

LDC Zoning Ordinance Update

Introduction Workshop Dates

| Region | Date | Location | Time |
|----------------|---------|--------------------------------|-----------------|
| Central County | 2/28/19 | County Operations Center | 9:00 – 11:00 am |
| South County | 3/11/19 | Spring Valley Community Center | 5:30 – 7:30 pm |
| East County | 3/19/19 | Lakeside Community Center | 5:30 – 7:30 pm |
| North County | 3/21/19 | Valley Center Middle School | 5:30 – 7:30 pm |

Land Development Code (LDC) Update



Introduction

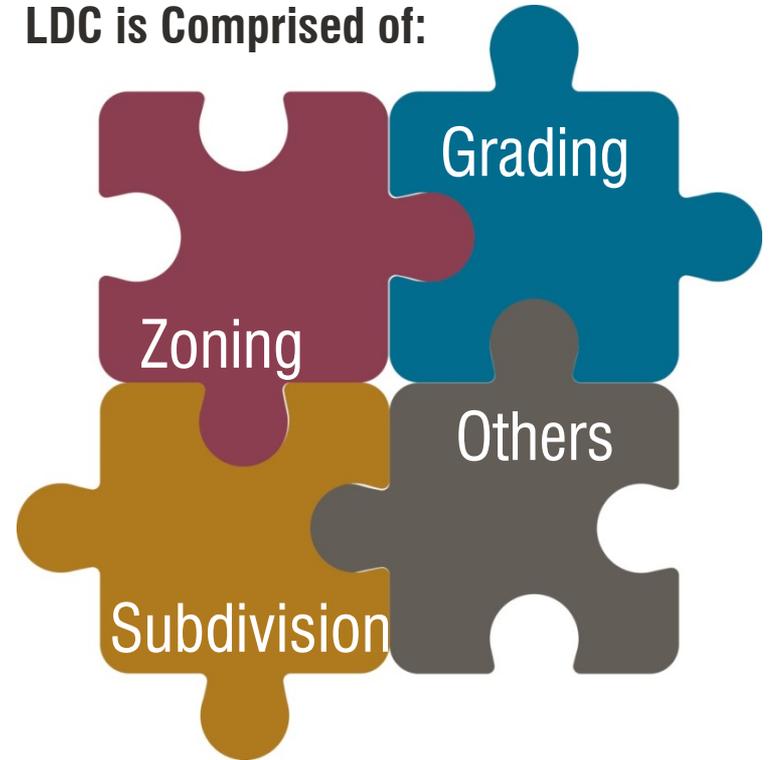
Regional Workshops

What is the LDC Update?

The **LDC** contains all of the rules and regulations governing how you can use and develop land

The **LDC Update** will consolidate all ordinances and regulations for the development of land into a single, coordinated code

LDC is Comprised of:



Why is the Update Needed?



Make the code
modern and
easier to use

Implement the
General Plan and
Community
Plans

Your input
will help us...

Simplify
administration
of the code

Provide more
predictability for
property owners
and the public



Build Upon Past Work

- Agriculture Promotion (2017)
 - Agri-tourism Uses
 - Boutique Wineries
- Equine Ordinance (2013)
 - Tiered permitting system
 - Eliminated discretionary permits for some commercial stables
- Detached garage setbacks update
- Bi-Annual Zoning Cleanup
- Accessory Dwelling Units (ADUs)

What New Challenges Can We Address?

Improve everyday zoning challenges including:

- Simplify home remodel and small business expansion projects
- Make the Code easier to use, understand and administer with graphics, tables and web-links
- Use consistent definitions, calculations and measurements
- Consolidate similar types of procedures and permit types
- Translate subjective guidelines to measurable standards where possible
- Reduce duplicative Animal Designator, building height and setback regulations

Additional issues to be identified through public input

How the LDC Serves the Public

Whether or not you have ever needed to get a development permit from the County, everyone is affected by the LDC, including:



Homeowners undertaking remodels or concerned with a neighborhood project



Farmers and ranchers practicing agriculture



People planning a special event



Business owners seeking to expand or relocate



Community Planning and Sponsor Groups looking for tools to implement community plans



Builders looking for opportunities to create more homes



Environmental community pursuing effective measures to conserve open space lands

We want to hear from you on how to make the Code better

Implementing County Plans



LIVE WELL SAN DIEGO

A region that is Building Better Health, Living Safely, and Thriving.



