

# Administrative Zoning Ordinance Update

PLANNING COMMISSION HEARING

JUNE 26, 2025



# AZOU Overview

- ▶ Resolution of Intention adopted January 2025
- ▶ Last Minor Zoning Ordinance Update was August 2018
- ▶ Annual administrative updates moving forward





# AZOU Process

- ▶ Suggestion submitted by staff
- ▶ Reviewed by LRP staff
- ▶ Amendments sorted into ROI categories
- ▶ Approval from 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





# Highlights

- ▶ Minor Corrections

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

- ▶ Minor Procedural Changes

- ▶ Clarify action upon tie vote of Board of Supervisors on appeal (Title 2 and Title 130)
- ▶ Extend Appeal timeline from 30 to 60 days
- ▶ Add a process to place a project on hold
- ▶ Add a process for expiration of unacted upon applications
- ▶ Add a process to allow a permit holder to relinquish entitlements





# Highlights

- ▶ State Law Requirements
  - ▶ Allow Large Family Daycares as a “by right” residential use
  - ▶ Remove business license requirement for family daycare (large or small)
  - ▶ Change public notice time for Discretionary actions that may change land use (AB 2904)
- ▶ 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





# Recommendation

Forward a recommendation to the Board to take the following actions:

- ▶ 1) Find the AZOU exempt from CEQA under Section(s) 15305 (Minor Alterations to Land Use Limitations) and 15061(b)(3) (General Rule); and
- ▶ 2) Approve the AZOU to amend Title 130 of the El Dorado County Code – Zoning Ordinance and Title 2 of the El Dorado County Code – Administration and Personnel.

