



**ECOS Land Use Committee Meeting Agenda  
Monday January 12th, 2015  
Mogavero / Notestine 2012 K Street  
6:00 – 7:30 pm**

**I. 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.sacounty.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 Board of Supervisors Workshop

Primary objectives of zoning 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. The Committee requested that ECOS be included in followup meetings regarding the elimination of TSM Plans.

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 staff and Planning Commission has supported 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. This often happens at the Board of Supervisors.

How can ECOS get involved? Community Planning Advisory Councils (CPACs) have 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.

## II. **Update on CEQA Revisions, Andy Sawyer**

CEQA reform has mostly died.

But right now in front of the California 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, whether the impact of the environment on the project must be considered – things CEQA was doing best – flood waters, etc., no longer have to be done under CEQA at the present time.

Does federal law preempt CEQA

Federal law prohibits state law from regulating an activity.

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 regulate transfer facilities. Sierra Club sued for the lack of an EIR on one at Mc Clellan..

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 it's not preempted

- ## III. **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

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

- ## IV. **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](https://www.cubby.com/pl/ECOS+Project+List/_18b752e76ce54e16a0f4a0971fedb8af)

Other Business and Announcements –

Upcoming Agenda Items- February 9th - City of Sacramento Downtown Development