



Legislation Details (With Text)

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On agenda: 9/12/2017 **Final action:** 9/12/2017

Title: Community Development Services, Planning and Building Department, recommending the Board take the following actions to initiate the process to make various updates to the Zoning Ordinance:
 1) Approve and adopt Resolution of Intention 139-2017 to amend the Zoning Ordinance for Minor Amendments; and
 2) Approve and adopt Resolution of Intention 140-2017 to amend the Zoning Ordinance for Major Amendments. (Est. Time: 30 Min.)

FUNDING: General Fund.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Staff Memo BOS 9-12-17, 2. B - ROI 139-2017 Minor ZO Amend BOS 9-12-17, 3. B - Revised ROI 139-2017 Minor ZO Amend BOS 9-12-17, 4. C- ROI 140-2017 Major ZO Amend BOS 9-12-17, 5. C - Revised ROI 140-2017 Major ZO Amend BOS 9-12-17, 6. D - Counsel Review Sheets BOS 9-12-17, 7. E - BOS Presentation_ZO Updates ROI's 9-12-17, 8. Public Comment Rcvd 9-11-17 BOS 9-12-17, 9. Executed Resolution 139-2017, 10. Executed Resolution 140-2017

Date	Ver.	Action By	Action	Result
9/12/2017	1	Board of Supervisors	Approved	Pass
9/12/2017	1	Board of Supervisors	Approved	Pass

Community Development Services, Planning and Building Department, recommending the Board take the following actions to initiate the process to make various updates to the Zoning Ordinance:
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FUNDING: General Fund.

DEPARTMENT RECOMMENDATION

Community Development Services, Planning and Building Department (Planning), recommending the Board take the following actions to initiate the process to make various updates to the Zoning Ordinance:

- 1) Approve and adopt Resolution of Intention **139-2017** to amend the Zoning Ordinance for Minor Amendments; and
- 2) Approve and adopt Resolution of Intention **140-2017** to amend the Zoning Ordinance for Major Amendments.

DISCUSSION / BACKGROUND

On December 15, 2015 (Item 42), the Board adopted a comprehensive Zoning Ordinance Update (2015 Update), which became effective January 15, 2016. Planning has identified a number of minor

changes needed to correct errors, clarify language, correct references, and consolidate/renumber previously adopted zoning regulations not included in the 2015 Update. In addition, Planning has identified several major changes that could be considered by the Board as part of a separate update effort.

The first step in amending the Zoning Ordinance is the adoption of a Resolution of Intention (ROI), as required by Section 130.63.020 (Ordinance Amendments and Zone Change Applications) of the Zoning Ordinance. The purpose of two separate ROIs is to identify minor changes to the Zoning Ordinance that can be processed quickly and group those changes together under one ROI, while grouping other major changes with longer process time frames under a separate ROI.

Following adoption of both ROIs, Planning will complete public review drafts of the proposed amendments and proceed with preparation of all necessary documentation and environmental review as required by the California Environmental Quality Act. Following preparation of the environmental documents, Planning will schedule public hearings with the Planning Commission and Agricultural Commission to receive public comment, review applicable environmental documents, and forward recommendations to the Board for consideration at the final adoption hearing(s).

A list of proposed amendments is included in Attachment B for the Minor Amendments and Attachment C for the Major Amendments.

ALTERNATIVES

The Board may decide to add or delete items from the proposed lists of Minor and Major Amendments (Attachments B and C).

OTHER DEPARTMENT / AGENCY INVOLVEMENT

N/A

CAO RECOMMENDATION

It is recommended that the Board approve this item so the process can begin for some zoning ordinance minor and major amendments.

FINANCIAL IMPACT

There is no anticipated fiscal impact or change to net County Cost associated with the Minor Amendments; however, the Major Amendments may require additional funding for environmental review.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

Good Governance

CONTACT

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