

## Staff Memo - Exhibit A

### SUMMARY OF PROPOSED TITLE 130 ZONING ORDINANCE MAJOR AMENDMENTS

*Presented to the Planning Commission – January 24, 2019*

LAND USE			
No.	Land Use Type	Proposed Change	Current Zoning Ordinance
1	<b>Distillery</b>	<ul style="list-style-type: none"> <li>• Allow by right in CG, CR, and CRU zones</li> <li>• Allow by CUP in CC, CL, CM, and CPU zones</li> </ul>	<ul style="list-style-type: none"> <li>• Allowed by right in IL zone</li> <li>• Allowed by CUP in IH and R&amp;D zones</li> </ul>
2	<b>Professional and Medical Offices</b>	<ul style="list-style-type: none"> <li>• Allow by right in CG zone</li> </ul>	<ul style="list-style-type: none"> <li>• Allowed by right in zones: CC, CL, CM, CPO, and CRU</li> <li>• Allowed by CUP in CR zone</li> </ul>
3	<b>Winery: Full Service Facilities</b>	<ul style="list-style-type: none"> <li>• Allow by right in CG zone</li> </ul>	<ul style="list-style-type: none"> <li>• Allowed by CUP in CM zone</li> </ul>
4	<b>Vehicle Sales and Rentals</b>	<ul style="list-style-type: none"> <li>• Allow the use by right in IL zone</li> <li>• Allow by CUP in IH and TC zones</li> </ul>	<ul style="list-style-type: none"> <li>• Not permitted in industrial zones</li> <li>• Allowed by right in CG zone and by CUP in CC, CR, and CRU zones</li> </ul>
5	<b>Self Storage or Mini-Storage</b>	<ul style="list-style-type: none"> <li>• Allow by right in IL and IH zones</li> <li>• Allow by CUP in the R&amp;D zone</li> </ul>	<ul style="list-style-type: none"> <li>• Not allowed in industrial zones</li> <li>• Allowed by right in CR zone and allowed by CUP in CM and CRU zones.</li> </ul>

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<b>6</b>	<b>Drive Through Facilities for food and/or beverage uses</b>	<ul style="list-style-type: none"> <li>• Create new land use type for drive through facilities with food and/or beverage uses</li> <li>• Staff received a letter of concern (Exhibit B)</li> <li>• Allow by CUP in zones: CC, CG, CL, CM, CPO, CR, CRU, IL, and R&amp;D</li> <li>• Relocate existing standards from the Community Design Standards: Parking and Loading Section into the Zoning Ordinance (Exhibit C)</li> <li>• Revise and create additional standards including: pedestrian safety; landscaping and screening; clarification regarding minimizing impacts such as light glare on neighboring properties; clear setback requirements when adjacent to residential properties; noise provisions; improved design requirements of drive through lanes; and stacking requirements</li> </ul>	<ul style="list-style-type: none"> <li>• All types of drive through facilities are regulated through the standards located in the Community Design Standards: Parking and Loading Section (Exhibit C)</li> <li>• Are considered allowed in zones that permit restaurants</li> </ul>
<b>7</b>	<b>Drive Through Facilities for pharmacies, retail, and financial institutions</b>	<ul style="list-style-type: none"> <li>• Allow by right in zones: CC, CG, CL, CM, CPO, CR, CRU, IL, and R&amp;D</li> <li>• Utilize same development standards as noted for drive through facilities for food and/or beverage uses</li> </ul>	<ul style="list-style-type: none"> <li>• Does not distinguish between food and nonfood drive through uses</li> </ul>
<b>8</b>	<b>Aviaries (Bird Keeping)</b>	<ul style="list-style-type: none"> <li>• Allow by CUP in R1A, R2A, R3A, and RE zones</li> <li>• Add development standards including but not limited to the following: setback requirements and square footage allowances due to the concern for potential noise and/or odor related issues</li> </ul>	<ul style="list-style-type: none"> <li>• Does not allow aviaries</li> </ul>
<b>9</b>	<b>Mobile Services</b>	<ul style="list-style-type: none"> <li>• Exempt mobile services from planning permit requirements</li> </ul>	<ul style="list-style-type: none"> <li>• Does not clarify how to proceed with this type of activity; and such uses are not directly associated with a particular parcel.</li> </ul>

