Action 8.1-4 recommends amending the Code to allow the development of mixed-use projects that include community facilities and services including standards to ensure compatibility and appropriate incentives.

The Code doesn't provide for the mixing of uses as proposed in Action 8.1-4. The M-U Mixed Use Residential Zone only allows community facilities with a Conditional Use Permit (Section 17.13.040 - Conditional Uses—Board of Zoning Adjustments). Other uses in the M-U Zone include a those permitted by right or with a CUP in the C-N and C-O zones (e.g, offices, retail, personal service uses) (Section 17.13.030 - Permitted Uses.). In addition, community facilities are allowed in all base residential zones (R-1, R-2, R-S, R-3, R-4) with a Conditional Use Permit (chapters 17.08, 17.10, 17.12, 17.14, 17.16); however, on site mixing of uses is not allowed.

Open Space Requirements for Non-Residential Development. CVGP Action 8.2-7 recommends amending the Code to require or provide incentives to non-residential development to develop and maintain open spaces including planted areas, seating, artwork and other features that are available for public use.

The Code is currently partially inconsistent with CVGP Action 8.2-7. Useable open space for public use as recommended in CVGP Action 8.2-7 is currently not required in the Code's Commercial Zones (C-O, C-N, C-1, C-2). The C-O and C-N zones requires minimum front, rear, and side yard setbacks (Chapter 17.34 - C-O Districts, 17.34.060 – Yards; Chapter 17.36 - C-N Districts, 17.36.050 – Yards), while the C-1 and C-2 zones require side yard setbacks if abutting a residential or particular commercial zone (Chapter 17.38 - C-1 Districts, 17.38.080 - Side and rear yards; 17.40 - C-2 Districts; 17.40.060 - Side and rear yards), but these yards are not required to be landscaped or usable as public open space. The M-U Zone requires 200 square feet of useable open space per dwelling unit, and requires screening and pedestrian access (Chapter 17.13 - M-U Districts, 17.13.090 - Other regulations), but it is not required to be available for public use.

LAND USES AND REGULATIONS

This category addresses inconsistencies between the Code and CVGP goals, policies, and actions related to specific land use regulations. In some instances, new performance or additional standards may be required to limit the impact of such uses.

Auto Repair Uses: CVGP Action 4.9-8 recommends establishing standards and guidelines for auto repair uses to ensure that auto service facilities within or adjacent to residential areas are well maintained and landscaped, overnight parking and towing is limited, and discretionary review for the expansion of such uses is required.

> The Code is currently inconsistent with CVGP Action 4.9-8. The Code does have regulations for Service Stations (which may include auto service uses), Service Station Type A, and Service Station Type B (Section 17.52.960 - Service Stations; Section 17.52.970 - Service Station Type A; Section 17.52.990 - Service Station Type B). Of these sections, there is only one instance of a standard that addresses service stations adjacent to residential areas: "Wherever a service station of either type is located adjacent to or opposite any R district, all exterior lighting shall be so installed as to be directed away from such R district. Along any boundary of a service station site which abuts any property in any R district, there shall be a solid masonry wall, a fence or a compact evergreen hedge, having a height equal to the maximum permitted under Section 17.52.430 (Chapter 17.52 - General Requirements, Section 17.52.960 - Service Stations). There are not standards for other, stand alone, auto service uses. The standards otherwise do not address standards recommended in CVGP Action 4.9-8, including maintenance, landscaping, overnight parking, or procedural standards for expansion.

Childcare/ Day Care Centers. CVGP Action 8.5-3 recommends revising the Code to allow childcare centers by-right in the C-N Neighborhood Business Zone, the M-U Mixed-Use Residential Commercial District Zone, and the C-O Administrative Office Zone, and to establish standards for their use. CVGP Action 4.4-1 recommends amendments to the Code to include standards for by-right approval of large family daycare facilities in residential zones as provided for by State law. CVGP Action 4.4-2 recommends amendments to the Code to allow childcare and senior centers in residential zones as an accessory use within an existing community center, religious facility, clubhouse, or similar facility.

