



Land Use Policy Programmatic Update

Zoning Ordinance Update

September 24, 2012

Where Have We Been

- Board adopted Resolutions of Intention setting the framework for the “Project” in support of the following:
 - Increase the creation of jobs,
 - Retain more sales tax revenue,
 - Reduce constraints in developing moderate housing
 - Promote and protect the County’s Agriculture and Natural Resources

Where Have We Been - Board Identified Objectives for the Project

- Bringing differences between the General Plan and other County planning ordinances and manuals into a more useful, beneficial and consistent format
- Create a series of changes (reform) to the current regulatory process
- Achieve adoption of a:
 - Zoning Code Consistent with 2004 General Plan
 - Design Manual
 - Targeted General Plan Amendments (TGPA)
 - A Travel Demand Model Update
 - Required 2013 Housing Element Update

Where Have We Been – Board Workshops and Discussion

- **01/10/2011** – EDAC Regulatory Reform General Plan 5-Year Review. Directed staff to return with General Plan Resolution to being amendment process.
- **04/04/2011** – Staff 2004 General Plan first 5-Year Review & Adoption of Targeted General Plan Amendment Resolution of Intention (ROI) to amend General Plan, setting general objectives for project
- **04/12/2011** – Zoning Ordinance Proposed EIR Contract, Scope of Work. Contract was not approved. Board directed Staff to return on July 25, 2012 with Targeted General Plan Amendment and Zoning Ordinance Update options.
- **07/25/2011** – Zoning Ordinance Update and Targeted General Plan Amendment Policy Recommendations and Timeline; EDAC Recommended Programmatic approach. Board directed staff to take to Planning Commission for review.

Where Have We Been – Board Workshops and Discussion

- **08/09/2011** – Board directed staff to set a Public Hearing to consider adoption of a comprehensive ROI, including previous ROIs regarding General Plan Amendments and Zoning Ordinance update, Draft Project Description and Draft RFP for EIR
- *09/08/2011 – Planning Commission Review*
- *09/22/2011 – Planning Commission Review*
- **09/26/2011** – Report from Planning Commission Review. Set Public Hearing for November 14, 2011 to consider comprehensive ROI
- **11/14/2011** – Adoption of comprehensive ROI including Revised Zoning Ordinance ROI(s) and Targeted General Plan Amendment ROI. Approval of Programmatic Approach under CAO's office.
- **1/24/2012** – Approval of ICF and KHA Contracts to complete analysis for scope of work as approved in Resolutions of Intention.

Where Have We Been – Board Workshops and Discussion

- **April 16, 2012** – Comprehensive Review of the Draft Targeted General Plan Amendment proposed
- **May 15, 2012** – Direction to release Notice of Preparation for Targeted General Plan Amendments and Zoning Ordinance Update for a 45 day review period. Calendar of Public workshops during the review period released.
- **July 16, 2012 through July 20, 2012** – Comprehensive Zoning Ordinance weeklong workshop
- **August 20, 2012 and September 18, 2012** – Review of revisions based on Zoning Workshop and Public Comments.

Work Done – TGPA & Zoning Ordinance Update

- Revised documents per Board and Planning Commission Discussions and previous Board Direction
- Reviewed and revised documents where applicable per Public Comments received
- Revised Maps to bring them consistent with the General Plan and Zoning Ordinance (text)
- Prepared Notice of Preparation to be reissued

Summary of Changes to Targeted General Plan Amendments

- Policy 2.2.3.1 - Planned Development and 30% Open Space
- Policy 2.2.4.1 - Density Bonus

Summary of Changes to Draft Zoning Ordinance

- Global Items
 - Revised document to reduce regulations and simplify processes and procedures
 - Removed “Purpose” and “Intent”
 - Removed design standards and relocated to a site planning and design manual
 - Embedded Optional Analysis items into document
 - Relied on State and Federal Minimum where applicable
 - Revised Terms in Glossary
 - Revised Use Matrices
 - Revised Specific Use Regulations

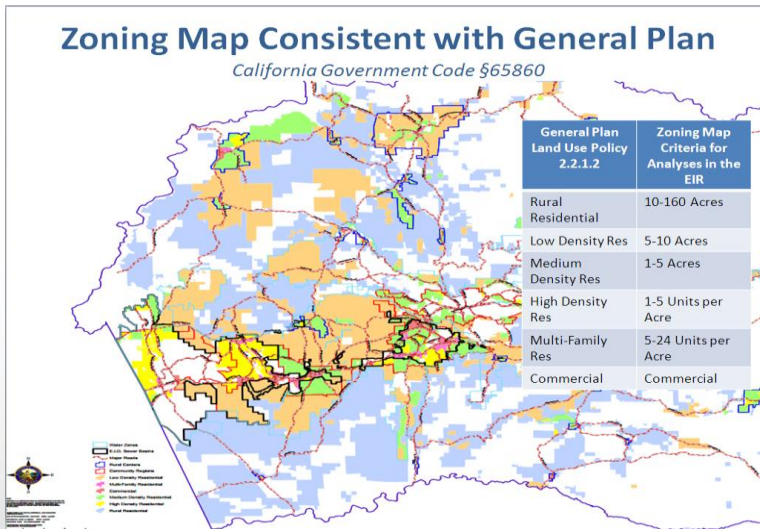
Summary of Changes to Draft Zoning Ordinance

