

From: [IPA, Inc.](#)
To: [Drumm, Kristin](#); [Lai, Thomas](#)
Subject: Land Use Policy C-PK-3 Questions & Suggestions on Combined Districts
Date: Friday, April 15, 2016 1:45:40 PM

Hi Kristin,

Thank you for your notice and follow up regarding Coastal Land Use Policy C-PK-3. As I understand the new rules they would apply in the "village commercial core area", as mapped in Tomales, to encourage visitor serving businesses. I think some of the confusion I hear from my neighbors has to do with the combined districts and C-VCR properties outside of the proposed village core. For example, the owners of the properties zoned C-VCR-B2 have asked me from a land use, zoning and development stand point if C-VCR commercial zoning standards apply first and foremost (setbacks, height, use etc) if a building is in a combined District but used for commercial purposes only. They want to know if the combined B-2 district standards only apply when a property owner wants to use property for mixed residential/commercial or residential use only.

When I look at the Interim Title 22I - Section 22.57.1221 (1) Principle Permitted Uses allow residential use only if LCP policy findings are made. The question I hear is in the combined districts C-VCR-B2 are C-VCR the principle permitted uses (ie. 22.57.1221 (2) 200I) encouraged for property outside the proposed village core ? If the answer is yes, do the B-District regulation standards (22.57.201) apply to commercial land uses only or are the B District standards applied only when there is mixed commercial/residential use ? The current regulations are confusing and this is an important question for owners of property zoned C-VCR - B2 who's property lies outside the proposed village core. On the face of it the interim code seems to apply B-2 zoning standards in the combined C-VCR-B2 zone even if the land use is only commercial without any residential use (Section 22.57.2001 -) yet a footnote #2 (page 2) Notes: "Commercial uses in C-VCR districts have no side and rear setbacks required. (This note seems to encourage lesser setback standards for "commercial uses" than should apply for mixed use in the combined B District.)

Yet the issue here is if in the combined C-VCR -B district the code requires compliance with B District standards when "commercial use" is the only

land use the code would undermine the apparent goal of C-PK-3 Land Use Policy which, as I understand it, is to give priority to commercial business uses in the village area zoned C-VCR.

Accordingly, the village core rules seem fair to preserve visitor serving commercial use in the village core. However, to promote commercial use in the greater C-VCR zone, outside of the identified village core, where Districts are combined (ie C-VCR-B-2), the policy should clarify that the commercial building standards apply to commercial uses in the C-VCR and combined B Districts except where a mixed use is planned. The IP should make it clear that the combined District standards only apply in the C-VCR zone if the land use is a mixed commercial and residential. Applying the combined B-District standards to C-VCR zone where no residential use is planned can actually discourage property owners from establishing resident serving commercial business on C-VCR properties with combined Districts located outside of the village core.

Finally, what I think is needed is to make sure the rules encourage commercial use first and foremost in the C-VCR village core. Additionally C-PK-3 should also encourage commercial uses in the C-VCR combined districts by applying the same building standards where commercial uses are planned and only apply combined district standards when there is a planned commercial/residential mixed use. There is an opportunity to clear up the confusions about the interim rules and encourage resident serving commercial uses outside the village core in the C-VCR combined zone districts. By clarifying the application of the building standards supporting commercial use in combined Districts and applying different standards for mixed commercial residential use, ie.in the B District, the policy and regulations will also encourage resident serving commercial business in addition to ensuring non-resident visitor serving business are established in the village core.

Thank you for all your excellent work on this matter. I'm interested in your thoughts on the above please do not hesitate to call or email any questions or comments you have regarding this email.

Sincerely,

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