



ECOS
ENVIRONMENTAL
COUNCIL
OF SACRAMENTO

ECOS Land Use Committee Meeting Agenda

Monday January 12th, 2015

Mogavero / Notestine 2012 K Street

6:00 – 7:30 pm

6:00 p.m. – Welcome, Introductions, Check-Ins, and Changes to Agenda

6:05 p.m. - Update on County Zoning Code Update

Tricia Stevens, Principal Planner,
Department of Community Development

Here is the link to the Zoning Code/Design Guidelines webpage with new materials.

The next Board of Supervisors meeting will be on February 11, 2015 at 2 p.m. The new materials include:

- [Comparison Chart](#) between the existing and proposed Zoning Code is now available. Please note this chart includes proposed changes through October 7, 2014. Further proposed changes will be available as part of the Board letter for the February 11, 2015 workshop.
- [Summary of CPAC Comments](#) from workshops held in October -November 2014. Please note that responses to comments will be available as part of the Board letter for February 11, 2015 <http://www.per.saccounty.net/PlansandProjectsIn-Progress/Pages/DevelopmentCodeUpdate.aspx>

County decided we needed to revise our development code.

The development code includes:

1. Zoning code – land use regs
2. Design guidelines
3. User guide

Feb 11 next wksp

On goal of the zoning code –

Primary objectives of zooming code update:

1. To be more user friendly
2. To have more sustainable practices, e.g. water landscaping
3. Quality development – increase the quality of the built environment

First draft released last February

Jeff Gamel was working on this and spoke to land use cmte in the past

Stronger design guidelines but loosening up on regulations. Push back came from Community Planning advisory councils (CPACs).

Reduce setbacks for single family vs. multiple family

One change being made is to make it ok - if you're completely surrounded by commercial - you can come in with a high-rise.

Code Changes include: Room rentals, density, congregate care in rural areas, more separation requirements between "undesirable" commercial uses (e.g. hookah lounges, tobacco shops, pawn shops), less parking required for businesses.

Transportation Management Assoc (TMA) (e.g. highway 50 – employers pool resources for transit passes, guaranteed ride home, carpool matching services)/Transportation System Management Plan (TSM) plans should not be eliminated simply because they aren't being implemented. TSM has required measures for transportation for GHG reduction targets. Impacts are not mitigated if the plans are being enforced.

Digital Billboards – increased amount of space between electronic billboards and residences. Have also limited amount of light.

New tool – Minor Use Permit – used by many communities just to have another level of review – to put more conditions on something – would still be subject to CEQA. Anyone who lives within 300 feet can comment but no public hearing. Most of the projects that go to the minor use permit are more nuisance oriented businesses that are currently permitted, e.g. hookah, smoking lounge, check cashing, tattoo shops, tobacco shops. Those who wouldn't get a public hearing are child care centers, solid fencing over three feet, small wind turbines and solar. (would go from public hearing currently required to no hearing but notification)

Cell phone towers - we still require a hearing on all cell phone towers. Anything that's in residential or a park goes to the planning commission.

'New communities guidelines' – influences all new master plans – which reinforces general plan.

The planning commission has supported non-connected streets. The design guidelines should be used but the hearing body can ignore them if they make a strong enough argument that they don't need to or can't connect streets.

Community Planning advisory councils (CPACs) has openings at times – watch their website for openings. ECOS can recruit folks for this board. There's also the annual Boards and Commissions Leadership Institute (BCLI) with Sac Housing Alliance.

6:45 p.m. - Project Updates – Aspen 1 – New Brighton, Connector,
Housing Elements, Sports and Entertainment Complex, Sacramento

Commons, Elk Grove SEPA, Russell Ranch NOP, Mather South NOP, City
General Plan Update, County Zoning Code Update, Other Projects
Ron Maertz, Rob Burness, Alex Kelter, Molly Wright and Others

7:10 p.m. – Update on CEQA Revisions

Andy Sawyer

CEQA reform has mostly died.

But right now in front of the supreme court is:

“Categorical exemptions” – No EIR required if it falls in one of the many categories
CBIA vs. Bay Area Air Quality Management District – things CEQA was doing best – flood
waters, etc., no longer have to be done under CEQA. Project & the environment together
causes a lot of pollution – e.g. build a school next to hazardous area – now covered under
CEQA after this case.

Does federal law preempt CEQA in areas where federal

“Market participant...”

Federal law prohibits state law from regulating an activity.

A person regulated by a fed agency can do a better job of protecting the environment than the
minimum requirements of them by the federal government. Air and water quality cases have
shown that publicly owned vehicle...

High speed rail said that federal law preempts CEQA law, and that their EIR does not have to
be approved – CA state said they do have to follow CEQA but their EIR was passed.

State cannot regulate moving crude oil via rail. But we can move the stations. Sierra Club sued
for the lack of an EIR on one.

In cases where state is otherwise preempted to regulate, can it regulate itself? If a state dept. is
carrying out a regulated activity, then CA is regulating itself with CEQA and its not preemption.

7:15 p.m. – Project Monitoring – Review Robert Meagher’s changes to Project

Monitoring spreadsheet. Discuss criteria for project importance.

Please review:

https://www.cubby.com/pl/ECOS+Project+List/_18b752e76ce54e16a0f4a0971fedb8af

Russell Ranch EIR – Ron Maertz will send it to Genna and she will look at it.

7:25 p.m. – Other Business and Announcements –

Upcoming Agenda Items-

February 9th - Sacramento Commons - Maybe ???

7:30 p.m. - Adjourn