> The Code is currently inconsistent with CVGP Action 8.5-3 and 4.4-1. Childcare centers, small day care centers, or similar uses are currently not allowed in commercial zones (C-N, C-1, C-2, C-O) (chapters 17.36, 17.38, 17.40, 17.34), or the M-U Mixed-Use Residential Commercial Zone (Chapter 17.13 M-U Districts). There are no additional standards regulating the operation of these uses. Daycare facilities for more than six children are prohibited in all residential zones as an accessory home occupation use (Chapter 17.52 – General Requirements, Section 17.52.210 - Home occupations). It should be noted; however, that

State law only requires that small family day cares (less than 7 individuals) be allowed by right in residential zones or where residential uses are allowed. It is legal in California to prohibit large family day cares in residential or non-residential areas.

The Code is partially consistent with CVGP Action 4.4-2. Accessory uses are generally allowed per Section 17.52-180- Accessory Uses so long as they are accessory to a principal use that is allowed on the site. Community facilities, which includes community centers and religious facilities, are allowed with a CUP in all residential zones, and therefore allow associated accessory uses. While the Code does not explicitly call out childcare or senior centers as allowed accessory uses, the Code does not prohibit these uses. There are currently no additional standards in the Code for childcare centers or senior centers providing standards to limit parking and other conflicts with surrounding uses.

Home Occupations. CVGP Action 4.5-5 recommends amendments to home occupation regulations in the Code to allow for limited employment of non-residents.

The Code is currently inconsistent with CVGP Action 4.5-5, because home occupations as an accessory use in any R or A zone explicitly prohibits the employment of outside help (Section 17.52.210 - Home occupations).

Religious and Community Assembly. CVGP Action 4.4-3 recommends amendments to the Code to include standards and limitations for religious and other community assembly uses to facilitate their approval while ensuring that impacts do not adversely affect surrounding residents.

The Code is currently inconsistent with CVGP Action 4.4-3. Community facilities and clubhouses are allowed with a CUP in all residential zones, and must be approved by the Board of Zoning Adjustments. There are no additional standards in the Code for community facility uses in Chapter 17.52 – General Requirements. It is important to note that the Religious Land Use and Institutionalized Persons Act of 2000 protects religious land uses from discrimination in zoning laws[5], meaning they cannot outright be treated differently from non-religious assembly uses in the same zone. Currently religious facilities are included within the definition of "community facilities" (Chapter 17.04 – Definitions) and are allowed with a Conditional Use Permit in all base residential zones (chapters 17.08, 17.10, 17.14, 17.12, 17.16).

Restaurants. CVGP Action 4.5-7 recommends establishing of standards for restaurant uses to mitigate any adverse impacts on neighboring properties.

The Code is currently inconsistent with CVGP Action 4.5-7, because there are no additional standards in the Code for restaurants (Chapter 17.52 – General Requirements).

[5] 42 U.S.C. § 2000cc (2000).

ZONING MAP DISCREPANCIES

This Section addresses inconsistencies between the CVGP Land Use Map and the existing Alameda County Zoning Map and evaluates at a parcel-by-parcel level whether the existing Zoning Map matches, and effectively implements, the intent of the CVGP. In order to evaluate and identify zoning map inconsistencies, LWC used Geographic Information Systems (GIS) to compare CVGP land use designation to the existing zone for each parcel within the boundaries of the Castro Valley community. The results reveal, generally, two types of inconsistencies:

1) Standard inconsistency – where the standards of the existing zone do not align with the CVGP land use designation. For example, a parcel is designated as the Low Density Multifamily Residential CVGP Land Use Designation; however, it is zoned for high-density residential (e.g., R-4 Multiple Residence Zone). A majority of these discrepancies are density inconsistencies, while there are a few instances where the CVGP land use allows for more uses than the existing zone. Both types of standard inconsistencies are presented in Table 3-2: Inconsistency Between Existing Zoning and CVGP Standards and Allowed Uses.

2) Classification inconsistency – where the classification of the existing zone does not align with the CVGP Land Use Designation of a given parcel. For example, a parcel is designated as the Low Density Multi Family Residential CVGP Land Use Designation; however, it is zoned as commercial. These inconsistencies are presented in Table 3-3: Existing Zoning and CVGP Land Use Classification.

