Business Impact Estimate

Meeting Date: 11/04/2026 - BCC Comprehensive Plan Public Hearing

Proposed Ordinance Title/Reference:

THE FUTURE LAND USE ELEMENT AND MAP SERIES (TO REVISE THE COMPREHENSIVE PLAN FOR URBAN REDEVELOPMENT AREA TEXT AMENDMENT, MODIFYING EXISTING POLICY LANGUAGE RELATIVE TO THE WORKFORCE HOUSING PROGRAM RANGES, THE GREEN BUILDING STANDARDS TO ALLOW FOR OTHER BUILDING CERTIFICATIONS, AND TO CLARIFY THE MAXIMUM NUMBER OF STORIES FOR THE URBAN CENTER AND URBAN INFILL TRANSECTS (FUTURE LAND USE DESIGNATIONS); THE URBAN REDEVELOPMENT AREA REGULATING PLANS MAPS, LU 9.1 AND LU 9.2 TO ALIGN WITH THE POLICY MODIFICATIONS IN THE FUTURE LAND USE ELEMENT);

Summary of Proposed Ordinance and Statement of Public Purpose to be Served:

This County Initiated amendment would revise existing policies in the Comprehensive Plan's Future Land Use Element's (FLUE) Sub-Objective 1.2.2 The Urban Redevelopment Area and corresponding maps in the Map Series of the Plan. The proposal consists of changes to modify policies for clarity and incorporate changes in practice since the policies were originally adopted. FLUE Policy 1.2.2-b revisions address the affordability ranges referenced in the policy clarifying the obligation to provide 15% of all new units as workforce housing; and to make minor corrections to the number of stories allowed in the Urban Infill (UI) future land use designation in conjunction with Policy 1.2.2-f Green Buildings. The revisions to FLUE Policy 1.2.2-f include expansion of the "green building" programs allowed, which have not been modified since 2008; and to clarify the number of stories allowed within the Urban Center and Urban Infill future land use designations, consistent with those found in Policy 1.2.2-b. Also, the Map Series Maps LU 9.1 Urban Redevelopment Area Regulating Plan and LU 9.2 Urban Redevelopment Area Regulating Plan II are proposed to be modified to ensure internal consistency within the Plan, and address the descriptions of the UC and UI future land use designations, consistent with FLUE Policy 1.2.2-b.

Estimate of Direct Economic Impact on Private/For Profit Businesses:

a. Estimate of Direct Business Compliance Costs: There are no business compliance costs associated with this text amendment.
b. New Charges/Fees on Businesses Impacted: There are no new charges or fees on businesses as a result of this amendment.
c. Estimate of Regulatory Costs: This amendment will not impose any new regulatory fees.

Good Faith Estimate of Number of Businesses Likely Impacted:

No businesses are expected to be impacted by this amendment.

Any Additional Information:

None.