GENERAL PLAN

The long-term plan for how the County should grow or develop.



COMMUNITY PLANS

More specific direction for growth and development in each of the county's unincorporated communities.



HOUSING AFFORDABILITY STRATEGY

Measures to support housing diversity and production within the county, with the aim of ultimately improving housing affordability.



STATE REQUIREMENTS & PROGRAMS

Various state requirements related to housing, environmental issues, and other topics.

LAND DEVELOPMENT CODE

Updating the LDC may affect you by:

Zoning Ordinance



Increasing clarity of regulations that affect your property



Increasing certainty and predictability of what can be built

Subdivision Ordinance



Enabling land conservation



Providing regulatory reform

Grading Ordinance



Making it easier to use your property



Reducing time and costs

LDC Zoning Ordinance Timeline

2019 / 2020

We are here

Startup & Code Evaluation

Project Introduction

Public Workshops:
Your Input on Updating the Code

Code Evaluation - Simplify and Streamline

Draft New Code Organization with Table of Contents

Align with Community Plan Updates

2020 / 2021

Code Update Concepts

Simplify Permitted Use Tables

Create Standardized Zone Concepts

Streamline Permits and Procedures

Update Overlay Zones Concepts

Public Workshops:
Your Input on Concepts

2021 / 2022

Drafting the Code

Public Workshops: Your Input on Draft Zones and Testing of Standards

Refine, Simplify, and Create Community-Specific Regulations

Write Proposed Regulations for Review

2022 / 2023

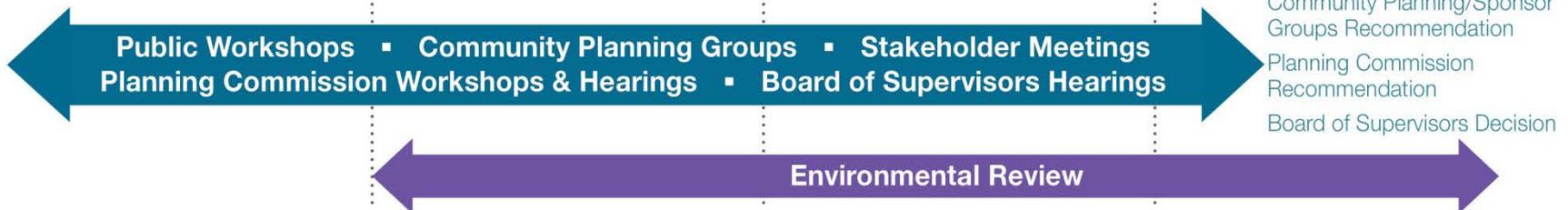
Public Review & Hearings

Compile Full Zoning Code

Produce Public Review Draft Zoning Ordinance

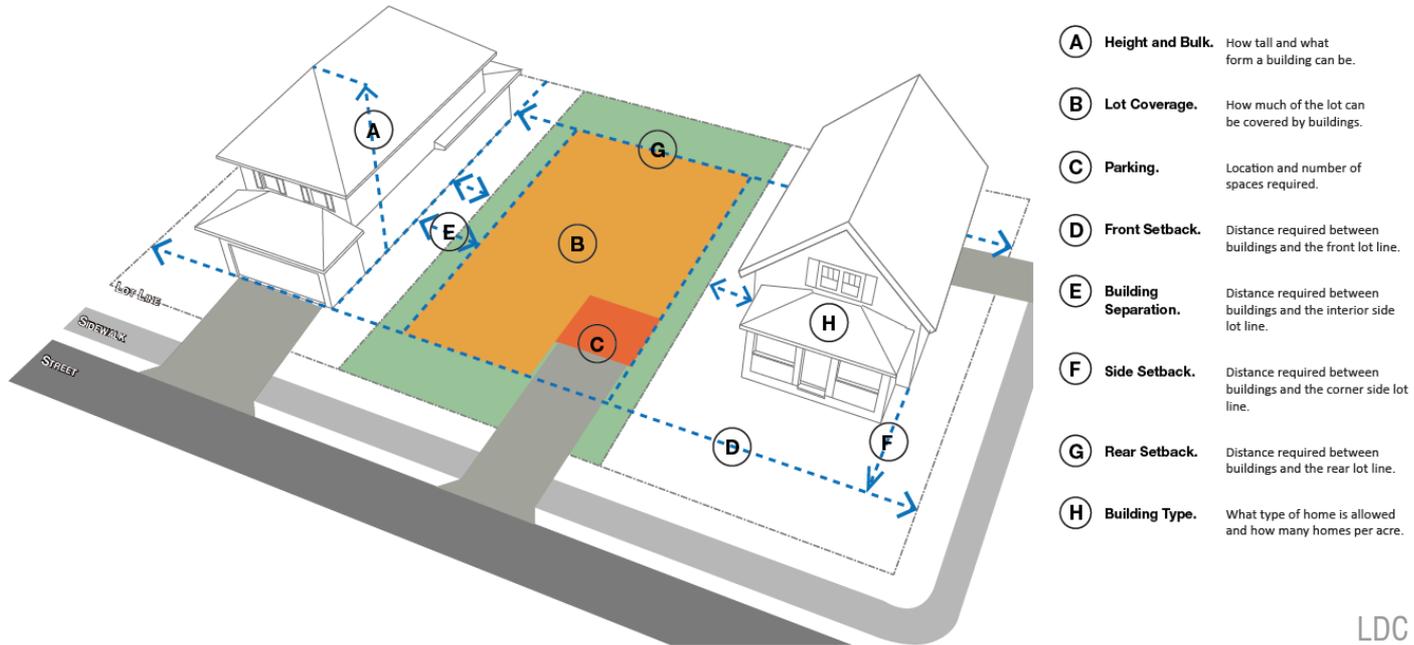
Public Workshops: Your Input on the Public Review Draft Zoning Ordinance

Distribute Draft and Final CEQA Document



What is Zoning?

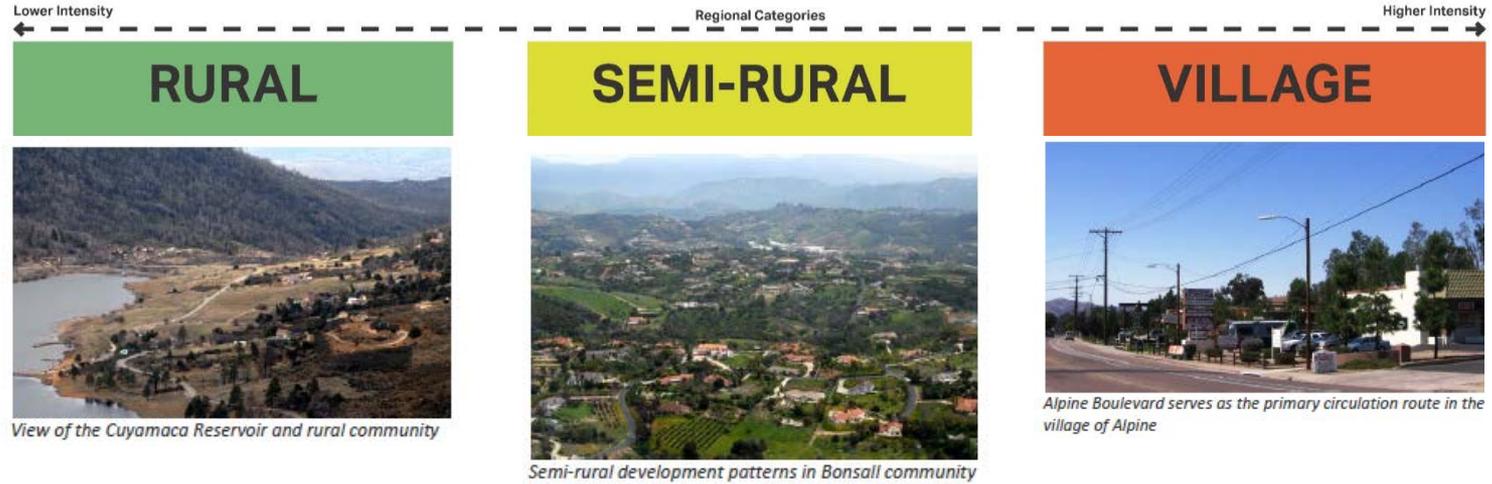
Specific rules that govern use and development for each parcel of land, consistent with the General Plan regional categories and land use designations