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<b>AGRICULTURAL RELATED LAND USES</b>			
<b>No.</b>	<b>Land Use</b>	<b>Proposed Change</b>	<b>Current Zoning Ordinance</b>
<b>10</b>	<b>Ranch Marketing Uses for Agricultural Grazing Lands – Large Animal</b>	<ul style="list-style-type: none"> <li>Expand and allow for ranch marketing uses in all applicable agricultural zoned lands including LA and PA zones</li> </ul>	<ul style="list-style-type: none"> <li>Only allows these uses in the AG zone</li> </ul>
<b>11</b>	<b>Wineries Allowed Uses</b>	<ul style="list-style-type: none"> <li>Allow full service winery facilities by right for properties in the LA zone, greater than 10 acres in size and within Ag districts</li> <li>Allow full service winery facilities by CUP for properties zoned LA when outside of Ag districts</li> </ul>	<ul style="list-style-type: none"> <li>Allows full service winery facilities in the LA zone for properties greater than 10 acres by CUP</li> </ul>

<b>PLANNING PERMIT PROCESSING   PUBLIC NOTICING</b>			
<b>No.</b>	<b>Procedure or Permit</b>	<b>Proposed Change</b>	<b>Current Zoning Ordinance</b>
<b>12</b>	<b>General Review Procedures</b>	<ul style="list-style-type: none"> <li>Create general review procedures for Board, Planning Commission, Zoning Administrator, and Director-level including public noticing requirements based upon the level of required public hearing</li> </ul>	<ul style="list-style-type: none"> <li>Does not provide specific public notice review procedures based upon the level of public hearing</li> </ul>
<b>13</b>	<b>Public Notice Requirements and Procedures</b>	<ul style="list-style-type: none"> <li>Expansion of a public outreach plan and increased public notification as discussed in the staff report below</li> </ul>	<ul style="list-style-type: none"> <li>Limited requirements for public outreach and public notification</li> </ul>

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<b>No.</b>	<b>Procedure or Permit</b>	<b>Proposed Change</b>	<b>Current Zoning Ordinance</b>
<b>14</b>	<b>Home Occupations Limitations</b>	<ul style="list-style-type: none"><li>• Delete “Personal Services” limitation so that they are an allowed home occupation</li></ul>	<ul style="list-style-type: none"><li>• Does not permit “personal services” as an allowed home occupation but was previously permitted by right in the 2015 Zoning Ordinance</li></ul>
<b>15</b>	<b>Child Care Facilities</b>	<ul style="list-style-type: none"><li>• Delete the notification process for Large Family Day Care Homes unless public hearing is requested</li></ul>	<ul style="list-style-type: none"><li>• Inconsistent with CA Health &amp; Safety Code</li></ul>
<b>16</b>	<b>Temporary Use Permit</b>	<ul style="list-style-type: none"><li>• Add a provision that would give the Planning and Building Department Director the flexibility to regulate long-term management of a specific site with repeating uses through a TUP</li></ul>	<ul style="list-style-type: none"><li>• Requires a CUP for each instance</li></ul>