Table 3-2 Inconsistency Between Existing Zoning and CVGP Standards and Allowed Uses

CVGP Land Use	Zone [1]	# Of Parcels	Inconsistency
Rural Residential 1-2 du/ac	R-1 (Single-Family Residence) 8 du/ac	101	Density in zone doesn't match density of proposed land use
Hillside Residential 4-8 du/ac	R-1 (Single-Family Residence)/B20/CSU/RV 2 du/ac	4	Density in zone doesn't match density of proposed land use.
	R-1 (Single-Family Residence) /B40/CSU/RV 1 du/ac	1	
	R-1 (Single-Family Residence)/CSU/D25 17 du/ac	23	
	R-2 (Two-Family Residence District)	8	

Table 3-2 Inconsistency Between Existing Zoning and CVGP Standards and Allowed Uses			
CVGP Land Use	**Zone [1]**	**# Of Parcels**	**Inconsistency**
	8 du/ac		
	R-3 (Four-Family Dwelling District) 21 du/ac	1	
	R-S (Suburban Residence)/CSU/RV 8 du/ac	11	
	R-S (Suburban Residence)/D20 21 du/ac	1	
	R-S (Suburban Residence)/D15 29 du/ac	2	
Low Density Multifamily 18-22 du/ac	R-1 (Single-Family Residence) 8 du/ac	13	Density in zone doesn't match density of proposed land use. Zone doesn't allow range of uses as described in the CVGP.
	R-S (Suburban Residence)/D3 29 du/ac	2	
	R-4 (Multiple Residence) 34 du/ac	13	Density in zone doesn't match density of proposed land use.
Medium Density Multifamily 23-29 du/ac	R-S (Suburban Residence)/D20 21 du/ac	23	Density in zone doesn't match density of proposed land use. Zone doesn't allow range of uses as described in the CVGP.
	R-S (Suburban Residence)/CSU/RV 8 du/ac	3	
	R-4 (Multiple Residence) 34 du/ac	4	Density in zone doesn't match density of proposed land use.

Table 3-2 Inconsistency Between Existing Zoning and CVGP Standards and Allowed Uses			
CVGP Land Use	**Zone [1]**	**# Of Parcels**	**Inconsistency**
Mixed Density Residential 8-29 du/ac	R-4 (Multiple Residence) 34 du/ac	1	Density in zone doesn't match density of proposed land use.
Small Lot Residential 8-17 du/ac	R-3 (Four-Family Dwelling District) 21 du/ac	26	Density in zone doesn't match density of proposed land use. Zone does not provide standards for development on small lot properties
	R-4 (Multiple Residence) 34 du/ac	1	
Single Family Residential 6-8 du/ac	R-S (Suburban Residence)/D15 29 du/ac	1	Density in zone doesn't match density of proposed land use.
	R-S (Suburban Residence)/D20 21 du/ac	9	
	R-S (Suburban Residence)/D25 17 du/ac	15	
	R-S (Suburban Residence)/D3 29 du/ac	3	
	R-S (Suburban Residence)/D35 12 du/ac	11	
	R-3 (Four-Family Dwelling District) 21 du/ac	15	
Neighborhood Commercial Neighborhood- serving retail and commercial service uses	C-O (Administrative Office District)		Zone doesn't allow range of uses as described in the CVGP.
Community Commercial Range of commercial, retail, office, personal services generally in	C-N (Neighborhood Business District)	9	Zone doesn't allow range of uses as described in the CVGP.

Table 3-2 Inconsistency Between Existing Zoning and CVGP Standards and Allowed Uses			
CVGP Land Use	**Zone [1]**	**# Of Parcels**	**Inconsistency**
auto-oriented setting**.**			

Notes:

1. This report assumes that PDs were provided the appropriate land use designation in the CVGP. As such, areas zoned as PD are assumed consistent with the applied CVGP land use designation and not included in this table.

Table 3-3 Inconsistency Between Existing Zoning and CVGP Land Use Classification		
CVGP Land Use	**Zone[1]**	**# Of Parcels**
Rural Residential Single-family residence; agricultural secondary	A (Agricultural)	1
Hillside Residential One-family detached dwellings	A (Agricultural)	5
	C-N (Neighborhood Business District)	2
Low Density Multifamily Low density multi-family residential uses	C-N (Neighborhood Business District)	2
Medium Density Multifamily Medium density apartments and condominiums	C-1 Retail Business	1
	M1 (Light Industrial District)	2
Small Lot Residential One-family detached, duplexes, townhouses, and rowhouses	C-N (Neighborhood Business)	3
	C-O (Admin Office)	1
	H1 (Highway Frontage)	1
Single Family Residential	R-2 (Two-Family Residence District)	7

