

4

LAND USE AND COMMUNITY DEVELOPMENT

BACKGROUND

Additional Text to be inserted.

GOAL 4-1: Land Use Plan

BACKGROUND

The amount of growth anticipated over the next twenty years in Castro Valley can generally be accommodated without major changes to the existing land use designations or substantial increases in permitted densities. Opportunities for infill residential development exist on vacant lots, and on lots in the upper and lower hillside areas that are large enough to be subdivided into two to four new lots. Opportunities for further infill residential development also exist in downtown and in multifamily neighborhoods north and south of 580. Within the downtown, substantial additional square footage of commercial space can be developed because most of the properties are currently developed with far less intensity than permitted under the current Specific Plan. Additional housing can

be built downtown under recent zoning changes adopted as part of the Housing Element implementation.

The focus of the General Plan effort has been to formulate more detailed land use and density regulations that reflect a deeper understanding of existing conditions, community character, environmentally sensitive areas, and new types of residential development. Existing zoning is based on a countywide land use classification system that is very old, and is generalized to cover the entire gamut of development types throughout Alameda County. The Land Use Map and Land Use Table contained in this section represent a comprehensive revision to the land use regulatory framework, tailored specifically to Castro Valley. The General Plan Land Use Map is structured to function as a new zoning map for Castro Valley. The Land Use tables and policies of this chapter provide detailed guidance for revising zoning ordinance provisions for land use, density, and development standards.

GOAL 4-1:

Revise the land uses and densities in Castro Valley to better respect existing conditions and environmentally sensitive areas. Provide areas for infill housing development to meet a wide range of housing needs; and areas for new retail, restaurants, services, and employment. Prepare an overall regulatory system of land uses and densities that achieves the desired vision for the community and the policies described in this Plan.

POLICIES

Table 4-1: Land Uses and Development Intensity

Figure 4.1: Castro Valley Proposed General Plan Land Use

Figure 4.2: Substantive Zoning Changes

ACTIONS

Action 4.1-1 **Revise the Alameda County Zoning Code and Zoning Map.** Revise the Alameda County Zoning Code to reflect the proposed land use classifications described in Table 4-1. These may be adopted as new zoning districts, or the County may decide to revise existing zoning districts.

Revise the Alameda County Zoning Map to reflect the Land Use Classifications shown in Figure 4-1, Castro Valley General Plan Land Use. Use Figure 4-2, Substantive Zoning Changes as the guide for rezoning. Adopt the General Plan Land Use Map as the interim Zoning Map for Castro Valley until such time as the official Alameda County Zoning Map is amended.

4.2 RESIDENTIAL DEVELOPMENT

GOAL 4-2:

Accommodate infill residential development. Ensure that new development is consistent with the desired community character, protects sensitive biological resources, and is not subject to undue natural hazards. Require parks or open space, infrastructure, and other public facilities necessary to support new residential development.

POLICIES

Policy 4.2-1 ***Lot Subdivisions.*** Lot sizes shall be consistent with desired character of the area, as established in new General Plan land use classifications.

Subdivision plans shall be designed to avoid areas that are environmentally sensitive, or have high fire hazards or steep slopes. Alternatives to standard lot sizes and layouts should be used in these conditions, including: creating smaller lots clustered together with permanent open space designations for steep slopes and environmentally sensitive areas; creative building designs within a planned unit development; and/or reduction in development intensity up to 75% of the maximum permitted.

Policy 4.2-2 ***Streets in New Subdivisions.*** Streets in new subdivisions shall provide adequate access for residents, emergency vehicles, and service vehicles. Public streets shall be provided for subdivisions with greater than 10 lots. In smaller subdivisions, particularly in hillside areas, private streets may be permitted, provided that they meet established standards. Allow streets without curbs, gutters, and sidewalks in areas where they do not currently exist in order to maintain the natural character of the area, provided that drainage and stormwater treatment requirements can be met.

Policy 4.2-3 ***Development in Hillside Areas.*** Establish a new hillside residential zone in areas where there are steep slopes, and/or a high fire hazard due to proximity to regional open space. Require lot sizes of between 5000 and 10,000 sq. ft. in these areas. Establish a sliding scale of lot sizes based on slope.

Establish new residential zoning districts for special hillside or creek areas as designated on the General Plan Land Use Map with lot sizes between 20,000 and 40,000 square feet.

Establish provisions that allow for height averaging on sloped lots, exceptions to front yard setbacks on steep upslope lots, standards for retaining wall heights, and other provisions specific to hillside areas. Limit lot coverage to minimize water runoff on steep lots.

Policy 4.2-4 ***Development on Long Deep Lots.*** Continue to allow development at the rear of deep lots so that neighborhood character as viewed from the street is preserved, but establish setbacks and daylight planes to ensure privacy and minimize bulk.

Policy 4.2-5 ***New Development Standards for Single Family Homes.*** Revise and add development standards for single family homes in the RI and RS districts to ensure adequate light and air, privacy; usable open space; landscaping; and attractive street appearance.

Policy 4.2-6 ***New Development Standards for Mutli-family Building Types.*** Establish development standards and guidelines specific to different building types. Develop a checklist of standards and guidelines that can be applied to all development applications. Use the new standards as the basis for review of development applications.

Policy 4.2-7 ***Development Review Process.*** Establish a comprehensive design review process that creates an appropriate level of review for each type of project. Balance the goals for better project design with the impacts in terms of review time and cost for property owners. Consider staff resources.

Establish development standards and guidelines specific to each zoning district and/or building type. Develop a checklist of standards that can be applied to all development applications. Use the new standards as the basis for review of development applications. Establish different levels of review based on the number of units, number of new lots, and/or acreage of the project.

Policy 4.2-8 ***Variances and Other Exceptions to Regulations.*** Establish more detailed criteria for exceptions to regulations, and upper limits on requests for exceptions.

For example, height variances on sloped lots could be allowed only when the project: varies height and massing with the slope of the lot, breaks up the bulk of the building into separate masses, and limits the areas of flat walls. Variances may be

granted up to five feet above the height limit.

Policy 4.2-9 **Planned Unit Developments.** Planned Unit Developments applications should be used when an application meets the general plan land use and density regulations, but proposes an alternative site plan or design that departs from basic zoning standards. These types of applications are not appropriate as a substitute for rezoning.

Policy 4.2-10 **Enforcement of Development Policies and Standards.** Enforce existing and new development regulations through the project review process and inspections of construction. Require applicants to pay for special inspections if appropriate and necessary to ensure compliance with approved plans and conditions.

