

Administrative Zoning Ordinance Update

BOARD OF SUPERVISORS HEARING
AUGUST 19, 2025



AZOU Overview

- ▶ Last AZOU was August 2018
- ▶ Resolution of Intention adopted in January 2025
- ▶ Annual AZOUs moving forward



AZOU Process

- ▶ Suggestion submitted by staff
- ▶ Reviewed by LRP staff
- ▶ Amendments sorted into ROI categories
- ▶ Review and approval by Director
- ▶ Planning Commission hearing
- ▶ Board of Supervisors hearing



AZOU ROI Categories

- ▶ Minor corrections and text modifications for clarity
- ▶ Minor procedural changes
- ▶ State law requirements
- ▶ Director interpretations
- ▶ Consolidate or renumber previously adopted zoning regulations
- ▶ Incorporate General Plan implementation measures



2025 AZOU Highlights

▶ Minor Corrections

- ▶ Various typos, omissions, and errors throughout Title 130
- ▶ Addition of “Taproom Brewery” as defined use type

▶ Minor Procedural Changes

- ▶ Clarify action upon tie vote of Board on appeal
- ▶ Extend appeal timeline from 30 to 60 days
- ▶ Add process to place a project on hold
- ▶ Add process for expiration of unacted upon applications
- ▶ Add process to allow a permit holder to relinquish entitlements



Highlights Cont.

▶ State Law Requirements

- ▶ Allow large family daycares as “by right” residential use
- ▶ Remove business license requirement for family daycare
- ▶ Change public notice time for discretionary actions that may change land use

▶ Director Interpretations

- ▶ Special setbacks for mineral resource protection
- ▶ Gates across non-County maintained roads
- ▶ Construction timing requirements for mixed use developments
- ▶ Physical sign posting for County-initiated planning efforts



Planning Commission Hearing Edits

- ▶ Section 2.09.050 Notice – Increase appeal timeline from 30 days to 60 days for consistency with proposed Title 130 amendments
- ▶ Table 130.51.050.2 – Change Development Agreement notification from “at least 10 days” to “at least 20 days”
- ▶ Section 130.52.090 Appeals – Identifies that the Department shall forward appeals to the Board Clerk
- ▶ Recommendation to return annually with future AZOUs



Recommendation

Staff recommends the Board:

- ▶ 1) Find the AZOU exempt from CEQA; and
- ▶ 2) Approve the AZOU to amend Title 2 and Title 130; and
- ▶ 3) Direct staff to return annually with AZOUs.

