

# **2017 Zoning Ordinance Updates**



## **ADOPTION OF RESOLUTIONS OF INTENTION**

**Board of Supervisors, 9/12/2017**  
**Planning and Building Department**  
**Long Range Planning**

# Background

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- **December 15, 2015**

Board of Supervisors adoption of comprehensive Zoning Ordinance Update

- Board direction to return to the Planning Commission and Board within approximately one year of adoption to review implementation

- **January 2016 - June 2017**

Staff identified major and minor amendments to Zoning Ordinance that could be considered by the Board

- **July 2017 - Proposed amendments grouped into two separate ROIs for easier processing**

- Minor changes/corrections (ROI 139-2017)
- Major changes (ROI 140-2017)

# Recommendation

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## Staff Recommends that the Board

1. Adopt ROI's for minor and major Zoning Ordinance updates as proposed; or
2. Adopt amended ROI's incorporating Board recommended changes to add or delete item(s) from the lists of proposed updates (ROI Exhibits A).

# Estimated Timeline

Step	Minor Amendments	Major Amendments
Preparation of draft ordinance amendments	Oct - Dec 2017	Jan - Mar 2018
Required environmental review	Oct - Nov 2017 (anticipated addendum to TGPA-ZOU EIR)	Jan - Mar 2018 (assumes Negative Declaration as environmental document)
Agricultural Commission public hearing	Dec 2017	April 2018
Planning Commission public hearing ➤ Recommendations on Project and Environmental Document	Jan 2018	May 2018
Board of Supervisors final adoption hearing(s)	Feb or Mar 2018	June or July 2018