



Legislation Text

File #: 18-959, **Version:** 1

MEMORANDUM

TO: Board of Supervisors

FROM: Michalyn DelValle, Community Development Director

DATE: November 6, 2018

SUBJECT: Ordinance Amendment, AM 18-03 to Amend Chapter 21 of the Lake County Zoning Ordinance to allow a restaurant up to 750 square feet accessory to a permitted tasting room in the "APZ," "A," "RL," "RR," and "SR" Districts; allow a restaurant exceeding 750 square feet in size accessory to permitted tasting room subject to obtaining a Major Use Permit in the "APZ," "A," "RL," "RR" and "SR" Districts; allow a reduction of the Minimum Residential Construction Standards in the "R1" District from a minimum dwelling size of 720 square feet to 360 square feet, a minimum width reduction from 15 feet to 12 feet and a minimum eave reduction from 12 inch to 6 inch; establish a permit process to allow Emergency Temporary Dwellings after a catastrophic or natural disaster; modify the Collectors Permit conditions to allow a two car garage up to 500 square feet accessory to a permitted dwelling; allow a reduction in the Minimum Residential Construction Standards of the "MH" Mobile Home Combining District from a minimum dwelling size of 560 square feet to 360 square feet.

EXHIBITS:

- A. Planning Commission Staff Report
- B. Proposed Ordinance as Recommended by Planning Commission
- C. Existing Zoning Ordinance with Recommended Changes
- D. Resolution of Intent
- E. Draft Planning Commission minutes, September 27, 2018.

I. BACKGROUND

On August 14, 2018, staff received direction from the Board of Supervisors to move forward with amendments to Chapter 21 of the Lake County Code. On September 27, 2018, a hearing before the Planning Commission was held and the attached Resolution of intent was adopted pertaining to:

- Restaurants accessory to a permitted tasting room
- Reduction of the Minimum Residential Construction Standards in the "R1" district
- Establishment of a permit process to allow Emergency Temporary Dwellings
- Modification of the Collectors Permit conditions
- Reduction in the Minimum Residential Construction Standards of the "MH" Mobile Home Combining District.

Please refer to the Planning Commission staff Report (Exhibit A) for a detailed description of these proposed amendments. Also, please refer to Exhibit C, which includes copies of the applicable section of the Zoning Ordinance and the proposed revisions depicted by Bold, italicized, highlighted font and strikethrough.

The Planning Commission reviewed the proposed revisions and recommended a minor change to the Collectors Permit terms and conditions to allow a two car garage up to 500 square feet accessory to a permitted dwelling that is not counted toward accessory square footage (Exhibit D).

FISCAL IMPACT: None
Estimated Cost: N/A
Amount Budgeted: N/A
Additional Request: N/A
Annual Cost (if planned for future years): N/A

I. **RECOMMENDATION**

Staff and the Planning Commission recommends that the Board of Supervisors:

- A. Find that the proposed text amendment to the Zoning Ordinance is exempt from the California Environmental Quality Act pursuant to § 15061(b)(3) of the CEQA Guidelines with the following findings:
1. The project is consistent with the Lake County General Plan and Zoning Ordinance.
 2. This project will not have a significant effect on the environment.
 3. The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
- B. Approve the proposed Zoning Ordinance text amendments for the following reasons.
1. The proposed amendments are consistent the provisions of the Lake County General Plan and Zoning Ordinance.
 2. This proposed amendments are necessary to protect the health and safety and welfare of the County.
 3. The proposed amendments would increase affordable housing opportunities.
 4. The project will not result in any significant adverse environmental impacts, and the project is exempt from CEQA.