Require public notice if projects submitted for building permits have been substantially revised from the approved project.

Policy 4.2-11 **Preservation of Natural Vegetation and Mature Trees.** Lot subdivisions and building footprints shall be designed to preserve natural vegetation, biological resources, and stands of large trees to the maximum extent feasible. Strategies that should be employed include: clustering of structures, creative building designs within planned unit developments, and/or reductions in development intensity up to 75% of the maximum permitted.

Policy 4.2-12 **Gated Streets.** Prohibit gated streets.

ACTIONS

Action 4.2-1 **Subdivision Standards.** Amend subdivision standards to reflect revised lot sizes and street standards described by the policies and actions in this chapter.

Action 4.2-2 **Development Standards and Guidelines in Hillside Areas.** Establish a new zoning district for Hillside Residential that includes new standards and guidelines. Standards added shall include but not be limited to the following.

Height Limits. Develop new height limits appropriate for hillside lots, which take into account upslope and downslope conditions, and provide a new way of measuring height that

relates height limits to the contours of the land. Require buildings to step with the slope of the lot.

Lot Coverage. Establish lot coverage limits and consider floor area ratio or daylight planes to limit the bulk and size of a house based on the size of the lot.

Fences and Entrances. Develop standards and guidelines to ensure that entrances, fences, and walls are designed to reflect the prevailing character of neighborhoods, especially in areas that have retained their rural character. Standards could include requiring fences to be lower in height and/or more open, and discouraging taller solid wall fences. Entrances could be required to be proportionate to the scale of the façade (e.g. less than 2/3 of the building height) so as to not be monumental in scale or appearance.

Retaining Walls. Establish height limits for retaining walls of 4-5 feet, and establish a minimum distance separation between retaining walls. Allow exceptions in special circumstances for driveways where greater retaining wall heights are absolutely necessary to meet driveway slope and front yard standards.

Action 4.2-3

Development on Long Deep Lots. Establish special standards for subdivisions and buildings on long deep lots, typically those deeper than 135 feet where new lots are created without frontage on a public street. Standards added shall include but not be limited to the following.

- Special setbacks, height limits, and/or daylight planes to ensure adequate privacy for adjoining properties.
- Special provisions to allow attached homes by right if it can be demonstrated that attaching the units achieves a better design solution for the occupants and neighbors in terms of light, air, building bulk, open space, and privacy.

Action 4.2-4

Street Standards. Establish consistent standards for private streets depending on the number of units that the street will serve the number of required parking spaces per unit, and reasonable access requirements and operational needs of emergency access vehicles and garbage trucks. (Same as Action 10.1.12) Standards should include:

- Minimum paved roadway width requirements (i.e., 20 feet for roads serving five or more units or when part of required fire apparatus access, and 12 feet

for roads serving between two and five units that is not part of required fire apparatus access).

- Turnarounds
- Landscaping
- Red curbs and signage for no parking zones
- Sidewalks, and
- Parking standards.

Action 4.2-5

Special Requirements in Hillside Areas with Narrow Streets. In hillside areas where street widths are substantially below the minimum 20-foot width standard required for emergency access, such as Upper Madison Avenue/ Common Road, one or more of the following requirements should be required to ensure adequate emergency access: (Same as Action 10.1.13)

- Sprinklers
- Turnouts along the paved roadway
- Additional on-site parking
- Increased roadway width along the front of the property
- Parking Restrictions

Action 4.2-6

Development Standards for Single Family Homes (outside the hillside areas.) Revise and expand development standards for single family homes in the RI district. Standards added shall include but not be limited to the following.

Lot Coverage and or Floor Area Ratio. Establish lot coverage limits and consider floor area ratio or daylight planes to limit the bulk and size of a house based on the size of the lot.

Limits on Garage Width. Limit the degree to which garages dominate the façade; they should occupy no more than 50 percent of the width of the street facing façade. Establish special design and location requirements for three-car garages.

Paving and Planting: Limit the percentage of paving on a parcel, and establish minimum standards for front yard landscaping.

Action 4.2-7

Development Standards for Small Lot Single Family.

Create development standards and guidelines specific to small lot single family homes in the RS district to improve the quality and appearance of small lot single family development. Standards shall include but not be limited to:

- Minimum Lot Sizes such that net density is between 6 and 11 units per acre (RS, RS-2.5, RS-3.5, RMX)
- Maximum Lot Coverage
- Limits on the degree to which garages dominate the facades;
- Size and location of private and common open space;
- Minimum amounts of landscaping within the street facing front yard area.
- Design of Building Facades that Face Streets

Action 4.2-8

Development Standards for Townhomes and Rowhouses.

Create development standards and guidelines specific to townhomes and rowhouses in the RS, RLM, and RMX districts to improve the livability, quality and appearance of this type of development. In preparing the standards and guidelines, review those used by other communities for these development types, and review built examples. Standards shall include but not be limited to:

- Appropriate Densities for Different Building Types:
 - Townhouses: 12 units per net acre (RS-3.5, RMX)
 - Rowhouses: 17-22 units per net acre (RS 2.5, RLM, RMX)
- Parking Ratio, including ratios for guest parking and reductions for transit proximity
- Location of Front Entrances and Garages
- Lot Coverage
- Building Height
- Height and setback transitions to adjacent lower density residential
- Front, Rear, and Side Setbacks
- Design of Building Facades Facing the Street
- Minimum Distances Between Buildings

- Size and Location of Private and Common Open Space
- Landscaping Requirements in Driveway Areas and at Unit Entrances
- Requirements for inclusion of personal storage space within units

Action 4.2-9

Development Standards for Apartments and Condominiums. Create development standards and guidelines specific to apartments and condominiums in the RLM, RM, and RMX districts to improve the quality and appearance this type of development. Standards shall include but not be limited to:

- Limiting garages and parking areas fronting the street;
- Design strategies to avoid a “box-like” appearance;
- Adequate landscaping in parking areas and at unit entrances;
- Side yard setbacks for taller buildings with primary windows facing the side yard;
- Size and location of private and common open space.