- Specific Items

- Planned Development/Density Bonus/30% Open Space
- Mineral Resources – Combining Zone (MR) Maps
- Protection of Wetlands and Sensitive Riparian Habitat
- Hillside Development Standards; 30 Percent Slope
- Landscaping and Outdoor Lighting
- Signs – *Reserved* per Board direction on September 18th
- Animal Raising and Keeping
- Nonconforming
- Glossary

Zone Mapping Completed

- Revised the zoning map to conform to standardized rule sets based on General Plan land use designations per *Resolution 183-2011 Item #12*



Zoning Map Criteria for the Purpose of Analysis

- Resolution 183-2011 Item #12 – *Revise the zoning map to conform to standardized rules sets for zoning modifications based on General Plan land use designations.*

Land Use	Current Zoning	Proposed for the Purpose of Analysis	Proposed Zoning
Commercial (C)	Residential 1 Acre (R1A)	Community Commercial (CC) <small>(option: Limited, Mainstreet, Regional etc.)</small>	Residential 1 Acre (R1A)
High Density Residential (HDR)	Residential 10 Acre (RE-10)	Residential 1 Acre R1A <small>(allows for 1-5 units per acre)</small>	Residential 10 Acre (RE-10)
Low Density Residential (LDR)	Exclusive Agriculture (A)	Residential Estate 10 Acre (RE-10) <small>(Option to Opt-in to Ag)</small>	Rural Lands 20, 40, 80 or 160
Rural Residential (RR)	Agriculture Residential (RA)	Residential Estate 5 Acre (RE-5)	Natural Resources 40 acres (NR 40)

Timing: 9-12 Months

Change in Project Description Required

Change in Project Description Required

Requires a Change in Land Use

Holding Zone as a result of analysis

- Revised Zoning Ordinance to state that where an inconsistency is discovered between the General Plan and Zoning:
 - It constitutes a mapping error, and
 - It is the responsibility of the County to process rezone application

Map Consistency Table

- Updated Mapping and Combining Zones
- Revised Ag-Opt In Map
- Revised General Plan Table 2-4

Revised Table 2-4
General Plan Land Use Designation and Zoning District Consistency Matrix

Zones	Land Use Designations											
	MFR	HDR	MDR	LDR	RR	AL	NR	C	R&D	I	OS	TR
RM	•											
RI	•											
R20K		•										
R1A		•	Δ					• ¹				
R2A		•										
R3A		•	•									
RE (3-10)			•									
CPO			•									
CL				•	• ²							
CM												
CC												
CR								•				
CG								•				
I								•				
R&D								•				
LA (10-160)								•				
PA (10-160)									•			
RL (10-160)				• ⁴	•	•	•		•			
AG (40-160)				• ⁴	•	•	•				• ³	
FR				•	•	•	•				• ³	
TPZ				★	•	•	•				• ³	
RFL					•	•	•				• ³	
RFH	•	•	•	•	•	•	•				• ³	★
TC	•	•	•	•	•	•	•					
OS	•	•	•	•	•	•	•					

NOTES:

- - Consistent with General Plan Policy.
- Δ - Consistent when combined with the Platted Lands (-PL) Overlay Only
- ★ - Consistent when in a Williamson Act Contract
- ¹ As part of a mixed use project
- ² RE-10, only.
- ³ With a conservation easement.
- ⁴ LA-10, PA-10 and RL-10 only
- ⁵ When inside a Community Region

Work To Be Done



- Update Website with a revised Public Review Draft of the Documents and Maps
- Re-release Notice of Preparation for a 30 day review and comment period
- Schedule Public Hearing on the Public Review Draft

After 30 day review

- Accept Final Project Description; Identify Project Alternatives
- Begin Environmental Review

Staff Recommendations

1. Authorize Staff to finalize the revised Public Review Draft of the Zoning Ordinance and Targeted General Plan Amendments
2. Update the County website with the revised Public Review Draft and Maps
3. Authorize Staff to re-release the Notice of Preparation for a 30 day review and comment period