Table 3-3 Inconsistency Between Existing Zoning and CVGP Land Use Classification		
CVGP Land Use	**Zone[1]**	**# Of Parcels**
Single-family dwellings	R-3 (Four-Family Dwelling District)	15
	C-1 (Retail Business District)	5
	C-N (Neighborhood Business District)	5
	C-O (Administrative Office District)	3
	U (No zoning)	3
Neighborhood Commercial Neighborhood- serving retail and commercial service uses	R-1 (Single-Family Residence)	1
	R-S (Suburban Residence)	1
Community Commercial Range of commercial, retail, office, personal services generally in auto-oriented setting**.**	R-1 (Single-Family Residence District)	3
	R-3 (Four-Family Dwelling District)	1
	R-S (Suburban Residence)/D20	2
General Commercial Retail & service uses that meet the local, sub- regional, and regional demand; located where highest level of auto-access	R-S (Suburban Residence)/D3	1
	M1 (Light Industrial District)	1
Public Facilities Water treatment plant, fire stations, police stations, post offices, libraries, hospitals and publicly-owned office buildings.	R-1, R-2, R-3, R-S, A, C-1, C-2, C-N, C-O, H-1, U	145
Open-Space Parks Active playing fields, recreation facilities including buildings, picnic areas, plazas, bicycle and walking trails, water features, passive green spaces, and landscaped areas.	R-1 (Single-Family Residence District)	21
	A (Agriculture District)	1

Table 3-3 Inconsistency Between Existing Zoning and CVGP Land Use Classification		
CVGP Land Use	**Zone[1]**	**# Of Parcels**
Open-Space Natural Areas for permanent conservation, easements, passive recreation only.	R-1 (Single-Family Residence District)	2
	U (No zoning)	3

Note:

1. This report assumes that PDs were provided the appropriate land use designation in the CVGP. As such, areas zoned as PD are assumed consistent with the applied CVGP land use designation and not included in this table.

4. PRELIMINARY RECOMMENDATIONS

This Section provides recommendations on how to correct the Code and CVGP inconsistencies identified in Section 3. The recommendations, when appropriate, are listed in accordance to the associated Action Item Number from the CVGP. Table 4-1 addresses inconsistencies related to specific Action Items.

Table 4-1 Recommendations

Action Item [1]	Issue Topic [2]	Recommendation
4.3-2	Rural Residential District	Rezone areas designated as Rural Residential to the R-1 Zone and apply the B-20 or B-40 Combining districts, as appropriate.
4.3-3	Hillside Residential Development	Develop a Hillside Overlay (H-O) Zone that provides development standards for hillside properties and designates minimum lot sizes of either 5,000 sf or 10,000 sf, depending on slope. The H-O Zone would apply to all property designated Hillside Residential Development in the CVGP, but would only be triggered by property with lots greater than a certain percent slope.
4.3-4	Small Lot Residential	Develop a Residential Small Lot (RSL) Zone that establishes minimum lot size of 2,500 sf and a max density of 17 units per acre, as provided in the CVGP. The RSL Zone will allow single-family and multi-family uses.
n/a	Single Family Residential	Rezone areas designated as Single Family Residential to the R-1 Zone, which requires a minimum lot size of 5,000 sf and an equivalent density of 8 units per acre, consistent with the CVGP.
4.3-5	Low density Multi-Family Residential	Rezone areas designated Low Density Multi-Family Residential to the R-3 Zone, which allows one unit per 2,000 sf of lot area and an equivalent density of 21 units per acre, consistent with the CVGP. Add a note in the Density Limitations section that the maximum 4 unit per lot restriction doesn't apply in Castro Valley.
4.3-6	Medium Density Multi-Family Residential	Develop a Residential Medium Density Multi-Family (RMF) Zone that allows various multi-family uses with densities ranging from 23 to 29 units per acre.
4.3-7	Mixed Density Residential	Develop a Residential Mixed Density (RMX) Zone that allows single family and multi-family uses with densities ranging from 8 to 29 units per acre.

