



Summary of Regulatory Approach/Options

Solution	Possible Benefits	Possible Challenges	Key Considerations
Overlay Zone	<ul style="list-style-type: none">• Can establish tailored regulations to address a cluster of existing sites.• Specific requirements and attributes can apply in different districts.• Can establish a process for ministerial or discretionary permits or allow cultivation as permitted use.	<ul style="list-style-type: none">• Generally better suited for permanent entitlement since revoking or amending an Overlay District can be politically challenging.• Could create difficult in implementations if regulations and hierarchy are not clear to staff implementing.	<ul style="list-style-type: none">• Determine if the overlay zone would allow existing sites to continue or if new cultivation sites could be established.• Specific criteria needs to be met to avoid substantial CEQA review.
Enterprise Zone	<ul style="list-style-type: none">• Can be implemented as an incentive program to attract businesses to impacted areas.• Would include taxation provisions.	<ul style="list-style-type: none">• Requires state approval.• Could require vote or property owner authorization.• Time and funds.	<ul style="list-style-type: none">• An incentive tool for impoverished and/or impacted areas as tax concessions are offered to encourage business investment and provide jobs for the residents.
Exceptions	<ul style="list-style-type: none">• Exceptions approach works where uses are allowed, but site does not meet standards.• Exception process could be discretionary or ministerial.	<ul style="list-style-type: none">• Exceptions could require a use accommodation such as Zoning Overlay or modification of allowed uses for base zoning districts.• Many applicant may automatically request this for a use that may be undesirable.	<ul style="list-style-type: none">• Exceptions process could function similar to a variance, but with tailored findings.• Must provide clear understanding
Use Permits	<ul style="list-style-type: none">• Well suited to addressing individual properties.• Allows ability to revoke an individual permit if violations occur.• Relatively easy to “sunset”• Can be discretionary or ministerial - ministerial/staff approval can expedite review.	<ul style="list-style-type: none">• Substantial review effort – cost and staff time.• Requires approval of individual permits.• Notification can lead to public opposition for compliant projects, creating conflict for the decision makers.	<ul style="list-style-type: none">• Conditions of approval should be tailored as to not conflict with the existing development standards or be confusing for staff to implement prior to issuance of licenses and permits.• Possible consideration of standard conditions of approval to expedite reviews.