Action 4.2-10

Development Review Process. Revise the zoning ordinance to establish revisions to the development review process for residential development in Castro Valley. Maximize the use of staff level review in order to minimize the time and cost of project review for homeowners. Revisions shall address the following issues:

- Thresholds of Review
 - Home Additions
 - New Homes
 - Subdivisions creating less than five lots
 - Subdivisions creating five lots or more.
 - Multifamily projects with five units or more
- Types of cases appropriate for: Planning Commission, Zoning Adjustments Board, Staff Review.
- New Revised and Expanded Development Standards
- Checklist of Design Standards and Guidelines

- Role of the Municipal Advisory Committee.
- Requests for Variances or Exceptions.
 - Decision Making Body
 - Criteria
 - Upper Limit on Exceptions

Establish revised permit fees to reflect the level of review required, such that the cost for the review of development applications is borne by the applicant.

Hire new staff and train existing staff to have expertise in design review of residential development.

Action 4.2-11 **Planned Unit Developments.** Revise and expand the zoning regulations for planned unit developments to specify which types of applications are appropriate and which are not because they effectively constitute a rezoning of the property.

Action 4.2-12 **Development Standards for Front Yard Paving and Planting.** Amend the zoning ordinance to limit the amount of front yard paving to that required for a driveway and walkway to the entrance. Require that at least 50 percent of the front yard be landscaped.

Action 4.2-13 **Gated Streets.** Revise zoning regulations and subdivision regulations for Castro Valley to prohibit gates that limit access to streets.

Action 4.2-14 **Storage of recreational vehicles and boats in front yards.** Regulate the storage of recreational vehicles and boats on the street and in front yards, and enforce the regulations.

4.3 SPECIAL POLICIES FOR FOCUS AREAS

BACKGROUND

There are several areas in Castro Valley that have significant remaining development potential and have special conditions such as steep slopes or biological resources. Special plans or regulations should be prepared to guide development in these areas. There are several types of planning documents that could serve this function. A Specific Plan requires policies governing circulation,

land use, and infrastructure, and must include financing mechanisms. A Precise Plan establishes regulations specific to a particular site or group of properties, and provides detailed guidance regarding site access and circulation as well as development standards. Design guidelines can be prepared that guide site planning, lot configuration, building placement on lots, and other development standards.

Madison Common. A Specific Plan for Madison Common was prepared in the 1970's and has been amended several times, most recently in 2006. The area is in the valley of a canyon, and many lots have portions which have steep slopes. The streets that serve this area are very narrow and pose limitations for emergency access vehicles. The area also has significant biological resources, contains a creek, and serves as a wildlife corridor.

EMBUD Site. The East Bay Municipal Utilities District owns a 24-acre parcel at Sydney Way, Stanton and Carlton Avenues, which is zoned for single family development. Steep slopes constrain access to the flatter parts of the site that may be suitable for development. The Plan proposes to reclassify the use of the site to parkland to provide a neighborhood park for surrounding residents.

John Drive Area. Despite its proximity to Interstate 580 and Castro Valley Boulevard, development of vacant lands in the southwestern part of Castro Valley, north of the Neighborhood Church, will be hampered by steep slopes and poor access. Infill development of this area must be sensitive to the existing residential neighborhood and has to be planned to avoid overburdening local streets.

Crow Canyon Road Area. Crow Canyon Road is a scenic corridor and a gateway to the community that functions as an alternate route for commuters from the San Ramon area. Development of the remaining larger parcels must be sensitive to the area's biological resources as well as the corridor's visual character. The oak riparian woodland along Crow Creek serves as an important migration route and natural habitat. Development will also be constrained by the steep terrain and susceptibility to landslides and wildfires.

Jensen Road. Development of the remaining vacant lands off Jensen Road must be sensitive to the area's steep topography and natural resource values. Formerly part of the Jensen Ranch, this area is characterized by grassland vegetation that serves as an important natural habitat and migration route.

GOAL 4-3:

Develop Specific Plans or Precise Plans for areas that have significant remaining development potential and have special conditions such as steep slopes and/or biological resources.

POLICIES

Policy 4.3-1 **Specific Plans for Special Areas.** Prepare specific plans, precise plans, or special design guidelines for the following areas:

- *Madison Common.*
- *EMBUD Site*
- *Johns Drive Area*
- *Crow Canyon Road Area*
- *Jensen Ranch*

ACTIONS

Action 4.3-1 **Madison Common Specific Plan.** Review and revise the existing Specific Plan to conform to the General Plan.

Action 4.3-2 **EBMUD Site.** Require preparation of a Specific Plan or Precise Plan that provides for dedication of a neighborhood park prior to any subdivision of the property at Sydney Way, Stanton and Carleton Avenues.

Action 4.3-3 **John Drive Area.** Require preparation of a Specific Plan or Precise Plan prior to any subdivision of land over two acres in size in this area. The Plan must include provisions to ensure that new development complements and enhances the existing surrounding neighborhood.

Action 4.3-4 **Crow Canyon Road Area.** Require preparation of a Specific Plan or Precise Plan prior to any subdivision of existing lots larger than two acres to ensure that future development is sensitive to the area's biological resources, maintains and enhances the corridor's visual character, and will be adequately served by public services and facilities.

Action 4.3-5 **Jensen Ranch.** Require preparation of a Precise Plan or design guidelines prior to any subdivision of existing lots larger than two acres to ensure that future development is sensitive to the area's biological resources, complements the existing Palomares Hill development, and will be adequately served by public services and facilities.

4.4 CIVIC USES, AND COMMUNITY FACILITIES WITHIN RESIDENTIAL NEIGHBORHOODS

BACKGROUND

Schools, churches, day care, senior centers, and other community facilities provide essential services to residents, and locating them within residential neighborhoods allows easy access, especially for children, the elderly, and others who may not be able to drive.

GOAL 4-4:

Encourage civic uses and community facilities such as churches, schools, and day care within residential neighborhoods, and minimize impacts of those facilities on residences in the immediately surrounding area.

POLICIES

- Policy 4.4-1* **Scale and Character.** Require that new development comply with zoning standards and be compatible with the scale and character of surrounding development.
- Policy 4.4-2* **Minimize Traffic Impacts.** Review proposed non-residential uses to minimize traffic impacts on residential areas.
- Policy 4.4-3* **Joint Use of Community Facilities.** Maximize joint use of existing schools, religious uses, and community centers to provide facilities to serve surrounding residents.