Table 4-1 Recommendations		
Action Item [1]	**Issue Topic [2]**	**Recommendation**
4.3-11	Planned Unit Development	Modify Chapter 17.18 PD District to prohibit approval of a PD application in Castro Valley if the project increases density beyond the base zone and/or requires a change of CVGP land use.
4.4-1	Large Family Daycare Uses	Add a new section in Chapter 17.52 General Requirements that provides supplemental standards for Day Cares in Castro Valley. These standards will supersede the regulations of the base zone and will: 1) Allow large family day cares by right in all residential zones in Castro Valley 32) Allow child care centers by right in all commercial zones in Castro Valley 3) Allow child care centers as an accessory use to any legal use in residential zones in Castro Valley subject to certain findings
4.4-2	Childcare Center and Senior Centers as Accessory Uses	Add a new section in Chapter 17.52 General Requirements that provides supplemental standards for Senior Centers in Castro Valley. These standards will supersede the regulations of the base zone and will: 1) Allow senior centers as an accessory use to any legal use in residential zones in Castro Valley subject to certain findings (see also Action 4.4-1 addressing Day Cares)
4.4-3	Religious and Community Assembly Uses	Add a new section in Chapter 17.52 General Requirements that provides supplemental standards for Community Assembly uses in Castro Valley. These standards will supersede the regulations of the base zone and will: 1) Allow community assembly uses (including community facilities, club houses, and community recreation) by right in all zones in Castro Valley 2) Establish criteria of approval of these uses; including compatibility with surrounding uses
4.4-4	Public Facilities District	Develop a new Pubic Facilities (PF) Zone and re-zone existing public facility uses (as identified in the CVGP) to the PF zone.

Table 4-1 Recommendations		
Action Item [1]	**Issue Topic [2]**	**Recommendation**
4.5-5	Home Occupation Regulations	Modify Section 17.52.210 Home Occupations to allow discretionary approval of outside employees associated with an accessory Home Occupation use in Castro Valley.
4.5-6	Performance Standards	Add a new section in Chapter 17.52 General Requirements that provides supplemental standards for Auto and Check Cashing Uses in Castro Valley. These standards will supersede the regulations of the base zone and will: 1) Provide operational and development standards to ensure compatibility with community character
4.5-7	Restaurant Standards	Add a new section in Chapter 17.52 General Requirements that provides supplemental standards for Restaurant uses in Castro Valley. These standards will supersede the regulations of the base zone and will: 1) Provide operational standards 2) Provide site design/maintenance standards 3) Allow restaurants by right in commercial zones in Castro Valley
4.6-1	Conditional Uses and Requirements in the C-N Zone	Add note in Permitted and Conditional Use sections of Chapter 17.36 C-N Districts to allow community and civic uses, such as day cares, community centers, small government offices, and libraries, by right, subject to additional requirements and add additional regulations for drive-in businesses and parking lots in Castro Valley. (see also Action Items 4.4-1, 4.4-2, 4.4-3)
4.9-1	Community Commercial District	Develop a Community Commercial (CC) Zone that: 1) Allows uses that are allowed in the C-1, C-O, and C-N Zones 2) Requires a CUP for certain uses identified in the CVGP 3) Prohibits certain uses identified in the CVGP
4.9-3	Community Services and Office District	Rezone areas designated as Community Services and Office to the C-O Zone, which allows a variety of office and service uses. Add a note to the Permitted Use section to allow personal service and retail uses allowed in the C-N Zone in Castro Valley.
4.9-8	Auto Repair Standards and Guidelines	(See Action 4.5-6 addressing Auto Uses)

Table 4-1 Recommendations		
Action Item [1]	**Issue Topic [2]**	**Recommendation**
5.2-12	Development/Design Review Process	Modify Chapter 17.54 Procedures to include design review for non-residential projects in Castro Valley. New procedures may include threshold(s) for applicability, review authority, and required findings.
5.2-3	Hillside Residential Development Standards	(See Action 4.3-3 addressing Hillside Residential)
5.2-9	Development Standards for Front Yard Paving/Planting	Provide paving and landscape requirements for new RSL, RMF, and RMX zones (see above). Existing R-1, R-2, R-S, and R-3 zones include reference to *Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County*, which provide landscaping and paving requirements. It is not anticipated that any property in Castro Valley will utilize R-4 zoning.
8.1-3	Parks and Open Space District	Develop new zone that meets CVGP criteria.
8.1-4	Promote Community Facilities in Mixed-Use Projects	(See Action 4.4-3 addressing Community Assembly uses)
8.2-7	Open Space Requirements for Non-Residential	Add a new section in Chapter 17.52 General Requirements that provides supplemental standards for common open space in Castro Valley non-residential projects. These standards will supersede the regulations of the base zone and will: 1) Provide minimum public open space requirements 2) Provide examples of approved public open space, including plazas
8.4-7	Schools	Develop a School (S) Zone that allows both schools and residential uses by right. The allowed density of residential uses shall be determined based on density of surrounding residential units.
8.5-3	Childcare Center Uses	(See Action 4.4-1 addressing Day Cares)