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<b>PARCEL SPECIFIC REZONES</b>			
<b>No.</b>	<b>General Location</b>	<b>Assessor Parcel Numbers</b>	<b>Discussion Points</b>
<b>17</b>	<b>Somerset Area</b>	046-370-42	<ul style="list-style-type: none"> <li>Proposed rezone from RF-L to RE-10 (Exhibit D)</li> </ul>
<b>18</b>	<b>Greenwood Area</b>	074-100-29; 074-100-41; 074-100-46; 074-100-50	<ul style="list-style-type: none"> <li>Proposed rezones from CL to CC (Exhibit E)</li> </ul>
<b>19</b>	<b>Meeks Bay Area</b>	016-261-01, 016-261-07; 016-261-11; 016-261-12; 016-261-13; 016-261-14; 016-410-01; 016-410-03; 016-410-10; 016-410-07; 016-410-09; 016-410-10	<ul style="list-style-type: none"> <li>Proposed rezones from CC to R1 (Exhibit F)</li> <li>County staff has coordinated with the Tahoe Regional Planning Agency (TRPA) (Exhibit G)</li> </ul>
<b>20</b>	<b>Mt. Aukum Area</b>	095-160-15	<ul style="list-style-type: none"> <li>Proposed rezone from LA-10 to PA-10 (Exhibit H)</li> <li>Property owner requested parcel rezone (Exhibit I) and staff recommends adding the rezone based upon previous County commitments and consistency with General Plan policies</li> <li>2012 Zoning Mapping Criteria, including agricultural zone “opt-in” requests adopted by the Board of Supervisors May 25, 2012 (Exhibit J)</li> </ul>
<b>21</b>	<b>Garden Valley Area</b>	060-401-32	<ul style="list-style-type: none"> <li>Proposed rezone from CL to CG (Exhibit K)</li> <li>This rezone would create a “spot” zone; and an inconsistency with the surrounding zoning</li> </ul>

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***Staff recommends the following parcel specific rezones be removed from the project for further consideration. Each requires a General Plan Amendment and environmental analysis.***

No.	General Location	Assessor Parcel Numbers	Discussion Points
22	North Placerville Area	050-010-34; 050-010-35; 050-010-37; 050-010-38	<ul style="list-style-type: none"> <li>• Proposed rezone from OS to RE-10 (Exhibit L)</li> <li>• This rezone is inconsistent with the General Plan land use designation of OS</li> </ul>
23	Texas Hill Reservoir	051-420-09; 051-420-21; 051-420-23; 051-420-35; 051-450-30; 051-450-31; 051-481-08; 051-481-21; 051-481-77; 051-481-78	<ul style="list-style-type: none"> <li>• Proposed rezone from RFL to RE-5 (Exhibit L)</li> <li>• This rezone is inconsistent with the General Plan land designation of OS</li> </ul>
24	Pilot Hill	104-250-10	<ul style="list-style-type: none"> <li>• Proposed rezone from RM to CC (Exhibit M)</li> <li>• This rezone is inconsistent with the General Plan land use designation of MRF</li> </ul>

***Staff recommends the following land use items be removed from the project for further consideration.***

No.	Land Use Type	Proposed Change	Discussion Points
25	Residential Uses	Allow residential uses in the RFL, RFH, TC, and OS zones	<ul style="list-style-type: none"> <li>• Currently, General Plan policies do not encourage residential uses in properties designated as Open Space</li> <li>• The proposal would create an inconsistency between zoning and the General Plan land use designation</li> <li>• The proposal requires a General Plan Amendment and environmental analysis</li> </ul>
26	Temporary Camping	Expand temporary camping, not to exceed 30 days, outside existing campgrounds and RV parks	<ul style="list-style-type: none"> <li>• Ordinance 5059 (Exhibit N) prohibits most forms of camping in El Dorado County. Staff recommends this item be removed due to potential conflicts with the current ordinance.</li> </ul>

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#### LIST OF ACRONYMS AND DESCRIPTIONS

AG: Agricultural Grazing Zone

CC: Commercial, Community Zone

CL: Commercial, Limited Zone

CM: Commercial, Main Street Zone

CPO: Commercial, Professional Office Zone

CR: Commercial, Regional Zone

CRU: Commercial, Rural Zone

CUP: Conditional Use Permit

EIR: Environmental Impact Report

GG: Commercial, General Zone

IH: Industrial, High Zone

IL: Industrial, Low Zone

LA: Limited Agricultural Zone

MRF: Multi Family Residential

OS: Open Space

PA: Planned Agricultural Zone

R&D: Research and Development Zone

R1A: One-acre Residential Zone

R2A: Two-acre Residential Zone

R3A: Three-acre Residential Zone

RE: Residential Estate Zone

TC: Transportation Corridor Zone