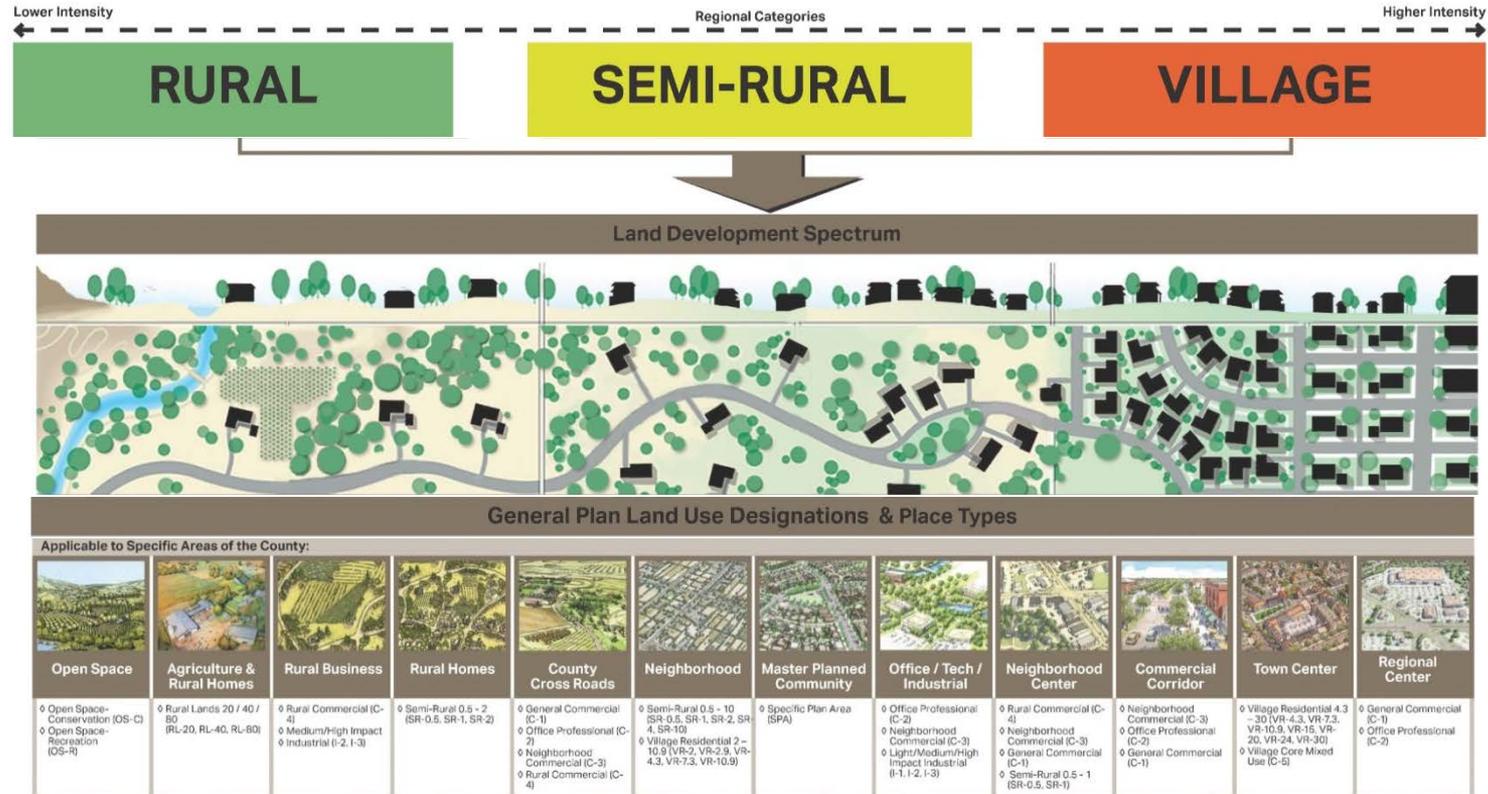
What Will the LDC Regulate?