Note:
1. The Action Item from the CVGP.
2. For a more detailed discussion of the issue, see Section 3

Table 4-2 provides recommendations to address zoning map inconsistencies identified in Table 3-2 and Table 3-3. Figure 4-1, from the CVGP, provides an overview of the areas of the Castro Valley community that may need to be rezoned to address inconsistency in development standards or allowed land use. This figure is illustrative only, further parcel-by-parcel analysis will be performed and may identify additional parcels that need to be rezoned. The colors of the map are unrelated to the Tables in Section 3.

Table 4-2 Rezoning Recommendations

General Plan Land Use	Zone
Rural Residential	R-1 B-20 or R-1 B-40
Hillside Residential	Apply Hillside Overlay Zone
Residential Small Lot	RSL (new)
Residential Single Family	R-1
Residential Low Density MF	R-3
Residential Medium Density MF	RMF (new)
Residential Mixed Density	RMX (new)
Planned Development	PD
Public Facilities	PF (new)
Open Space- Parks	OS- P (new)
Open Space- Natural	OS- N (new)
Schools	S (new)
Neighborhood Commercial	C-N
Community Services and Office	C-O
Community Commercial	CC (new)
General Commercial	C-2

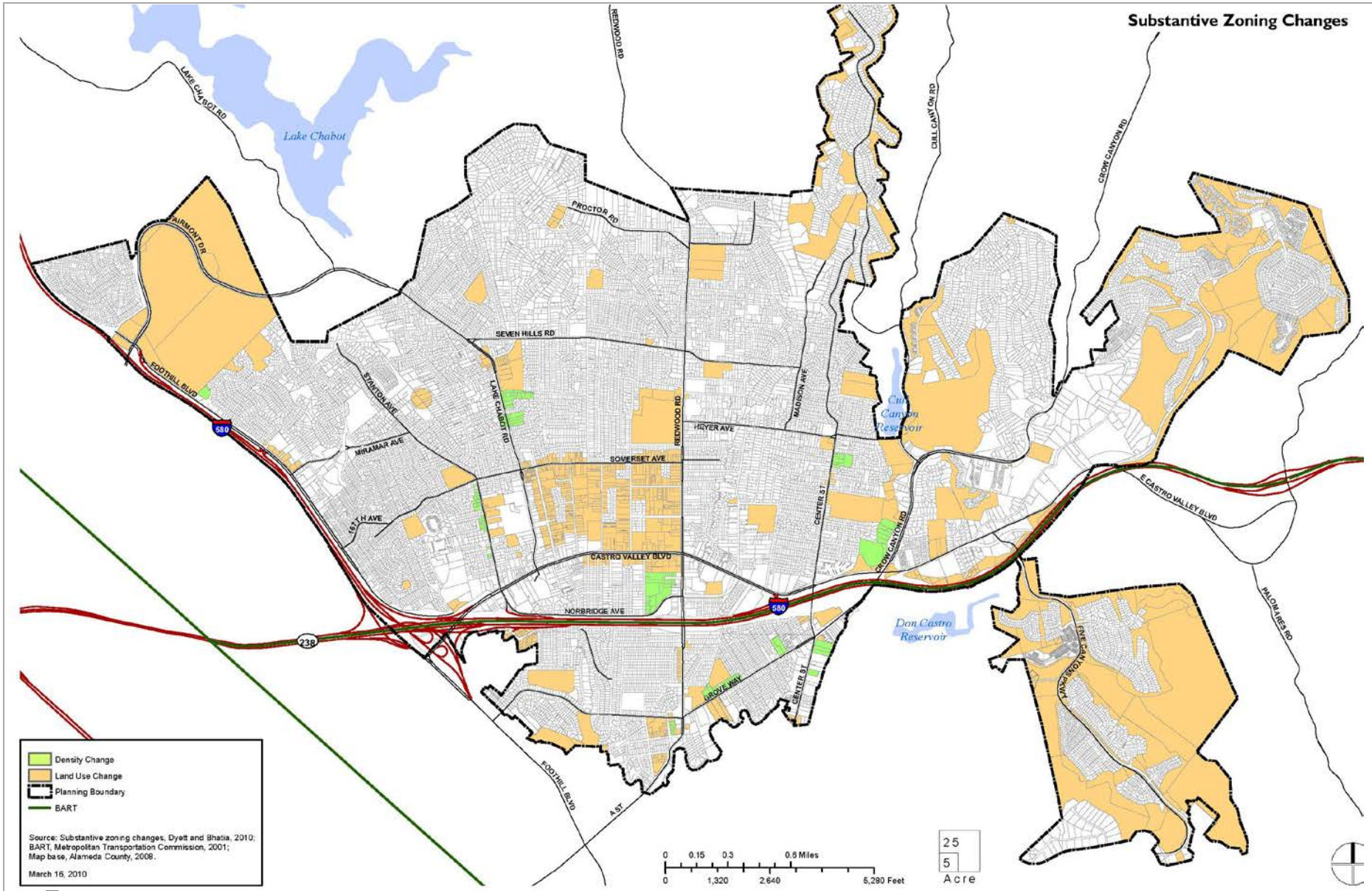

FIGURE 4- 1 CASTRO VALLEY GENERAL PLAN- SUBSTANTIVE ZONE CHANGE MAP

Attachment 1:

Castro Valley General Plan Implementation
Phase 1: Annotated Table of Contents

Prepared January 2017
By: Lisa Wise Consulting, Inc.

This draft table of contents presents options for how the recommendations in Table 4-1 of the accompanying memo could be incorporated into the existing Code. The intent is to ensure any new standards follow the established outline, hierarchy, and terminology of the ACGOC.

The Table of Contents shows 3 types of recommendations:

1. New Chapters
2. New Sections
3. Modification to existing Chapters and/or Section

1. New Chapters

New chapters will be located within Title 17- Zoning of the ACGOC. Any new chapters must fit within the available numbering outline. Ideally residential, commercial, and other zones will be located in the same chapter group as similar zones.