ACTIONS

- Action 4.4-1* **Large Daycare Approval Standards.** Amend the zoning ordinance to include standards for ministerial approval of large family daycare facilities in residential districts as provided for by State law. (See Action 8.5-1)
- Action 4.4-2* **Daycare as Accessory Use.** Amend the zoning ordinance to allow ministerial approval of childcare and senior centers in residential districts as an accessory use within an existing community center, religious facility, clubhouse, or similar facility subject to reasonable standards and limitations to minimize parking impacts and other conflicts with surrounding residential uses. (See Action 8.5-2)

Action 4.4-3 **Approval Standards for Religious Uses.** Amend the zoning ordinance to include standards and limitations for religious uses that will facilitate their approval while ensuring that traffic and other impacts do not adversely affect surrounding residents.

4.5 NEIGHBORHOOD COMMERCIAL USES WITHIN RESIDENTIAL NEIGHBORHOODS

Figure 4-3 Castro Valley Neighborhoods

BACKGROUND

Neighborhood commercial establishments enhance the quality of life for surrounding residential neighborhoods by providing goods and services to meet daily needs. They also foster a sense of community by creating a neighborhood focal point where people meet on a regular basis.

GOAL 4-5:

Retain neighborhood commercial land use within residential neighborhoods, and encourage the development of mixed use projects that include neighborhood retail, restaurants, and services on the ground floor and housing. Minimize impacts of those facilities on residences in the immediately surrounding area.

POLICIES

Neighborhood Commercial

Policy 4.5-1 **Preserve Existing Neighborhood Commercial Sites.** Existing neighborhood commercial sites shall not be converted to exclusive residential use unless their size and location precludes viable commercial or mixed-use development.

Policy 4.5-2 **Maintain or Redevelop Neighborhood Commercial.** Maintain, upgrade and redevelop neighborhood commercial properties to provide services that meet residents' daily needs, and provide a place where community residents can interact on a regular basis. Include walkways or very small outdoor plazas.

Policy 4.5-3 **Allow Residential Uses with Neighborhood Commercial.** Allow residential uses on neighborhood commercial sites if neighborhood-serving commercial or civic uses

(such as day care) are maintained on the ground floor. Allow townhouses, condominiums or apartments at a density of 15-20 units per net acre at a scale of up to three stories

- Policy 4.5-4 **Redevelop the Large Existing Neighborhood Commercial Sites.** Encourage the redevelopment of the two larger neighborhood commercial sites at Lake Chabot Road/Quail and Heyer/Center for mixed use development with housing above and commercial below.
- Policy 4.5-5 **Compatibility with Surrounding Residential.** Development in neighborhood commercial areas shall be designed to be compatible with the surrounding residential area and minimize impacts on adjoining residential properties, with respect to height, bulk, building massing, architectural design, building orientation, parking location, signage and other features.
- Policy 4.5-6 **Automobile Repair.** Allow small automobile repair facilities that do not include heavy repair activities such as body work or automobile painting within neighborhood commercial sites. Establish standards to ensure that such facilities do not have negative affects on surrounding residential uses.
- Policy 4.5-7 **Enforcement.** Establish and enforce requirements to ensure that neighborhood commercial sites, buildings, paved areas, and landscaping are well-maintained and upgraded over time as building or site modifications occur.

ACTIONS

- Action 4.5-1 **Zoning for Housing and Mixed Use.** In designated neighborhood commercial areas, revise zoning to allow mixed-use development that includes housing, with ground floor uses fronting on arterials or collectors restricted to neighborhood commercial and civic uses.
- Action 4.5-2 **Conditional Uses and Requirements.** Update the list of permitted and conditional uses in the neighborhood commercial zoning district, and establish criteria for approval of conditional uses. Allow community and civic uses by right subject to specific limitations and standards to ensure compatibility with residential development on the same site and in the surrounding area. Prohibit 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.

- Action 4.5-3 **Rezoning.** Per the General Plan Map, rezone the neighborhood commercial site on Seven Hills Road between Redwood and Lake Chabot to residential.
- Action 4.5-4 **Design Standards and Guidelines.** Prepare Design Standards and Guidelines for mixed use development on neighborhood commercial sites. Include provisions to address the following issues:
- Height should generally be no more than three stories.
 - Require some variety in building massing such as two-story elements, dormers, or bay windows. Allow some taller elements as focal points for a small percentage of the building footprint.
 - Require height and stepback transitions from neighborhood commercial to adjoining residential properties.
 - Provide adequate short-term parking on the site or on the street for customers.
 - Provide safe bicycle and pedestrian access and secure bicycle parking.
 - Strongly encourage or require shared driveways and joint access easements on parking lots on adjoining properties to reduce circulation conflicts and improve safety.
- Action 4.5-5 **Site Upgrades and Improvements.** Require that as part of building remodeling, site changes, or new signage, site upgrades are installed to improve the overall appearance of the property. Requirements shall be commensurate with the scale and cost of the proposed project.
- Action 4.5-6 **Auto Repair Standards and Guidelines.** Develop and implement regulations to ensure that auto service facilities within or adjacent to residential areas are well-maintained and landscaped. Limit overnight parking and towing to minimize conflicts. Expansion of operations and alterations that substantially change the exterior of existing structures shall be subject to discretionary review.
- Action 4.5-7 **Façade and Site Improvement Programs.** Develop and implement façade and landscaping maintenance and improvement programs to upgrade neighborhood retail areas.

- Action 4.5-8 **Heyer/Center Site Redevelopment.** Earmark Redevelopment funds to study how redevelopment tools can be used to promote redevelopment of the Heyer-Center site during the 20 year timeframe of the plan, which is within the Eden Redevelopment Plan area. Conduct a community workshop, including commercial and residential developers, to develop a community consensus regarding redevelopment of the vacant and underused properties at the southeast corner of Heyer Avenue and Center Streets for mixed-use development and community facilities such as a neighborhood park. The objective of the workshop should be to recommend principles, policies, and proposals to guide redevelopment.
- Action 4.5-9 **Use of Redevelopment Tools and Funds.** Evaluate the feasibility of increasing the Eden Redevelopment Plan area to include areas designated for Neighborhood Commercial use to allow use of redevelopment tools and funding. The study shall include analysis of potential for using redevelopment funds outside the area as the State redevelopment law allows in limited circumstances.

4.6 ECONOMIC DEVELOPMENT

BACKGROUND

Build on Castro Valley's central location as the gateway to the greater East Bay to promote the kind of economic development the community desires.

GOAL 4-6:

Employment opportunities for Castro Valley residents

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.

