

WE HEARD YOU...

One of the City's strategic priorities is to create and sustain a strong local economy. One of the key initiatives in this area has been the revitalization of the Shadelands Business Park. Several strides have been made over the past two years to implement this initiative: forming a Property Based Business Improvement District (PBID), and amending the Business Park zoning district. Since its inception in August 2014, the PBID has adopted a management plan and funding to accomplish goals centered on transportation, marketing, and public safety. Accomplishments over the past year include:

- ◆ Funding a free shuttle to BART – Route 7
- ◆ Creation of a Shadelands website (www.shadelands.org)
- ◆ Installation of a police field office

As noted, the other important initiative is allowing greater zoning flexibility. On March 1, 2016, City Council adopted zoning amendments that emphasize and recognize:

- ◆ Importance of maintaining a cohesive business park environment, but avoiding a piecemeal approach to amending the regulations that reflects disparate property owner interests
- ◆ Opportunity to create incentives for the types of development that the community desires, while ensuring the new development remains compatible with adjacent residential neighborhoods
- ◆ Identifying a unifying, long-range vision for the Shadelands Business Park's future that provides opportunities to plan for groupings of compatible uses into districts within Shadelands with careful attention paid to traffic issues
- ◆ Importance of allowing employment generating uses in Shadelands to flourish, while also re-imagining the business park for new and future technologies and a younger workforce
- ◆ The importance of understanding the real estate market for land in Shadelands, such as the saturation point for medical office and the types of hotels or Skilled Nursing Facilities that might be attracted to the Shadelands location

KNOW YOUR SURROUNDINGS...

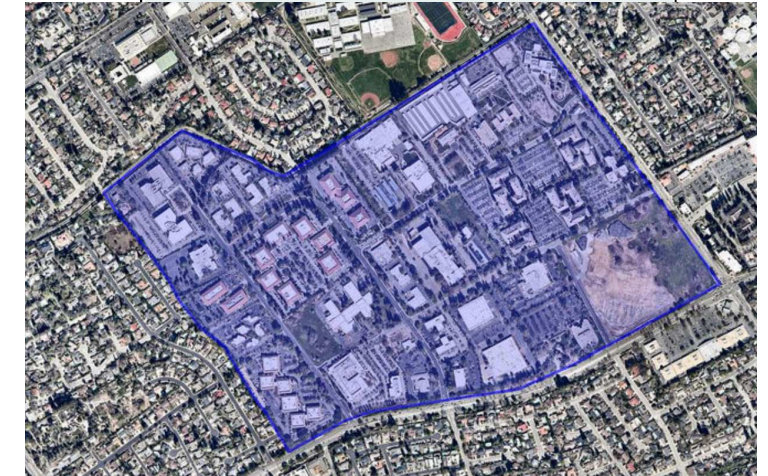
It is important to be aware of the applicable development rules and processes in Walnut Creek, as an understanding of these regulations, as well as community values and goals, will make for a more positive experience for you and your clients.

Familiarity with the major development issues in the City, the political climate, and the kinds of projects encouraged can help business owners and developers identify and respond to issues that are most important to the Walnut Creek community.

There are many ways to stay informed and up to date on important matters relating to the Shadelands and other areas of Walnut Creek.

- ◆ Sign up for the City's new *e-Notifications* through our website (www.walnut-creek.org) or follow us on social media
- ◆ Review *General Plan 2025* for a better understanding of community values and related land use issues (a copy is available on the City's website)
- ◆ Become familiar with the Zoning Ordinance (available online <http://www.codepublishing.com/CA/WalnutCreek>)
- ◆ Contact the Duty Planner Mon-Thu, 8am to 5pm at City Hall: (925) 256-3558 or dutyplanner@walnut-creek.org

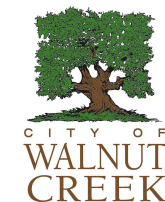
Shadelands Business Park



Zoning Updates 2016

City of Walnut Creek
Community & Economic
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SHADELANDS BUSINESS PARK...ZONING CHANGES