17.11 - Residential Small Lot District

17.11.010 Intent
17.11.020 Reference to Residential Design Standards and Guidelines
17.11.030 Permitted Uses
17.11.040 Conditional Uses
17.11.050 Number of Dwelling units
17.11.060 Building Site
17.11.070 Yards.
17.11.080 Yards—Exception.
17.11.090 Distance between buildings.
17.11.100 Height of buildings.
17.11.110 Other regulations.

Commented [KS1]: This Chapter would provide permitted and conditionally permitted uses, density limitations, and development standards for small lots. It would include a cross reference to the Residential Design Standards, as appropriate.

17.15 - Residential Medium Density Multi Family

17.15.010 Intent
17.15.020 Reference to Residential Design Standards and Guidelines
17.15.030 Permitted Uses
17.15.040 Conditional Uses
17.15.050 Number of Dwelling units
17.15.060 Building Site
17.15.070 Yards.
17.15.080 Yards—Exception.
17.15.090 Distance between buildings.
17.15.100 Height of buildings.
17.15.110 Other regulations.

Commented [KS2]: This Chapter would provide permitted and conditionally permitted uses, density, and development standard regulations. Similar to other residential zones, it would include a cross reference to the Residential Design Standards.

TBD- Residential Mixed Density

Commented [KS3]: Pending discussion with County staff.

17.27- Hillside Overlay District

17.27.010 Intent
17.27.020 Applicability
    Applies to certain residential zones, i.e. with slopes in excess of 10%
17.27.030 Regulations
    Lot Size
    Height Maximum
    Height Measurement
    Lot Coverage
    Setbacks

Commented [KS4]: This Chapter would provide additional standards for property that meets certain thresholds.

17.39- Community Commercial

17.39.010 Intent
17.39.020 Permitted Uses
17.39.030 Conditional Uses
17.39.040 Site Development Review
17.39.050 Building Site
17.39.060 Yards.
17.39.070 Distance between buildings.
17.39.080 Height of buildings.
17.39.090 Other regulations

Commented [KS5]: This Chapter would provide permitted and conditionally permitted uses, review procedures, and development standards.