POLICIES

- Policy 4.6-1 **Attract Retail and Food Services.** Attract and retain retail and food services to satisfy resident’s demands and enhance community livability.
- Policy 4.6-2 **Business Attraction.** Attract targeted types of commercial businesses that are desired in Castro Valley and for which there is an underserved market, such as: home improvement, (get more from Redevelopment Strategic Plan study)
- Policy 4.6-3 **Support Small Local Businesses.** Retain and attract small local businesses in Castro Valley that serve resident needs and contribute to the small town local character of the downtown.
- Policy 4.6-4 **Retain Commercial Sites.** Retain sites designated for Commercial Use in the General Plan Land Use Plan in order to ensure that there is adequate land for retail, restaurants, and personal services to meet the needs of Castro Valley residents.
- Policy 4.6-5 **Retain Auto-Oriented Commercial Sites.** Maintain locations for general commercial and auto-related land uses to meet the needs of Castro Valley residents and businesses.
- Policy 4.6-6 **Home-Based Businesses.** Encourage home based businesses. They support the local economic, provide income for community residents, reduce traffic, and provide work arrangements that are family-friendly.

ACTIONS

- Action 4.6-1 **Business Attraction and Retention Program.** Establish a business attraction and retention program to bring new shops, restaurants, and services to Castro Valley, help existing businesses expand or upgrade, and help new businesses to get established.
- Action 4.6-2 **Small Local Business Programs.** Develop proactive programs to promote small, local businesses such as low-interest loans for property improvements and a Shop Castro Valley initiative.
- Action 4.6-3 **Funding Priorities.** Establish priorities for public improvements and programs that help support existing businesses and attract new ones.
- Action 4.6-4 **Community Improvement District.** Explore formation of a Community Improvement District to provide an

additional mechanism for funding physical improvements and other programs to enhance commercial areas within the community.

- Action 4.6-5 **Streamline Project Review.** Streamline project review and permit procedures for businesses – tenant improvements, small building additions, building renovations, etc. Opportunities to streamline procedures should be pursued through a review of the system with user input to help identify problem areas.
- Action 4.6-6 **Home Occupation Regulations.** Amend the zoning ordinance to allow limited employment of non-residents and other modifications subject to discretionary staff review to ensure that residential character is maintained.
- Action 4.6-7 **Zoning Code Standards and Design Guidelines.** Amend the zoning code and establish design standards and/or guidelines to ensure high quality design in new development. Establish standards for uses that may have potential negative impacts such as auto repair or check-cashing. Establish criteria in the zoning ordinance for site plan and design review. Review and establish design standards and guidelines to address the following issues:
- Building Relationship to the Street
 - Building Relationship to Public Spaces
 - Quality of Building Materials and Design Features
 - Ground Floor Design – Transparency, Quality of Materials, and Articulation
 - Building Bulk and Articulation

4.7 CENTRAL BUSINESS DISTRICT

BACKGROUND

The Central Business District is Castro Valley’s downtown, and Castro Valley Boulevard is the community’s “Main Street.” A comprehensive Specific Plan was approved in 1993 that contains land use regulations and design standards, and recommends streetscape improvements. In 2006, the Redevelopment Strategic Plan for the Central Business District was prepared that contains: (1) streetscape improvements design; (2) catalyst project recommendations; and (3)

other policy recommendations. The General Plan policies have been prepared based on a thorough review of those documents.

Additional text to be inserted

GOAL 4-7:

Enhance the Central Business District to create a pedestrian-oriented district of shops, restaurants, and services 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.

POLICIES

- Policy 4.7-1 **Walkable Town Center:** Create a central pedestrian-friendly shopping and restaurant area on a few blocks along Castro Valley Boulevard and key side streets, including Castro Village Shopping Center. Over time, add and relocate buildings, sidewalks, and parking so that the area has a pedestrian environment. Create a plaza or central green place with features to create a public gathering place that can be identified as the heart of the community.
- Policy 4.7-2 **Castro Valley Boulevard – Street Improvements.** Improve the appearance of Castro Valley Boulevard with traffic calming measures, tree planting, attractive street furniture, etc. that will contribute to the creation of a distinctive image for Castro Valley's Downtown.
- Policy 4.7-3 **Castro Valley Boulevard Appearance.** Improve the visual appearance of the private properties on Castro Valley Boulevard through façade improvements, new signs, reductions in billboards, etc.
- Policy 4.7-4 **Public Spaces.** Create a variety of attractive publicly-owned and privately-owned public spaces throughout the CBD including seating areas, landscaping, water-features, and public art.
- Policy 4.7-5 **Wider Range of Shops and Restaurants.** Attract a wider range of shops and restaurants than currently exists in Castro Valley, including apparel shops, bookstores, and table cloth restaurants.
- Policy 4.7-6 **More Cultural, Arts, and Entertainment Venues.** Attract more cultural, arts, and entertainment venues that offer quality arts and entertainment functions such as live music, theater, or comedy. Ensure that such venues do not impact

residents or adjacent businesses due to late hours, noise, etc.

- Policy 4.7-7 **Sub-districts.** Cluster Retail and Services to Create Sub-districts with a strong identity where people can easily walk from one business to the other. Cluster related businesses so they attract a greater customer base than any one business can attract on their own; for example clustering cinema with restaurants; or a grocery store with other small shops and personal services.
- Policy 4.7-8 **BART Station Joint Development.** Work with BART on joint development of the BART Station site to add housing, office and retail uses in addition to structured parking on the BART parking lots.
- Policy 4.7-9 **Housing Downtown.** Create additional housing, including apartments, condominiums, and live-work, in and within walking distance of the Central Business District. Redevelop existing mobile home parks for residential and mixed-use development, and make best efforts to include housing units affordable to existing residents of mobile home parks.
- Additional residents in downtown support downtown businesses and services, take advantage of BART and bus transit service, and reduce the demand for development in outlying areas of the community with environmental or other development constraints.
- Policy 4.7-10 **Parking.** Add public parking in strategic locations within the downtown, where there is a demonstrated parking shortage, and where it can be located within walking distance of pedestrian-oriented shopping.. Consolidate and redesign existing privately owned parking areas to improve circulation and access and augment parking.
- Policy 4.7-11 **Maintenance.** Maintain public improvements and private property in the downtown to improve its overall appearance.
- Policy 4.7-12 **Pedestrian Connections.** Create an attractive pedestrian-friendly circulation system to serve to provide attractive connections between the CBD's pedestrian core, downtown residential, the BART station, the future library, and parking areas. Design the pedestrian system to incorporate and enhance Castro Valley Creek.

