

County of Placer
Planning Department
BOARD SUBMITTAL COVER SHEET

TO: Honorable Board of Supervisors
FROM: Michael Johnson, Planning Director
DATE: March 29, 2006
**SUBJECT: ZONING TEXT AMENDMENT – Division V – Specific Plan
Developments, Article 17.51 Specific Plan District (SPL) –
PZTA T20060057**

SUMMARY: On February 9, 2006, the Planning Commission recommended approval to the Board of Supervisors to amend Placer County Code (Chapter 17) to create a new Specific Plan (SPL) zoning district.

CEQA COMPLIANCE: The proposed Zoning Text Amendment to create the Specific Plan zoning district is exemption from environmental review pursuant to the Environmental Review Ordinance Section 18.36.010(H) -- adoption of ordinances, policies or procedure of the Placer County Environmental Review Ordinance.

BACKGROUND: The Planning Department is proposing the establishment of a new zoning district to govern development within approved Specific Plan areas. The proposed Specific Plan (SPL) zoning district will allow for flexibility in creating custom zoning requirements in Specific Plans and eliminate confusion generated under the existing Development Reserve (-DR) combining district. In order to establish the new Specific Plan zoning district, the following amendments to Chapter 17 of the Placer County Zoning Ordinance are proposed:

1. Amend Section 17.06.010 (Zone and Combining Districts Established) to add – 4. Specific Plan District, Specific Plan, SPL. Exhibit 1 depicts the necessary edits to page 52 of the Zoning Ordinance for this proposed amendment.
2. Amend Article 17, to include the new Division V – Specific Plan Developments, Article 17.51 – Specific Plan District, Section 17.51.010 Specific Plan (SPL). Exhibit 2 provides the proposed amendment language for the new Specific Plan zoning district (SPL).

FISCAL IMPACT: None.

RECOMMENDATION: Staff recommends the Board adopt the Zoning Ordinance Text Amendment to create the Specific Plan (SPL) zoning district, as recommended by the Planning Commission, based upon the following findings.

MEMORANDUM
PLACER COUNTY
PLANNING DEPARTMENT

TO: Honorable Board of Supervisors

FROM: Michael Johnson, Planning Director

DATE: March 29, 2006

SUBJECT: ZONING TEXT AMENDMENT – DIVISION V – SPECIFIC PLAN DEVELOPMENTS, ARTICLE 17.51 SPECIFIC PLAN DISTRICT (SPL) – PZTA T20060057

BACKGROUND:

The Planning Department is proposing the establishment of a new zoning district to govern development within approved Specific Plan areas. The proposed Specific Plan (SPL) zoning district will allow for flexibility in creating custom zoning requirements in Specific Plans and eliminate confusion generated under the existing Development Reserve (-DR) combining district. Under the existing Zoning Ordinance, the combining Development Reserve district has dual functions, serving to both designate potential Specific Plan areas and providing zoning for approved Specific Plan areas. When a Specific Plan is approved, the zoning designations typically stay the same as before the Specific Plan was approved (e.g., RS-DR, or F-B-X 4.6 acre minimum-DR, or some combination of zoning with -DR). This can be misleading and confusing. With the creation of the new Specific Plan district, once a Specific Plan is approved, the property will be rezoned to designate the approved Specific Plan (e.g., Specific Plan - Placer Vineyards Specific Plan (SPL-PVSP)).

In order to establish the new Specific Plan (SPL) zoning district, the following amendments to Chapter 17 of the Placer County Zoning Ordinance are proposed:

1. Amend Section 17.06.010 (Zone and Combining Districts Established) to add – 4. Specific Plan District, Specific Plan, SPL. Exhibit 1 depicts the necessary edits to page 52 of the Zoning Ordinance for this proposed amendment.
2. Amend Article 17, to include the new Division V – Specific Plan Developments, Article 17.51 – Specific Plan District, Section 17.51.010 Specific Plan (SPL). This should be inserted before the Combining District Regulations section. The Combining District Regulations will then become Division VI. Exhibit 2 provides the proposed amendment language for the new Specific Plan (SPL) zoning district.