17.47- Public Facilities

17.47.010 Intent
17.47.020 Permitted Uses
17.47.030 Standards

Commented [KS6]: This Chapter would provide the intent of the zone and the allowed uses and any applicable development standards.

17.49- Open Space

17.49.010 Intent
17.49.020 Types of Open Space (Natural, Parks)
17.49.030 Permitted Uses
17.49.040 Standards

Commented [KS7]: This Chapter would provide permitted uses and site development standards for open space.

Alternative-

17.49- Castro Valley Districts

17.49.010 Residential Small Lot
17.49.020 Residential Medium Density Multi Family
17.49.030 Residential Mixed Use
17.49.040 Hillside Overlay
17.49.050 Community Commercial
17.49.060 Public Facilities
17.49.070 Open Space

Commented [KS8]: This is an alternate. Given the limited number of available Chapter numbers in the existing ACGOC- this alternative would preserve Chapter numbers for future amendments and keep all Castro Valley specific zones in one Chapter. However, this would prevent these zones from being utilized in other communities.

2. New Sections

New Sections will be located within the appropriate chapter of Title 17. The structure of any new section will follow that outline and numbering structure of similar sections within the same Chapter.

17.52.0X0- Additional Standards for Castro Valley

Projects in Castro Valley are subject to these additional standards and requirements, as applicable. If there is a conflict between the standards in this section and the standards of the base zone, this section will supersede.

A. Large Family Day Cares
B. Child Care Centers
C. Senior Centers
D. Community Assembly
E. Auto Oriented Uses
F. Check Cashing
G. Restaurants
H. Open Space

Commented [KS9]: Section number TBD

Commented [KS10]: This Chapter would provide supplemental standards that apply in Castro Valley exclusively. The Section would contain subsections for a variety of uses.

Each Subsection would address CVGP recommendations; such as allowing the use in Castro Valley, adding operational standards, modifying development standards, or other.

These additional standards would be cross referenced in other Chapters, as necessary.

2. Modified Sections/Chapters

Modified sections or chapters will include making Castro Valley specific amendments to existing Code to implement the CVGP.

17.14.040 - Density limitations.

The number of dwelling units on a lot or building site in an R-3 district shall not exceed one for each full two thousand (2,000) square feet of the area thereof, or be in any case more than four.

Commented [KS11]: For the R-3 District, will add an exception to the 4 unit per lot maximum. This maximum is not established in the CVGP.

17.34.020 - Permitted uses.

The following principal uses are permitted in a C-O district when located within a building:

A. Office or office building for the conduct of business, administrative or professional services, where these activities do not include the manufacture, storage, display except samples, or sale at retail of any merchandise on the premises; including but not limited to the following types of office occupancy: Accountant, advertising, architect, attorney, broker (stock and bond), business consultant, business management, chiropodist, chiropractor, collecting agency, dentist, employment agency, engineer, finance, industrial management, insurance, landscape architect, loan agency, mortgage, optometrist, osteopath, philanthropic or charitable organization, physician, public utilities, real estate, sales representative, secretarial, social services, telephone answering, travel agent;

Commented [KS12]: Add a footnote or modify this Section to allow personal service and retail uses that are allowed in the C-N Zone in Castro Valley.

B. Bank;

C. Blue printing or other copying service;

D. Medical laboratory, dental laboratory.

17.36.030 - Conditional uses.

In addition to the uses listed in Sections 17.52.480 and 17.52.580, the following are conditional uses in a C-N district and shall be permitted only if approved by the board of zoning adjustments as provided in Section 17.54.130:

A. Public utility substation, not including service yard, storage of materials, or vehicles, or repair facilities;

B. Parking lot;

C. Service station, Type A;

D. Drive-in business;

E. A facility retailing a variety of automotive parts and supplies which are installed and serviced on the site but does not include engine, transmission or differential rebuilding or body repair;

F. Alcohol outlet;

G. Indoor recreation facility.

Commented [KS13]: Make a note in the C-N District that drive in businesses and parking lots are prohibited in Castro Valley.

17.52.210 - Home occupations.

No home occupation shall be deemed to be, or permitted as an accessory use to a dwelling in any R or in any A district which involves or requires any of the following:

A. The employment of outside help in the dwelling or on the premises, other than domestic servants;

Commented [KS14]: Make a note in the Home Occupation section that provision 17.52.210.A doesn't apply in Castro Valley.