ACTIONS

Capital Projects

- Action 4.7-1 **Streetscape Project.** Complete a streetscape improvement project on Castro Valley Boulevard that adds traffic calming measures, street trees, street furniture, lights, banners, billboards, medians, bulb-outs and other such features to make it a beautiful boulevard. Widen sidewalks to improve the pedestrian experience. Add bulb-outs to improve pedestrian safety and comfort at crossings and provide areas for community interaction at street corners.
- Action 4.7-2 **Catalyst Projects.** Initiate catalyst projects as called for in the Redevelopment Strategic Plan to add new commercial and mixed use buildings within the downtown that provide modern adequate-size spaces for new retail uses.
- Action 4.7-3 **Pedestrian Routes.** Improve pedestrian routes in the following locations.
- Castro Valley Boulevard to Norbridge along Castro Valley Creek – Add trail and landscaping improvements.
 - Wilbeam from Castro Valley Boulevard to the BART Station – Improve sidewalks, add lighting, add street trees.
 - Connection east-west from Anita Avenue to San Miguel Avenue – create a continuous pathway past the Adobe Center and through the park to improve access between residences and the pedestrian core of downtown.
- Action 4.7-4 **Funding Mechanisms.** Identify funding mechanisms for improvements within the Central Business District, including streetscape enhancements, public space, façade renovation, parking, etc. Explore a wide variety of options, including: Redevelopment funds, development fees, community facilities districts, public improvements bonds, and regulatory programs applicable to new development.

Programs to Improve Appearance

- Action 4.7-5 **Façade Improvement Program.** Continue and enhance the County's Façade Improvement Program and solicit participation from Castro Valley property owners, so that older building facades are renovated and the overall appearance of the CBD is improved.

Action 4.7-6 **Billboard Reduction Program.** Establish a billboard removal program including funding to pay for amortization of billboards on Castro Valley Boulevard and incentives to encourage property owners to not renew billboard leases. When developing the program, consider other techniques such as trading billboards along Castro Valley Boulevard for billboards that would be visible from Interstate 580.

Action 4.7-7 **Code Enforcement.** Establish a concentrated code enforcement program to enforce property maintenance regulations requiring property-owners to maintain properties, properly store and dispose of trash, remove graffiti, etc.

Development Regulations

Action 4.7-8 **Revised Sign Regulations and Enforcement.** Implement the provisions of the Castro Valley Central Business District Specific Plan that require modification or replacement of signs that do not conform to the Specific Plan's sign regulations.

Action 4.7-9 **Amend the CBD Specific Plan.** Revise and/or amend the 1992 CBD Specific Plan and Design Guidelines to be consistent with the General Plan and to make it easier to use.

Action 4.7-10 **Design Review Standards and Guidelines for Housing and Mixed Use.** Update the standards and guidelines in the CBD Specific Plan to provide detailed standards for future housing and mixed use development. Include provisions to address:

- Building Setbacks and Relationship to the Street
- Front Yard Landscaping and Street Landscaping to create an attractive and livable environment for residential
- Side and Rear Setbacks to provide adequate light, air, and ventilation to units
- Building Design – Articulation, Quality Materials
- Ground Floor Uses, and Privacy for any ground floor residential units
- Adequate setbacks and insulation to minimize noise
- Location of Parking

- Height and setback transitions to adjacent lower density residential

Action 4.7-11 **Design Review Standards and Guidelines for commercial projects.** Update the standards and guidelines in the CBD Specific Plan to provide additional guidance regarding building design. Require discretionary design review, and enforce existing standards and guidelines during project review.

Action 4.7-12 **Design Standards and Regulations for Older Buildings.** Amend the Specific Plan as necessary to include design standards and regulations to protect and enhance the appearance of early to mid 20th century commercial buildings that enhance the historic and small town character of the CBD. The zoning ordinance should include provisions that would encourage adaptive reuse of such structures such as reduced parking requirements.

Action 4.7-13 **Live Work.** Amend the CBD Specific Plan and zoning to establish a Land Use Category and Standards for live work, allowing incidental residential use of a commercial space in areas designated for commercial use. In the zoning standards or project review criteria, encourage live-work development to buffer more intense CBD uses from surrounding residential neighborhoods.

The residential portion of a live-work project shall be above the ground floor or in those portions of the building that do not have frontage on a commercially-zoned street. The work activities permitted in a live-work space shall be uses that are permitted in the district where the project is located and will not be detrimental to the health and safety of persons who reside on the premises.

Community Attractions and Events

Action 4.7-14 **Community Attractions and Events.** Work with the business community, civic, and service organizations to create attractions and events such as the Farmer’s Market that will highlight the role of the CBD as Castro Valley’s traditional Downtown and attract residents and visitors.

Sub-Areas of Downtown

Action 4.7-15 **Core Pedestrian Retail (Sub-Area 7).** Renovate and add new facilities to create an integrated attractive pedestrian-oriented retail area which serves as the heart of

Castro Valley. Create a Village Green, add new retail space; consolidate parking behind structures; and build a new parking structure.

Action 4.7-16 **BART Station Site (Sub-Area 8).**

Evaluate the feasibility of designating and developing the BART Station area as a Transit Village under State law.

Work with BART to achieve joint development on the BART station site that includes:

- High Density Residential North of Norbridge
- Office or Retail on the Redwood Road frontage.
- Parking structure, buses and BART circulation south of Norbridge

Ensure that the parking garage is well-designed, well-lit, and safe; and that it is not out of scale with Castro Valley.

Action 4.7-17 **Chabot Theater Entertainment District (Sub-Area 5).** Designate and promote the area around the Chabot Theater as the CBD Entertainment District with restaurants, retail uses, appropriate signage, and a consolidated parking facility behind the buildings on Castro Valley Boulevard. Seek funding available for theater restoration and enhancement.

Action 4.7-18 **San Carlos Avenue (Sub-Area 3).** Evaluate the viability of the existing light industrial/auto repair district at San Carlos and Park to determine whether to revise allowed uses to include live-work or other non-industrial uses.

Action 4.7-19 **Ground Floor Uses in the Pedestrian Core (Sub-Area 7).** Amend the CBD Specific Plan to prohibit professional and real estate offices and title companies in ground floor spaces in the pedestrian-oriented downtown retail core area bounded by Redwood Road on the east and Santa Maria Avenue on the west.

