



# **Title 130 Zoning Ordinance Major Amendments**

**Project File No. OR 17-0002**



**PLANNING COMMISSION**

**7/09/2020**

**Planning and Building Department,  
Planning Services**



# Presentation Overview

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- **Purpose of Today's Hearing**
- **Background**
- **Project Summary**
- **Overview of Exhibits**
- **Proposed Amendments**
- **Staff Recommendation**



# Purpose of Today's Hearing

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- **Provide the public and Planning Commission opportunity to comment on proposed amendments to the Zoning Ordinance, and**
- **For the Planning Commission to provide staff with recommendation to forward to the Board of Supervisors for consideration**



# Background

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- **December 15, 2015** – Board adopted comprehensive Zoning Ordinance Update
- **September 12, 2017** – Board adopted Resolutions of Intention
  - ROI 139-2017 - Minor Amendments (Exhibit J)
  - ROI 140-2017 - Major Amendments (Exhibit I)
- **January 24, 2019** – Planning Commission Public Workshop
- **April 10, 2019** – Agricultural Commission Public Workshop
- **July 11, 2019** – PC GPA19-0001/Z19-0003 Rezone (25 Parcels)
- **August 6, 2019** – BOS adopted GPA & Rezone (Ord. 5106)



# Project Summary

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- 1. Expand allowable commercial and/or industrial zones for uses including: distillery, professional and medical office, full service winery facility, vehicle sales and rentals, self-storage (mini storage), drive-through facilities, and mobile services**
- 2. Expand allowable agricultural zones for the following agricultural land uses: ranch marketing uses for agricultural grazing lands and full service winery facilities**
- 3. New or expanded uses by Conditional Use Permit including drive-through facilities with improvement standards and full-service wineries outside of General Plan Agricultural Districts**
- 4. Modifications to planning permit processing, public noticing requirements and procedures, and repeating uses for temporary use permits**
- 5. Minor text corrections and modifications for consistency with state law; and**
- 6. Modifications to eleven (11) definitions in the Glossary**



# Overview of Exhibits

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- **Exhibit A – Draft CEQA Addendum**
- **Exhibit B – Draft Title 130 Ordinance**
- **Exhibit C – Draft Title 120 Ordinance**
- **Exhibit D – Summary Table (Title 130)**
- **Exhibit E – Draft Title 130 (Track Changes)**



# Proposed Amendments

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- **New Drive-Through Facilities Regulations**
- **Agricultural-Related Amendments**
  - Expansion of ranch marketing uses on agricultural land
  - Expansion of Wineries: Full Service Facilities
  - Add two new subcategories for Distillery (Use Type)
    - Craft and Large Commercial
- **Expand Public Notice Requirements**
  - New Public Notice Tables for Admin. and Discretionary Projects
  - Public Outreach Plan
- **Modifications to 11 definitions in the Glossary**



# Added Amendments Title 120

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- **Revisions to the Public Notice Requirements**
  - Tentative Maps

5 to 299 lots	1,000 feet
300 to 999 lots	½ mile
1,000 lots or more	1 mile

- Parcel Maps (1 to 4 lots): 1,000 feet





# Review Ordinance Track Changes

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- **Exhibit C – Title 120 (Subdivisions)**
- **Exhibit E – Title 130 (Zoning)**



# Staff Recommendation

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**Planning Commission forward recommendation to the Board of Supervisors:**

- 1. Approve CEQA Addendum to TGPA-ZOU Project EIR consistent with Sections 15162 and 15164 of CEQA Guidelines (Exhibit A);**
- 2. Approve the proposed major amendments to the Zoning Ordinance, incorporating additional changes recommended by the Planning Commission on July 9, 2020, and adopt an Ordinance for Title 130 Zoning Ordinance Major Amendments of the El Dorado County Ordinance Code (Exhibit B) as presented by staff; and**
- 3. Approve the proposed amendments to Title 120 of the El Dorado County Ordinance Code (Exhibit C) as presented by staff.**



# Next Steps

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- **Forward Planning Commission's recommendation to the Board**
- **Board Hearing August 25, 2020**
- **If approved, the Ordinances become effective 30 days after adoption.**



# Questions?

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## **EL DORADO COUNTY ZONING ORDINANCE**

### **TITLE 130 EL DORADO COUNTY CODE**



# Staff Recommendation

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- 3. Approve the proposed amendments to Title 120 of the El Dorado County Ordinance Code (Exhibit C) as presented by staff.**