DISCUSSION:

Specific Plan (SPL) District

The purpose of the Specific Plan (SPL) district is to allow unique zone districts to be established consistent with an adopted specific plan. The new district will provide flexibility in the designation of allowable uses, development standards, and other regulations than may not be possible through application of other base and combining zone districts. Development within the SPL district will only be authorized through the approval of a Specific Plan. All land uses permitted within the SPL district will be established through the approval of a Specific Plan.

Staff has concluded this is a minor modification to the Zoning Ordinance and simply provides for a more effective way to designate approved Specific Plan areas within the County Zoning Ordinance and on Zoning maps.

RECOMMENDATION: Staff recommends the Board adopt the Zoning Ordinance Text Amendment to create the Specific Plan (SPL) zoning district, as recommended by the Planning Commission, based upon the following findings.

FINDINGS:

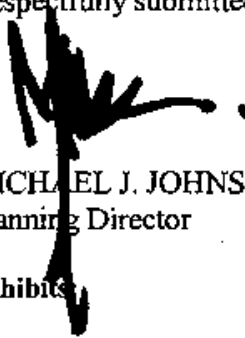
CEQA

The proposed Zoning Text Amendment to create the Specific Plan (SPL) zoning district is exempt from environmental review pursuant to subsection (H) of Section 18.36.010 of the Placer County Environmental Review Ordinance – adoption of ordinances, policies or procedures that do not result in physical impacts on the environment.

Zoning Text Amendment

The Zoning Ordinance text amendment to establish the new Specific Plan (SPL) zoning district is consistent with the *Placer County General Plan* and provides for a more effective way to designate approved Specific Plan areas within the County Zoning Ordinance and on zoning maps.

Respectfully submitted,



MICHAEL J. JOHNSON, AICP
Planning Director

Exhibits

Exhibit A – Proposed Ordinance Amending Chapter 17 of the Placer County Code to add Article 17.51

Copies sent by Planning:
Wes Zicker – Engineering and Surveying

Dana Wiyninger - Environmental Health
Brent Backus - Air Pollution Control District
Vance Kimbrell - Parks Department
Paul Thompson - Planner
Ann Baker - Planner
Michael Johnson - Planning Director
All MACs

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Before the Board of Supervisors County of Placer, State of California

In the matter of:
**AN ORDINANCE AMENDING CHAPTER 17
OF THE PLACER COUNTY CODE TO ADD
ARTICLE 17.51 RELATING TO SPECIFIC
PLAN DISTRICTS**

ORD. No.: _____

First Reading: _____

The following ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, 2006, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

**Bill Santucci, Chairman
Board of Supervisors**

Attest:

**Ann Holman
Clerk of Board**

The Board of Supervisors of the County of Placer, State of California, does hereby ordain as follows:

Section 1: Subsection B (Zone Districts) of Section 17.06.010 of Article 17.06 of Chapter 17 of the Placer County Code is hereby amended to add sub-subsection 4 and shall read as shown on Exhibit 1, attached hereto.

Section 2: The existing Division V--Combining District Regulations of Part 2 of Chapter 17 of the Placer County Code shall be renumbered to Division VI--Combining District Regulations and said Part 2 is hereby amended to add a new Division V--Specific Plan Developments and shall read as shown on Exhibit 2, attached hereto.

Section 3: The foregoing specified ordinance amendments shall become effective thirty (30) days after the date of passage of this ordinance.

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Article 17.06 - ZONING DISTRICTS ESTABLISHED

Sections:

- 17.06.010 Zone and combining districts established
- 17.06.020 Zoning maps adopted
- 17.06.030 Allowable land uses and permit requirements
- 17.06.040 Zoning clearance procedure
- 17.06.050 Land use and permit tables
- 17.06.060 Zone district regulations

17.06.010 Zone and combining districts established

In order to classify and regulate the use of land, buildings and structures, and to establish appropriate minimum regulations and standards for the development of land within Placer County that will consistently implement the general plan, the unincorporated area of Placer County (except for the area covered by the Squaw Valley Land Use Ordinance (Chapter 17, Appendix A, of this code); the areas covered by the Tahoe City Community Plan and the Tahoe City Area General Plan (Chapter 17, Appendix B, of this code); and the areas covered by the North Tahoe Community Plans (Chapter 17, Appendix C, of this code) and the West Shore Area General Plan, (Chapter 17, Appendix D of this code) shall be divided into the following zone and combining districts, according to the zoning maps adopted pursuant to Section 17.06.020 (Zoning maps adopted) of this chapter.

