



September 12, 2014 Planning Commission Hearing HEARING REPORT ERRATA: ITEM 4

Errata to the September 12, 2014 Planning Commission Hearing Report for Agenda Item 4 is included herein:

ERRATA:

This Errata is needed to revise the proposed amendment to Section 6156.g.1 of the Zoning Ordinance. The table in the originally proposed amendment inaccurately reflected the currently allowed square footage of accessory structures for certain lot sizes. This Errata accurately reflects the minor increase in allowed square footage of accessory structures that would result from the proposed amendment. Specifically, an increase of between 200 and 600 square feet would be allowed on lots from 4-6 acres, 8-10 acres, 12-14 acres, and 16-18 acres in size. No additional square footage would be allowed on lots of 7, 11, 15, and 19 acres.

Proposed revision to POD 13-003, Attachment A (Strike-out/Underline and in bold). The remaining language is as previously proposed.

Section 35. Section 6156.g of the Zoning Ordinance is amended to read as follows:

- g. Detached Private Garages and Carports, Storage Buildings, Workshops, Hobby Shops, Barns, Agricultural Buildings and other similar non-habitable uses (non business purposes). Only one electric service drop and one electric meter to serve both the main dwelling and structure allowed by this subsection will be permitted. The combined area of all such structures, together with the structures authorized by subsection b above, shall be limited as follows:
 - 1. The total area of all detached accessory structures shall be limited to 25% of the living area of the principal residence, or as follows, whichever is greater:

Lot Size (gross)	Det. Accessory Structures in all Res, Ag & S92 Zones (formerly 6156.g and 6156.h)
< 1 ac	2000 sf
1 ac - <2 ac	3000 sf
2 ac - <4 ac	4000 sf
4 ac - <8 ac	5500 sf <u>5600 sf</u>
8 ac - <12 ac	6000 sf <u>6400 sf</u>
12 ac - <16 ac	6500 sf <u>7200 sf</u>
16 ac —<20 ac or <u>more</u>	7000 sf <u>8000 sf</u>
20 ac or more	8000 sf

(Note that detached accessory structures are subject to setbacks specified in Section 4842. Buildings not meeting the setback requirement of Section 4842 are limited to a combined area of 1000 square feet.)

Buildings proposed in the S88 Use Regulations shall conform to the requirements of any applicable Specific Plan

2. Limited to one story not to exceed 12 feet maximum height. May have 2 stories and a height not exceeding 24 feet if the accessory structure meets the main building setbacks. If the structure is more than one story in height, that portion not used for the shelter or storage of vehicles shall be designed and used as habitable space defined by Section 6156.b or other approved use such as a guest living quarters. However, a one story accessory structure designed to store a recreational vehicle (RV) may exceed 12 feet in height, not exceeding 16 feet, if the accessory structure meets the main building setbacks.
3. Additional area, height and story may be permitted by issuance of an Administrative Permit with notice provided pursuant to Section 7060c. and findings pursuant to Section 7358, subsections a. 1, 3, 5, and 6. The Administrative Permit shall not authorize height/stories exceeding the height/story limit specified by the applicable height/story designator. The Administrative Permit shall not authorize reductions to required setbacks. Reductions to setbacks shall be subject to Section 7100, Variances.
4. A barn or agricultural building is not considered an animal enclosure. Therefore the animal enclosure area on a property is not included in the calculation of total barn square footage. A barn used as part of a commercial Horse Stable use is not considered an accessory structure for purposes of this section and therefore not included in or limited by this section.