

# **Title 130 Zoning Ordinance Minor Amendments**

**Project File No. OR 17-0001**



## **PLANNING COMMISSION**

**6/28/2018**

**Community Development Services  
Planning and Building Department,  
Long Range Planning**

# Presentation Overview

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- **Purpose of today's hearing**
- **Background**
- **Project Summary**
- **Items for Commission review/consideration**
- **Staff Recommendation**

# Purpose of Today's Hearing

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## Planning Commission review and recommendation to the Board of Supervisors regarding:

- Approval of CEQA Addendum to TGPA-ZOU EIR consistent with Section 15164 of CEQA Guidelines
- Adoption of Title 130 Zoning Ordinance Minor Amendments
- Adoption of Rezone Ordinance for minor revisions to Zoning Map to correct documented mapping errors

# Background

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## **December 15, 2015**

- Board adopted Zoning Ordinance Update (ZOU)
- Board directed staff to return to Planning Commission and Board with status on implementation

## **January 2016 - June 2017**

- Staff identified major and minor amendments to Zoning Ordinance

## **July 2017 – Board adopted Resolutions of Intention (ROIs)**

- ROI 139-2017 - Minor changes to Zoning Ordinance / Zoning Map
- ROI 140-2017 - Major changes to Zoning Ordinance / Zoning Map

# Project Summary

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## Minor Amendments

- Correct typographical, grammatical, formatting errors
- Clarify language
- Correct inaccurate / obsolete code and document references
- Consolidate / renumber three adopted ordinances not included in 2015 ZOU
  - Airport Safety (Ord. 3721)
  - Parcel Size Exception (Ord. 4156)
  - Signs (Ord. 5025)
- 11 parcel-specific rezones to correct documented mapping errors

# Parcel Rezones

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## 11 parcel-specific rezones to correct documented mapping errors

- Direct mailing to 11 affected property owners
- Additional mailing to all property owners within 500 feet of affected parcels
- Comments received and concerns addressed

# Items for Commission Review/Consideration

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- 1. Article 1: Section 130.12.010.A.4 (Official Zones, Industrial)**
  - Change name of industrial zones from:  
“Industrial, Low” and “Industrial, High” to:  
“Industrial - Light” and “Industrial - Heavy”

*Proposed change for internal consistency with Industrial Zone names in Article 2: Chapter 130.23 (Industrial and Research and Development Zones)*

# Items for Commission Review/Consideration

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## 2. Article 2 - Table 130.22.020 (Allowed Uses and Permit Requirements for Commercial Zones)

- **Outdoor Entertainment** – Allow by CUP in Commercial Main Street (CM) Zone
- **Personal Services** – Allow by right (“P”) or CUP in Commercial, Professional Office (CPO) Zone
- **Winery Production** – Allow by CUP in Commercial Main Street (CM) Zone



# Items for Commission Review/Consideration

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## 3. Article 3: Section 130.32.020 (Flood Damage Prevention – Definitions)

- Definitions of “Substantial Damage” and “Substantial Improvement” moved from Article 8 (Glossary)

*Specialized terms related to flood damage prevention relocated to the Flood Damage Prevention Definitions section for ease of use*

# Items for Commission Review/Consideration

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## 4. **Article 7: Section 130.71.050** (Off-Site Mitigation or Fee Payment in Lieu of Ecological Preserve Mitigation in Mitigation Areas 1 and 2)

- Add section: On-Site Mitigation In Mitigation Area 0

*This section was included in preliminary drafts of 2015 ZOU but was unintentionally omitted during the adoption process.*

# Items for Commission Review/Consideration

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## 5. **Article 8: Section 130.80.020** (Definitions of Specialized Terms and Phrases)

- Modify definition of “Agriculture, Value-Added Product” to add: “Any conversion of grapes or other agricultural products into alcoholic beverages shall be subject to all applicable state and federal permits and regulations.”

*Per Ag Commission’s recommendation (4/11/18)*

# Items for Commission Review/Consideration

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## 6. Article 4: Section 130.40.080.C.1 (Animal Keeping in Residential Zones – Apiaries, Commercial or Private)

- Modify definition of “Apiaries, Commercial or Private” to remove “Private”

*This change would clarify that private beekeeping is allowed on all single-unit residential zones, while commercial apiaries would be allowed only on lots zoned R2A and larger*

*Per Ag Commission’s recommendation (4/11/18)*

# Staff Recommendation

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**Planning Commission to forward a recommendation to the Board with following actions**

1. Approve staff's recommendation to incorporate the six additional items into the project;
2. Approve CEQA Addendum to TGPA-ZOU Project EIR consistent with Section 15164 of CEQA Guidelines;
3. Adopt Ordinance for minor amendments to Title 130 of County Ordinance Code; and
4. Adopt Rezone Ordinance for proposed minor revisions to Zoning Map

# Next Steps

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- **Forward Planning Commission's recommendations to Board**
- **Public hearing at Board meeting (tentatively August 14, 2018)**
- **If approved, Ordinance and Zoning Map amendments effective 30 days after adoption**
- **Zoning Ordinance major amendments currently in process**