A. Zone Districts

District Title	Map Code
1. <i>Agricultural, Resource and Open Space Districts</i>	
Agricultural Exclusive	AE
Farm	F
Forestry	FOR
Open Space	O
Timberland Production	TPZ
Water Influence	W
2. <i>Commercial and Industrial Districts</i>	
Airport	AP
Business Park	BP
Commercial Planned Development	CPD
General Commercial	C2
Heavy Commercial	C3
Highway Services	HS
Industrial	IN

Industrial Park	INP
Motel District	MT
Neighborhood Commercial	CI
Office and Professional	OP
Resort	RES
3. <i>Residential Districts</i>	
Agricultural residential	RA
Forest residential	RF
Multifamily residential	RM
Single-family residential	RS
4. <u>Specific Plan District</u>	
<u>Specific Plan</u>	<u>SPL</u>

B. Combining Districts	
Agriculture	-AG
Aircraft overflight	-AO
Building site	-B
Conditional use permit required	-UP
Density limitation	-DL
Design review	-Dc, -Dh, -Ds
Development reserve	-DR
Flood hazard	-FH
Geological hazard	-GH
Mineral reserve	-MR
Planned residential development	-PD
Special purpose	-SP
Traffic management	-TM

C. **Land Uses in Each District.** Allowable land uses and land use permit requirements, development regulations and standards for each of the zone and combining districts established by subsections A and B of this section are established by Sections 17.06.030 through 17.52.140 of this chapter.

D. **Open Space Zoning Ordinance.** The intent and purpose of the agricultural exclusive, forestry, open space and timberland preserve zone districts and their regulations, as set forth in Articles 17.08 et seq., of this chapter, together with all other applicable provisions of this chapter, are consistent with the intent of the open space plan, and shall constitute the open space Zoning Ordinance of Placer County required by Section 65910 et seq., of the California Government Code. (ZO § 5.010)

Division V – Specific Plan Developments

Article 17.51 – Specific Plan District

17.51.010 Specific Plan (SPL).

A. Purpose and Intent. The purpose of the Specific Plan (SPL) district is to allow unique zone districts to be established consistent with an adopted specific plan, providing more flexibility in the designation of allowable uses, development standards, and other regulations than would be possible through application of other base and combining zone districts.

B. Specific Plan Requirement. Development within the SPL district shall be authorized only through the approval of a specific plan as set forth in Section 17.58.200 (Specific Plans) and in California Government Code Section 66450 et. seq. The specific plan (and/or companion documents thereto) shall contain the zoning regulations for properties within the specific plan area.

C. Allowable Land Uses, Permit Requirements, and Development Standards. The specific plan shall specify all permitted uses and land use permit requirements for the SPL district. All land uses permitted within the SPL district shall be subject to the development standards and other regulations required by the specific plan. Such development standards shall include minimum parcel size, setbacks, maximum coverage or floor area ratio, height limits, density, parking ratios, and other applicable requirements. If a standard or other regulation is not specifically addressed in the specific plan, it shall be governed by the Placer County Zoning Ordinance.

D. Designation on the Zoning Map. The SPL district shall be designated on the zoning maps by the specific plan land use symbol (SPL) and reference to the relevant specific plan (e.g. SPL-PVSP).

E. Incorporation into the Placer County Zoning Ordinance. The relevant sections of the specific plan (and/or companion documents thereto) shall be adopted by ordinance and incorporated by reference the Placer County Zoning Ordinance under this section.

Division VI – Combining District Regulations