

Title 130 Zoning Ordinance Major Amendments



*Planning Commission
January 24, 2019*

Purpose of Workshop

- **Present Zoning Ordinance Major Amendments (Text and Zoning Map)**
- **Review and comment only**
- **No formal action**
- **Solicit community feedback and direction from Planning Commission**

Background

- **December 15, 2015** - Board adopted a Zoning Ordinance Update (ZOU)
- **September 12, 2017** – Board adopted two Resolutions of Intentions (ROIs) to initiate proposed amendments
 - ROI 139-2017 (Minor)
 - ROI 140-2017 (Major)
- **August 14, 2018** – Board adopted Minor Amendments

Public Notification of Workshop

- Public Notice mailed to all property owners involving rezones
- Public Notice emailed to community groups, public agencies
- Public Notice published in Mountain Democrat
- Staff attended public meetings: Cameron Park Design Review Committee; El Dorado Hills Area Planning Advisory Committee, and Diamond Springs and El Dorado Community Advisory Committee

Land Use Amendments

Distillery

Current Zoning Ordinance

- Only allowed in industrial zones
- Allowed by right in IL zone
- Allowed by CUP in IH and R&D zones

Land Use Amendments

Distillery

Proposed change

- Allow in additional zones
- Allow by right in **CG, CR, CRU**, and IL zone
- Allow by CUP in **CC, CL, CM, CPO**, and IH and R&D zones

Land Use Amendments

Professional & Medical Offices

Current Zoning Ordinance

- Allowed by right in CG zone

Proposed change

- Allow in additional commercial zones:
- Allow by right in **CC, CL, CM, CPO, CRU** and CG zones
- **Allow by CUP in CR zone**

Land Use Amendments

Winery: Full Service Facilities

Current Zoning Ordinance

- Allowed by CUP in CM zone

Proposed change

- Also allow by right in CG zone

Land Use Amendments

Vehicle Sales & Rentals

Current Zoning Ordinance

- Not allowed in industrial zones
- Allowed by right in CG zone
- Allowed by CUP in CC, CR and CRU zones

Land Use Amendments

Vehicle Sales & Rentals

Proposed change

- Add the use to **industrial zones**:
- Allow by right in **IL** and **CG**
- Allow by **CUP** in **IH, TC, CC, CR** and **CRU**

Land Use Amendments

Self Storage or Mini-Storage

Current Zoning Ordinance

- Not allowed in industrial zones
- Allowed by right in CR zone
- Allowed by CUP in CM and CRU zones

Land Use Amendments

Self Storage or Mini-Storage

Proposed change

- Add the use to **industrial zones**:
- Allow by right in CR, **IL**, and **IH**
- Allow by CUP in CM, CRU and **R&D**

Land Use Amendments

Drive Through Facilities for Food and/or Beverage Uses

Current Zoning Ordinance

- Does not differentiate between food and non-food drive through uses
- Allowed in zones that permit restaurants
- Minimal development standards – located in Community Design Standards for Parking and Loading

Land Use Amendments

Drive Through Facilities for Food and/or Beverage Uses

Proposed change

- Allow by CUP in zones: CC, CG, CL, CM, CPO, CR, CRU, IL, and R&D
- Relocate and expand development standards into the Zoning Ordinance (add a new section)

Land Use Amendments

Drive Through Facilities for Food and/or Beverage Uses

Proposed change

Revise development standards to include:

- Pedestrian safety
- Landscaping and screening
- Minimizing light glare
- Setbacks to residential properties
- Noise provisions
- Stacking and drive through lane requirements

Land Use Amendments

Drive Through Facilities for Non-food or Beverage Uses

Proposed change

- Create new land use type
- Allow by right in zones: CC, CG, CL, CM, CPO, CR, CRU, IL, and R&D
- Utilize same development standards

Land Use Amendments

Aviaries (Bird Keeping)

Current Zoning Ordinance

- Does not allow aviaries

Proposed Change

- Allow by CUP in R1A, R2A, R3, and RE
- Create development standards: setbacks and square footage allowances

Land Use Amendments

Mobile Services

Current Zoning Ordinance

- Does not address mobile services which are not associated with a parcel

Land Use Amendments

Mobile Services

Proposed change

- **Define mobile services as: services provided from a vehicle to residents of a dwelling or any other site**
- **Examples: pet grooming, home cleaning service, dental service, book mobile, and ice cream truck**
- **Exempt from planning permits**

Agricultural Land Use Amendments

Ranch Marketing Uses for Agricultural Grazing Lands

Current Zoning Ordinance

- Commercial activities on agricultural lands which are accessory to an agricultural operation
- Includes processing, packaging, sale of agricultural products, bake shop, dining facility, handicrafts, food stand and chuck wagon, and special events
- Allowed in AG zone only

Agricultural Land Use Amendments

Ranch Marketing Uses for Agricultural Grazing Lands

Proposed change

- Allow ranch marketing uses in all agricultural zones: AG, LA, and PA

Agricultural Land Use Amendments

Wineries Allowed Uses

Current Zoning Ordinance

- Allows full service winery facilities by CUP in LA zone if 10 acres or greater

Proposed change

- Allow full service winery facilities **by right** in LA zone if 10 acres or greater and **within Agricultural Districts**

Planning Permit Processing Public Noticing

General Review Procedures

Current Zoning Ordinance

- Public notification is based upon requested planning application

Planning Permit Processing Public Noticing

General Review Procedures

Proposed change

- **Create general review procedures for Board, Planning Commission, Zoning Administrator, and Director-level**
- **Include public noticing requirements based on level of review**

Planning Permit Processing Public Noticing

Public Notification Requirements

Current Zoning Ordinance

- No requirement for public outreach plan
- Most projects appear at public hearings for final action without a public process early on
- Mailing notification radius ranges from 500 feet to one mile

Planning Permit Processing Public Noticing

Public Notice Requirements

Proposed change

- Expand public outreach plan
- Review and Comment public hearings early on in the planning process
- Consider 1,000 foot radius for mailing public notices

Planning Permit Processing

Home Occupation Limitations

Current Zoning Ordinance

- Does not permit “personal services” such as hair salons, dance or music lessons, as an allowed home occupation

Proposed change

- Remove the “personal services” limitation and allow as a home occupation

Planning Permit Processing

Child Care Facilities

Current Zoning Ordinance

- Notification process is currently inconsistent with CA Health & Safety Code

Proposed change

- Delete notification process for Large Family Day Care Homes unless public hearing is requested

Planning Permit Processing

Temporary Use Permit

Current Zoning Ordinance

- Requires CUP for recurring uses at same site

Proposed change

- Allow the Director to regulate a specific site with repeating uses by TUP

Rezoning to Correct Documented Mapping Errors

- Somerset Area – 1 parcel
- Greenwood Area – 4 parcels
- Meeks Bay Area – 12 parcels
- Mt. Aukum Area – 1 parcel

Items to Remove for Further Consideration

- **Rezoning: Garden Valley, North Placerville, Pilot Hill, Texas Hill Reservoir Areas (requires further analysis)**
- **Residential Uses in Open Space zones (RFL, RFH, TC, and OS)**
- **Temporary Camping – conflicts with Ordinance 5059**

Next Steps

- Compile and consider comments received
- Produce Zoning Amendments
- Agricultural Commission Public Hearing
 - Anticipated March 2019
- Planning Commission Public Hearing: Recommendation
 - Anticipated April 2019
- Board of Supervisors: Final Action
 - Anticipated June 2019