



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

<http://www.planning.building@edcgov.us>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

blgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Road

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

TO: Planning Commission Agenda of: February 22, 2024

FROM: Tom Purciel, Senior Planner

DATE: January 31, 2024

SUBJECT: Public Workshop for Zoning Ordinance Amendments/Cameron Park Sign Standards Project; Project Information and Next Steps

WORKSHOP PURPOSE:

The purpose of this public workshop is to solicit public and Planning Commission comments on focused amendments to the Zoning Ordinance (Title 130 of the County Ordinance Code) as authorized by the Board of Supervisors on July 13, 2021, including specific amendments to Chapter 130.36 (Signs); Chapter 130.39 (Oak Resources Conservation) and Section 130.40.130 (Communications Facilities). This workshop will also solicit public and Commission feedback on the draft Cameron Park Sign Standards, previously authorized by the Board on April 13, 2021 (File No. 21-0502, Item No. 21) while discussing Long Range Planning's (LRP) Fiscal Year 2021-22 Project Prioritization Matrix.

BACKGROUND

On April 13, 2021 (File No. 21-0502, Item No. 21), the Board approved LRP's Project Matrix for FY 2021-22 and directed LRP staff to proceed with the Zoning Ordinance amendments project based on specific issues and concerns discovered by staff and decision-makers during implementation of the current Zoning Ordinance over approximately the past five years. Also at that meeting, the Board directed staff to incorporate development and adoption of community-based sign standards for the Cameron Park Community Region into the Zoning Ordinance amendments project.

On July 13, 2021 (File No. 21-1042, Item No. 20), the Board approved Resolution of Intention No. 082-2021 (Attachment B), which authorized LRP staff to initiate work on the Zoning Ordinance amendments project which includes amending the following: Chapter 130.36 (Signs); Chapter 130.39 (Oak Resources Conservation); and Section 130.40.130 (Communications Facilities)*.

* Note: although the above ROI also authorized new Section 130.40.140 (Electric Vehicle Charging Stations) to be added to the Zoning Ordinance, Planning and Building Department staff moved this amendment to Title 110 of the County Ordinance Code (Buildings and Construction) as the proposed amendments would apply only to building and construction regulations and not to land use. These amendments were adopted by the Board of Supervisors on August 30, 2022 (Ordinance No. 5165).

On December 7, 2021 (File No. 21-1753, Item No. 41), the Board approved Agreement 5857 with Dudek (Attachment C) to provide expertise and assist staff with development of the draft Zoning Ordinance amendments and Cameron Park sign standards as further specified in the contract Scope of Work.

DRAFT ZONING ORDINANCE AMENDMENTS AND CAMERON PARK SIGN STANDARDS

As detailed in the contract Scope of Work (Attachment C), the Board provided specific areas of focus for the proposed Zoning Ordinance amendments and Cameron Park sign standards project. Below is a summary of the Board's direction for the Zoning Ordinance amendments and the related chapter or section in the Zoning Ordinance. The full text of all proposed amendments are included as Attachments D through F. The Draft Cameron Park Sign Standards are included as Attachment G.

Chapter 130.36 – Signs

1. Commercial Development Maximum: Consider revisions to maximum sign area for commercial zones (**Table 130.36.070.1b**).
2. Provide community-specific sign standards for the Cameron Park Community Region (**Provided as Attachment D**).
3. Revisions for consistency with state and federal law (**Amendments throughout document**).
4. Clarify standards for off-site subdivision signs (**Section 130.36.070.I**).
5. Clarify regulations for Community Sign Programs and Planning Division sign permits in general (**Section 130.36.080**).

Section 130.40.130 - Communications Facilities

1. Consistency with federal and state law (**Amendments throughout document**).
2. Clarify process for co-locations in the public Right-of-Way (**Amendments throughout document**).
3. Provide additional development regulations for new communication facilities in residential zones (**Section 130.40.130.F**).
4. Clarify discretionary vs. ministerial processing procedures for various types of communication facilities (**Table 1**).

Chapter 130.39 - Oak Resources Conservation

1. Applicability: Clarify how the ordinance would apply to public lands (**Section 130.39.020**).
2. Clarify In-Lieu Fee Calculation Method for removal of Oak Woodlands vs. Individual Native Oak Trees (**Sections 130.39.070.1 and 130.39.070.2**).
3. Clarify oak mitigation requirements for new subdivision maps (Tentative Maps, Final Maps, Parcel Maps) (**Section 130.39.060**).
4. Clarify mitigation requirements for Heritage Trees and multi-trunk trees (**Amendments throughout document**).

5. Clarify exemption for existing single-family parcels (**Section 130.39.050**).
6. Oak Bonds: Clarify applicability and process requirements (**Sections 130.39.070.B and 130.39.070.C**).
7. Consider a standalone “Oak Tree Removal Permit” for ease of enforcement (**Recommended amendments throughout document**).
8. Incorporate other activities that cause oak impacts (e.g. septic permits) (**Section 130.39.020**).
9. Clarify personal use exemption (**Section 130.39.070.D.3**).

Draft Cameron Park Sign Standards

1. This document is the result of a multi-year collaboration between the Cameron Park Design Review Committee, members of the Cameron Park community and County staff.
2. Generally stricter than proposed County Sign Ordinance amendments (Chapter 130.36)
3. Will apply to commercial and multifamily-zoned properties within the Cameron Park Community Region
4. Permitting: County staff would use both the Cameron Park Sign Standards and Chapter 130.36 to review all sign permits that require County approval.
5. Enforcement: Code enforcement staff would use both the Cameron Park Sign Standards and Chapter 130.36, as applicable, for any enforcement action(s) required by the County.

PLANNING COMMISSION FEEDBACK AND NEXT STEPS:

Following this public workshop, staff and the consultant team will review public and Planning Commission comments and make further amendments to the Administrative Drafts of the proposed Zoning Ordinance updates and Cameron Park Sign Standards as warranted. LRP staff will also hold an additional public workshop with the Board of Supervisors within approximately 30 days of this Planning Commission workshop to solicit additional public and Board comments on the draft amendments.

After the conclusion of the above-mentioned Board of Supervisors workshop, staff will conduct appropriate environmental review for the draft amendments as required by the California Environmental Quality Act (CEQA) and will return to the Planning Commission for a formal public hearing to review final Public Review Drafts of the proposed Zoning Ordinance amendments and to make recommendations for the Board of Supervisors. At this time, the Planning Commission and Board public hearings for the Zoning Ordinance updates and Cameron Park Sign Standards are anticipated to be held in Mid-2024.

LEGISTAR ATTACHMENTS:

- B. Board of Supervisors Resolution of Intention No. 082-2021
- C. Agreement for Services No. 5857
- D. Administrative Draft Amendments to Chapter 130.36 (Signs)
- E. Administrative Draft Amendments to Section 130.40.130 (Communication Facilities)
- F. Administrative Draft Amendments to Chapter 130.39 (Oak Resources Conservation)
- G. Administrative Draft Cameron Park Sign Standards