



Title 130 Zoning Ordinance Major Amendments

Project File No. OR 17-0002



BOARD OF SUPERVISORS

8/25/2020

Planning and Building Department

Planning Services



Presentation Overview

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- **Purpose of Today's Hearing**
- **Background**
- **Project Summary**
- **Staff Recommendation**
- **Planning Commission Recommendations 7/9/20**
- **Public Comments Received**
- **Open Public Comment and Board Discussion**



Purpose of Today's Hearing

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- **Provide the public and Board an opportunity to comment on the proposed amendments to Title 130 (Zoning Ordinance) and Title 120 (Subdivision Ordinance)**
- **For the Board to consider both the Planning Commission and staff recommendations, and public comments**
- **Take action on staff's recommendations**



Background

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- **9/12/17** – Board adopted two Resolutions of Intention
 - ROI 139-2017 - Minor Amendments to Title 130
 - ROI 140-2017 - Major Amendments to Title 130
- **8/14/18** - Board adopted the Minor Amendments
- **1/24/19** – Planning Commission public workshop
- **4/10/19** – Agricultural Commission public workshop
- **7/11/19** – PC GPA19-0001/Z19-0003 Rezone (25 Parcels)
- **8/6/19** – Board adopted Ord. 5106 (GPA & Rezone)
- **7/9/20** – Planning Commission Hearing (Major Amendments)



Project Summary

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1. Expand the allowable uses within the commercial and/or industrial zones to include: 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 the allowable uses within the agricultural zones to include: 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 improved development 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

See Attachment C – CEQA Addendum, page 2



Staff Recommendation

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- 1. Approve CEQA Addendum to TGPA-ZOU Project EIR consistent with Sections 15162 and 15164 of CEQA Guidelines (Attachment C); and**
- 2. Consider recommended additional modifications to Title 130 (Zoning) and Title 120 (Subdivisions) of the El Dorado County Ordinance Code from the Planning Commission during the PC hearing on 07/9/20; and**
- 3. Adopt an Ordinance for Title 130 (Zoning) Amendments, incorporating additional modifications proposed by the Planning Commission and recommended by the Board (Attachment D); and**
- 4. Adopt an Ordinance for Title 120 (Subdivisions) Amendments, incorporating additional modifications proposed by the Planning Commission and recommended by the Board (Attachment E).**



Planning Commission Recommendations 7/9/20

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- **Approved staff's recommended action with additional 26 modifications for the Board's consideration (5-0 Vote)**
- **19 out of the 26 modifications were minor text edits that staff incorporated into the proposed ordinances (Attachments D and E to Legistar 20-1037)**
- **Staff recommends the Board approve 5 remaining modifications as originally written and approve 2 that staff recommends removing entirely**



Planning Commission

Recommendations 7/09/20 (*cont.*)

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- 2. Table 130.35.030.1 - Schedule of Off-Street Vehicle Parking Requirements, Restaurant and Brewpub: Parking Spaces Requirements**
- 4. Subsection 130.40.140.D.1: Drive-Through Lanes, Subsection c and d**
- 7. Subsection 130.51.050.B: Public Notice Requirements & Procedures**
- 8. Subsection 130.51.050.C : Public Notice Requirements & Procedures**
- 13. Subsection 120.24.085.B: Public Notice Requirements & Procedures**
- 14. Section 120.24.085.C: Notice Requirements & Procedures**
- 18. Table 120.24.085.1: Tentative Map Notice Requirements & Procedures**



Public Comments Received

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- **2 members of the public spoke at the Planning Commission Hearing on 7/9/20**
- **One written comment was submitted by email to the Clerk of the Board on 8/5/20 and is attached to the Legistar File (20-1037)**
- **Additional comments received after the posting of the Board agenda will be addressed at the Board hearing on 8/25/20**



Next Steps

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- **Open Public Comment**
- **Close Public Comment & Hearing**
- **Board Discussion and Questions**
- **Staff Recommendation**
- **Motion and Decision by the Board**
- **If approved, the Ordinances become effective 30 days after adoption**



Staff Recommendation

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