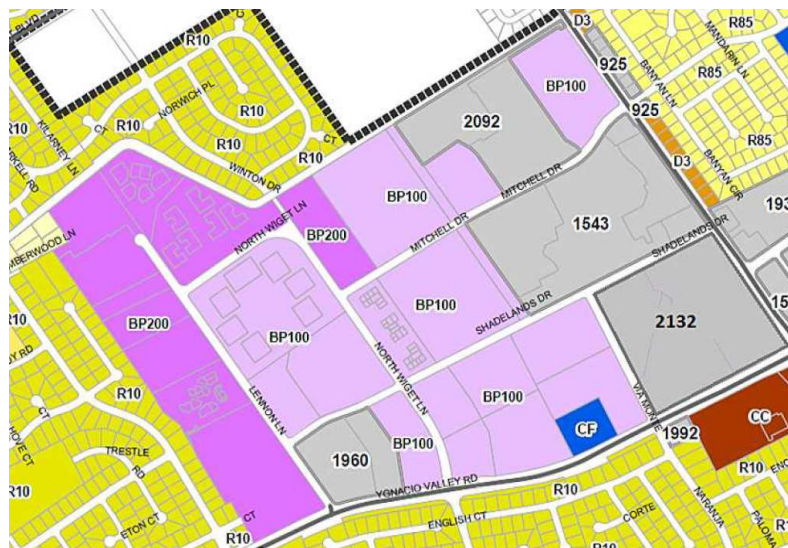
Hotels are now permitted (rather than prohibited) upon the approval of a Conditional Use Permit (CUP) by the Planning Commission.

Skilled Nursing Facilities with a typical stay of 30 days or less, but no more than 100 days, are now permitted (rather than prohibited) upon approval of a CUP.

Nurseries remain prohibited under the new Business Park zoning district regulations, as they are considered a retail use. However, **Horticultural Uses**, which includes the growing of plants, trees, etc., as well as indoor cultivation of edible plants, is now a permitted use (which allows wholesale and some limited retail sales).

Schools, Public or Private, are now permitted (rather than prohibited) upon the approval of a CUP.

Artists' Studios are permitted only if conducted entirely within a building. If the use includes outdoor use then it is permitted upon approval of a CUP.



Eating and Drinking Establishments, Health Clubs, Banks, Personal Improvement Services and Personal Services are now permitted uses, unless within and completely occupying a freestanding building, in which case approval of a CUP is required.

Retail uses that are accessory to the primary use are now permitted, unless within and completely occupying a freestanding building. In that case, approval of a CUP is required, and a finding that the retail use is accessory to the primary use must be made.

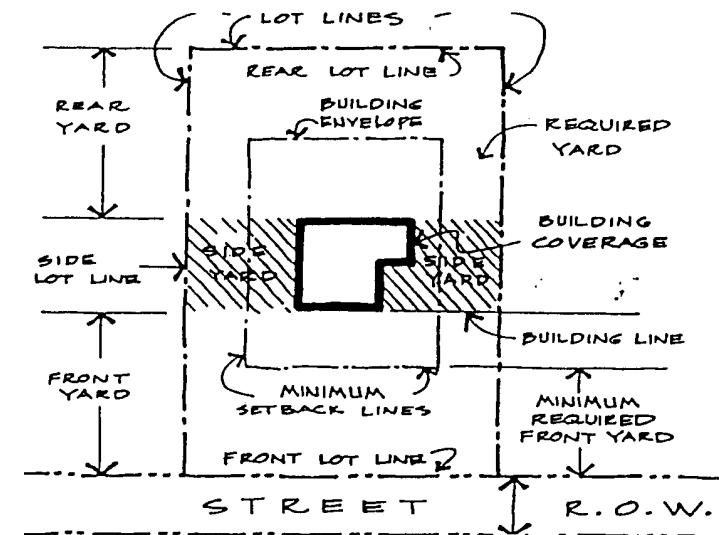
Craft Wineries (and other forms of alcohol production) are now a subset of the Custom Manufacturing use. There are some limitations to the location (entirely within a building) and volume of small-scale production (e.g., max 15,000 barrels of beer/cider per year; max 10,000 cases of wine/distilled spirits/mead annually).

