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Agenda Item No. 4

To: Solano County Planning Commission

From: Jim Leland, Principal Planner

Subject: PUBLIC HEARING to consider:

Zoning Text Amendments ZT-12-01 to amend Chapter 28 (Zoning Regulations) to include the following sections: Section 28.01 Definitions; Section 28.21 Exclusive Agricultural (A) Districts; Section 28.70.10 General Development Standards Applicable to All Uses in Every Zoning District; Section 28.73.30 Public Assembly Uses; Section 28.75.10 Agritourism; Section 28.75.20 Temporary Agritourism; Section 28.76.20 Commercial Services; Section 28.77.10 Industrial, Manufacturing and Processing Uses; Section 28.96 Sign Regulations; Section 28.101 Administrative Permit; Section 28.106 Use Permit.

Date: September 19, 2013

I. DEPARTMENTAL RECOMMENDATION:

It is recommended that the Planning Commission conduct a public hearing and adopt a resolution recommending that the Board of Supervisors:

- Adopt the Negative Declaration (Exhibit A) and
- Approve the amendments to Chapter 28 of the Solano County Code (Exhibit B).

II. EXECUTIVE SUMMARY:

The Planning Services Division has been developing amendments to the Chapter 28 of the County Code (Zoning Regulations) which would make changes in the following areas of the zoning regulations:

- 1) Exclusive Agricultural (A) District Revisions
- 2) Revisions to the Sign Regulations and
- 3) Procedural Revisions

These changes are a part of the ongoing effort to modernize the County's Zoning Regulations to be consistent with the 2008 General Plan, to provide more clarity with respect to land use standards and requirements and to reduce unnecessary permit

requirements. Previous versions of these zoning text amendments included revisions to the commercial and industrial districts, which are no longer a part of the proposed amendments being considered in this proposal.

III. ENVIRONMENTAL ANALYSIS:

In accordance with CEQA, an Initial Study has been prepared, as provided in Exhibit A. The initial study, which includes an evaluation of each of the proposed amendments, finds that the proposed project will not have a significant effect on the environment. The Negative Declaration public review period was from October 4, 2012 to October 24, 2012.

The initial study also included potential amendments to the zoning regulations, including revisions to the commercial and industrial districts, which are not part of the changes currently being considered. The elimination of these proposed amendments does not cause new environmental impacts not considered by the Negative Declaration.

IV. DISCUSSION:

Zoning Text Amendments

The full text of the proposed zoning text amendments to Chapter 28, Zoning Regulations is available at the Solano County Department of Resource Management and online at the Departments website at: http://www.solanocounty.com/depts/rm.

1. AGRICULTURAL DISTRICT REVISIONS

The proposed revisions to the Exclusive Agricultural (A) District include the addition of new land use categories and corresponding land use regulations as described below:

A. Agritourism (Exhibits B.1, B.2, B.3, B.5)

The proposal includes the addition of new regulations for agritourism uses and events as described below:

a. Agritourism Facility

The current regulations do not contemplate the establishment of permanent facilities for the on-going conduct of agritourism uses and events. This proposal includes an "agritourism facility" land use classification along with land use regulations and permitting requirements.

b. Temporary Agritourism Event

The current zoning regulations enumerate specific temporary agritourism uses but do not provide for permitting of one time agritourism events. This

proposal includes a "temporary agritourism event" land use category as well as a definition, a set of land use regulations and permitting requirements.

B. Reorganize Special Events Provisions (Exhibits B.1, B.2, B.3, B.4)

The proposed revisions include the addition of new regulations for a variety of events and event venues, as described below:

a. Reorganize and Expand Special Events Category

The proposal broadens the definition of special events to accommodate the types of events taking place within the county and make necessary modifications to the land use regulations.

b. Provide Rules for Temporary Special Events

The proposed revisions include the addition of a "Temporary special event" land use category for onetime events, along with applicable land use regulations and permit requirements.

C. Temporary Uses Pending Annexation(Exhibits B.1, B.2, B.3, B.6, B.7)

Near the intersection of Midway Road and Interstate 80 there are agriculturally zoned properties within the sphere of influence of the City of Vacaville. These properties are designated as either Urban Industrial or Urban Commercial in the 2008 Solano County General Plan. Permanent development is to take place after annexation. Currently, the City has no plans to annex these parcels. This proposal provides relief to these properties by permitting temporary semicommercial development pending annexation to the City. The temporary development would be permitted for a fixed term of ten years. Land use and development standards are provided along with permitting requirements.

2. REVISIONS TO THE SIGN REGULATIONS

The proposed revisions to the sign regulations include revisions to the Master Sign Permit and the allowable sign types in the Exclusive Agricultural (A) district, as described below:

A. Revise Master Sign Permit (Exhibit B.8)

Proposed revisions permit the Zoning Administrator to increase allowable signage in multi-tenant projects (4 or more tenants).

B. Add Sign Types to the Exclusive Agricultural District (Exhibit B.8)

The proposed revisions add awning and projecting sign types to the allowable signage in the Exclusive Agricultural District.

3. PROCEDURAL REVISIONS

The proposed revisions include minor revisions to the Administrative Permit procedures and minor revisions to the Use permit procedures, as described below:

A. Modifications to the Administrative Permit Procedures (Exhibit B.9)

These revisions make minor changes to the administrative permit procedures to eliminate the zoning administrator role in the issuance of permits.

B. Modifications to the Use Permit Procedures (Exhibit B.10)

This revision applies a compliance review procedure to fixed-term permits of more than ten years.

V. RECOMMENDATION

Staff is recommending that the Planning Commission conduct a public hearing and:

- 1. Certify the Negative Declaration (Exhibit A) and
- 2. Adopt a resolution recommending that the Board of Supervisors approve the amendments to Chapter 28 of the Solano County Code (Exhibit B).

VI. FINDINGS:

- 1. A Negative Declaration has been prepared and circulated for the proposed project. The document complies with the County's Environmental Guidelines for implementation of CEQA. Prior to reviewing the project, the Planning Commission considered the Negative Declaration together with any comments received during the public review process. The Planning Commission finds on the basis of the Initial Study and any comments received that there is no substantial evidence that the project will have a significant effect on the environment.
- 2. The proposed Zoning Text amendments are consistent with the General Plan, and
- 3. The proposed amendments to Chapter 28 of the Solano County Code (Exhibit 1-23) will promote the general welfare of the County by clarifying appropriate standards for various land uses and by allowing additional uses within various zoning districts that serve the needs of the public without detriment to the surrounding area.

ATTACHMENTS:

Exhibit A	Initial Study/Negative Declaration
Exhibit B.1	Section 28.01 Definitions
Exhibit B.2	Section 28.21 Exclusive Agricultural (A) Districts
Exhibit B.3	Section 28.70.1 General Development Standards Applicable to All Uses in Every District
Exhibit B.4	Section 28.73.30 Public Assembly Uses
Exhibit B.5	Section 28.75.10 Agritourism and Section 28.75.20 Temporary Agritourism
Exhibit B.6	Section 28.76.20 Commercial Services
Exhibit B.7	Section 28.77.10 Industrial, Manufacturing and Processing Uses
Exhibit B.8	Section 28.96 Sign Regulations
Exhibit B.9	Section 28.101 Administrative Permit
Exhibit B.10	Section 28.106 Use Permit