Action 4.7-20 **Auto-Oriented Commercial East of Redwood (Sub-Area 10).** Amend the CBD Specific Plan to allow auto-oriented community commercial uses with additional parking on the east side of Redwood Road near Castro Valley Boulevard.

- Action 4.7-21 **Castro Valley Boulevard: Norbridge to Lake Chabot Road (Sub-Area 2).** Preserve entertainment uses. If sites are redeveloped, new development should be for community facilities, family entertainment uses, or retail uses. Office uses could be allowed in conjunction with other uses. Prior to any redevelopment of the existing mini-golf, the County and/or the Parks District should consider the acquisition or preservation of mini-golf somewhere within the community.
- Action 4.7-22 **East Village District (Sub-Area 10).** If sites are redeveloped, build new retail with consolidated parking behind. Include housing above if economically feasible. Provide pedestrian connections to the County library.

4.8 PROFESSIONAL-MEDICAL DISTRICT

BACKGROUND

Eden Medical Center is the largest employer in Castro Valley, with over a 1000 employees. It is a sub-regional employment center that has the potential for attracting medical-related business employment including medical offices, medical support facilities, nursing homes, and other related uses. Employees of the hospital can also help support local stores and restaurants. Per State Law mandate, Eden Medical Center will be rebuilding the main hospital during the next five years to comply with State seismic safety standards.

GOAL 4-8:

Upgrade and modernize Eden Medical Center in order to provide health services and jobs for the community. Design the hospital site and surrounding sites in the Professional-Medical District to achieve the community's goals for improving the area along Lake Chabot Road, and to minimize any negative effects on surrounding residential properties.

POLICIES

- Policy 4.8-1 ***Modernize Eden Medical Center.*** Continue to modernize and upgrade Eden Medical Center so that it serves as a catalyst for health-related development around the hospital, provides jobs for Castro Valley residents, and supports local retail and restaurants.

Policy 4.8-2 ***High Quality Design.*** Create a high-quality image on the Eden Medical Center site and on surrounding properties in the district through design, landscaping, and maintenance.

Policy 4.8-3 ***Vibrant Medical District on Lake Chabot Road.*** Encourage medical office and commercial development on Lake Chabot Road that improves the area's appearance and creates a vibrant district with employment, restaurants, retail, and personal services.

Policy 4.8-4 ***Protect Surrounding Residential.*** Plan new development to minimize adverse effects on surrounding residential areas.

Policy 4.8-5 ***Medical-related uses and Local Services.*** Allow a variety of health-related professional and technical support uses, nursing homes, retail, restaurants, and services to meet the needs of employees and residents.

Policy 4.8-6 Partner with a non-profit organization or a park district or HARD to develop and program a joint-use fitness center for community and hospital use that promotes exercise and healthy lifestyles.

ACTIONS

Action 4.8-1 **Design Standards and Guidelines.** Amend specific plan standards and guidelines and establish design review procedures to ensure that development in the district, including Eden Medical Center, achieves a high quality of building design and site planning, and includes ample landscaping. Standards and guidelines must address the following issues:

- Building Height at Eden Medical Center to be located towards the middle of the site so buildings do not loom over small scale residential.
- Access points for emergency vehicles to minimize impacts on surrounding residential.
- Entrance and exit points into parking to minimize impacts on surrounding residential.
- Minimum Setbacks from Residential Properties
- Quality of Building Design – Materials, Articulation, Architectural Interest, Design Integrity
- Relationship of Buildings to surrounding streets

- Street Trees and Street Improvements to make units facing the street more livable

Action 4.8-2 **Expanded Professional-Medical District Boundary.** As shown on the General Plan Land Use Maps, expand the professional- medical district to include additional sites fronting on Stanton Avenue that are currently individual residential sites in between portions of the hospital site. Encourage residential uses on the sites fronting Stanton Avenue, particularly if targeted to hospital employees, and nursing homes, so that uses are compatible with residential uses across the street.

Action 4.8-3 **Parking Uses Prohibited.** Amend the Specific Plan to prohibit parking as a permanent use on private properties fronting on the east side of Lake Chabot Road, unless the Lake Chabot frontage includes commercial uses at the ground floor. Also, prohibit or discourage use of Lake Chabot Road properties for long term use by construction staging and construction parking. If temporary parking is permitted, require landscaping along the Lake Chabot Road frontage. Maintain on-street parking to the maximum extent feasible.

Action 4.8-4 **Appearance Improvements for Lake Chabot Road Area.** Require the installation of landscaping along property frontage and within the public right of way on Lake Chabot Road as properties are redeveloped in order to improve the appearance of Lake Chabot Road and create a distinctive and attractive identity for the Professional-Medical District.

Action 4.8-5 **Minimize Circulation Impacts on Residential** and to direct traffic away from residential areas to the north and west of the district. Minimize the impacts of ambulance noise and circulation on surrounding residential properties.

Action 4.8-6 **Minimize Circulation Impacts on Lake Chabot Road.** Encourage the development of shared driveways and parking areas to reduce the number of driveways on Lake Chabot Road and reduce the number of vehicles that have to back into the public right of way. This is necessary to prevent accidents involving cars and pedestrians, and to reduce traffic congestion on Lake Chabot Road.

4.9 COMMUNITY COMMERCIAL, GENERAL COMMERCIAL, AND COMMUNITY SERVICES AND OFFICES DISTRICTS AREAS ALONG AND SOUTH OF 580

BACKGROUND

GOAL 4-9:

Provide a wide range of goods and services to meet community needs, including auto repair, personal storage, equipment rental, lumber yards, etc. Locate those uses on sites where there is good automobile access and impacts on residential uses can be minimized.

POLICIES

- Policy 4.9-1 ***Maintain Sites for Community and Regional Commercial.*** Identify and maintain sufficient appropriately-located areas to meet the needs of residents and businesses for auto-reliant general retail and service use
- Policy 4.9-2 ***Commercial Sites along 580.*** Sites adjacent to I-580 entrances and exits with frontage on major arterials shall be retained for general commercial uses such as gasoline service station, storage, auto repair, and auto-reliant commercial uses.
- Policy 4.9-3 ***Existing Auto-Oriented Uses in Pedestrian Areas.*** Existing general commercial and auto-reliant uses located in areas that the General Plan proposes for pedestrian-oriented, neighborhood commercial, or mixed-use development must be regulated to ensure that they do not preclude redevelopment for more appropriate commercial uses consistent with the General Plan and do not serve as a deterrent to investment in property improvement and redevelopment.
- Policy 4.9-4 ***Office and Service Uses on Redwood Road.*** Allow community-serving office and low-intensity commercial and service uses along Redwood Road south of I-580 so long as they are compatible with adjacent residential uses.
- Policy 4.9-5 ***Office and Storage Uses along 580.*** Locate office and storage uses between I-580 or other arterials and adjacent residential neighborhoods, so those uses serve as a buffer between roadways and adjacent residential neighborhoods.
- Policy 4.9-6 ***East Castro Valley Boulevard.*** Strengthen East Castro Valley Boulevard as a gateway to the CBD and a regional-serving

retail area that will attract shoppers from throughout Castro Valley and other nearby areas.