Limited Industry uses are now permitted with no restrictions on floor area devoted to manufacturing uses, provided they are accessory to the Business and Professional Offices or Commercial Research and Development Services uses. If manufacturing is the primary function, the use requires approval a CUP.

SHADELANDS BUSINESS PARK...DEVELOPMENT REGULATIONS

Setbacks. Development regulation D(4) now allows the Design Review Commission to reduce or waive setbacks, as follows: "The Design Review Commission may reduce or waive the additional building setbacks required for buildings *over 20 feet in height* upon finding that the additional setback is: a) not needed to maintain the overall campus atmosphere of the business park; and b) that the proposed building architecture has adequate material and building wall articulation to avoid

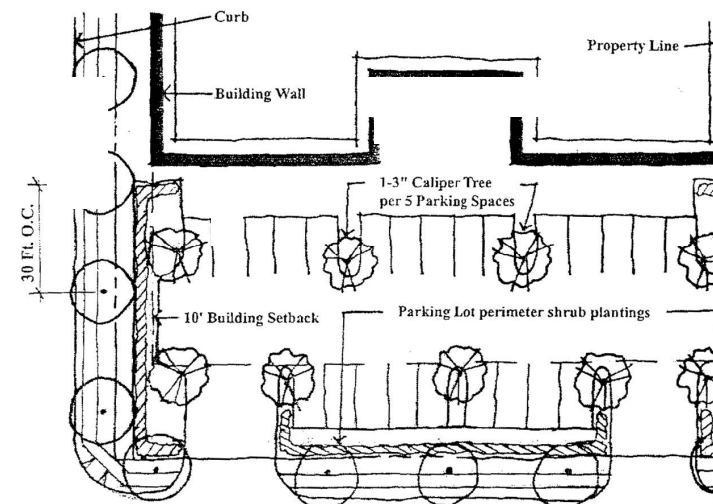
the appearance of a large, monolithic structure."



This drawing is illustrative only

Surface Parking Lots in Required Yards. Development Regulation D (7) now allows the Design Review Commission to permit surface parking lots to encroach within any yard abutting either Oak Grove Road (to within 25 feet of Oak Grove Road) or Ygnacio Valley Road (to within 35 feet of YVR).

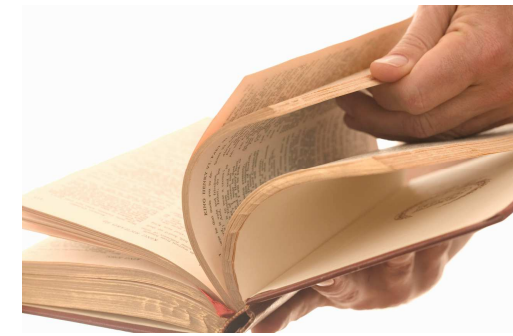
This modified development regulation does not permit encroachment upon any interior street setbacks within the Shadelands Business Park.



This drawing is illustrative only

MUNICIPAL CODE...USE CLASSIFICATIONS

Changes to the Use Classifications section of the zoning ordinance include additional examples of uses that would be considered under each of the following use classifications:



Custom Manufacturing - "custom apparel and costumes", "wood-working", and "metalsmithing".

Offices, Medical - "registered dietician/nutritionist, or similar licensed medical professional", and "facilities, such as medical clinics, that provide medical, surgical, or psychiatric medical services to sick or injured persons, on an outpatient basis".

Research and Development Services - "product design", "technological and agricultural research (including but not limited to computer software and hardware development, data analysis, design of medical devices, and design of apparel and other consumer products)".

Research Development Industry - "clean-tech, clean energy products, electric vehicles, software development, apparel design, medical devices, and consumer products".