Policy 4.9-7 ***Property Maintenance and Appearance.*** Maintain and improve the appearance of commercial properties so they make a positive contribution to Castro Valley’s livability and attractiveness.

Policy 4.9-8 ***Noise, Odors, Dust, and Traffic.*** Regulate general commercial and auto-reliant uses to minimize noise, odors, dust, and traffic impacts.

Policy 4.9-9 ***Personal Storage Uses.*** Prohibit any additional personal storage facilities in Castro Valley. Prohibit other general commercial and auto-reliant businesses that are incompatible with surrounding residential and retail uses.

ACTIONS

Action 4.9-1 **Community Commercial District.** Amend the zoning ordinance to establish a new community commercial zoning district or modify existing C-1 provisions for Castro Valley. The new regulations should allow those retail uses that are now permitted by right in the Neighborhood Commercial (CN) and Retail Business (C-1) districts, food service establishments, and neighborhood serving office uses that are permitted in the Administrative Office (CO) district. The ordinance should include limitations on size and operations when necessary to minimize land use conflicts. Uses that require case-by-case evaluation to ensure that they will not have adverse effects based on the establishment’s specific characteristic and the nature of surrounding uses should require a conditional use permit. Such uses include:

- Animal hospitals;
- Alcohol sales for on or off-site consumption;
- Clubhouses and 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;
- Small theaters;
- Taverns.

Uses that are primarily serve a regional or sub-regional market or that have significant secondary effects that would make community commercial districts less attractive for permitted uses should be prohibited. These include hospitals, storage facilities, hotels and motels, auto sales, freestanding advertising, adult businesses, and firearms sales.

Action 4.9-2 **General Commercial District.** Establish a general commercial district for Castro Valley to provide for community retail and services, including lumberyards, large equipment rental and repair, machine shops, commercial print shops, auto repair, auto sales and parts, gasoline service stations, and similar uses that generate automobile and truck traffic and are, therefore, not appropriate for either neighborhood commercial areas or those parts of the Central Business District designated as intense and pedestrian-oriented retail areas.

Action 4.9-3 **Community Services and Offices District.** Create a new community services and offices district in the area currently designated Administrative Office (C-O) along Redwood Road below 580. Tailor the zoning to allow small-scale retail, personal services, and community-serving office uses. Allow smaller lot sizes for neighborhood office to reduce the extent of non-conformity for properties currently in the C-O district on Redwood Road.

Action 4.9-4 **Design Standards and Guidelines.** Develop design review standards and guidelines for general commercial, community commercial, and community services and offices districts, including ministerial check list design review for smaller projects and discretionary review for larger projects and development at identified catalyst sites. Standards and/or guidelines must address the following issues:

- Parking Lot Landscaping
- Pedestrian Access from Sidewalks and Parking Areas to Store Entrances

- Location of Surface Parking
- Building Design - articulation, architectural interest, quality of materials
- Location of Entrances
- Streetscape Improvements including street trees

Action 4.9-5 **Sign Regulations.** Amend the Zoning Ordinance’s sign regulations and propose amendments to improve signage in commercial areas outside the CBD. Develop and adopt sign guidelines to augment the Ordinance’s sign standards.

Action 4.9-6 **Site and Façade Improvement Programs.** Use existing regulations and formulate additional regulations and programs that are needed to promote the improvement of commercial properties by upgrading building facades, installing landscaping, improving signage, screening outdoor storage and buffering such uses from surrounding residential and retail uses. Develop and implement façade and landscaping maintenance/improvement programs to assist owners to upgrade non-residential properties along Redwood Road, Center Street, and Grove Way. Assistance should be limited to those uses that conform to General Plan policies.

Action 4.9-7 **Rezone Light Industrial Properties.** Rezone properties on the southerly side Grove Way east of Redwood Road from Light Industrial (M-I [B-40]) to allow medium density multi-family residential or mixed-use development.

Existing commercial development is inconsistent with the General Plan; and the property has characteristics such as proximity to creeks and open space that would enhance residential development. Existing uses are allowed to remain following County ordinance provisions for nonconforming uses.

Action 4.9-8 **Rezoning- Grove Way Properties.** Rezone the church property adjacent to Trader Joe’s from Residential to Community Commercial, to ensure that the commercial character of the area near Redwood Road and Grove Way is maintained in the event that the present religious assembly use is eliminated.

Action 4.9-9 **Rezoning – Grove Way Properties.** Rezone properties to residential use on the southerly side of Grove Way east of Center Street, since residential uses already predominate

in this area and residential uses can enjoy the visual and open space benefits of the creek to the rear.

- Action 4.9-10 **Rezoning – Center Street.** Rezone the westerly side of Center Street near the Hayward city limits to residential uses, since residential uses already exist and fit in with adjacent residential development.
- Action 4.9-11 **Enforcement.** Establish an aggressive program to enforce the requirements of the County’s Health and Safety Code regarding unlawful outdoor storage, overgrown vegetation, litter, graffiti, parking violations, broken windows, and other conditions along Redwood Road, Grove Way, and Center Street.
- Action 4.9-12 **Promote Redevelopment of Opportunity Sites.** Conduct feasibility studies to identify and evaluate opportunity sites suitable for redevelopment along Redwood Road, Center Street, and Grove Way and formulate strategies to promote their redevelopment.
- Action 4.9-13 **Redwood Road and Grove Way – Parking and Street Design.** Redesign Redwood Road to provide additional on-street parking, replace include more extensive and taller landscaping in the medians, and add street trees on both sides of the street. Also identify areas on Grove Way where additional on-street parking can be added to support commercial uses.
- Action 4.9-14 **Landscaping Improvements to Existing Sites.** Require street and parking lot landscaping as a condition of approval for new construction, alterations, or changes of use that are subject to discretionary review.