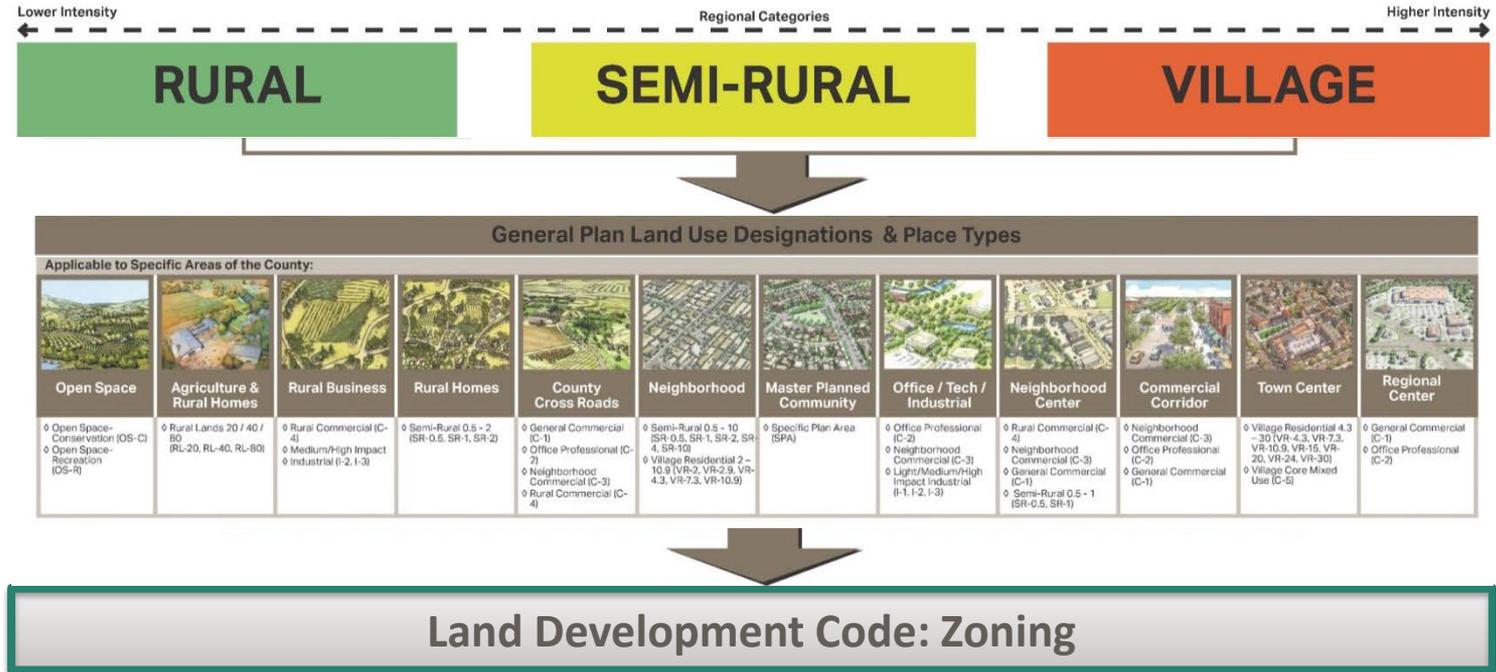
General Plan Regional Categories



General Plan Regional Categories and Land Use Designations



Connecting the General Plan to Zoning



Role of Community-Focused Standards

- Prioritize Form and Character
- Frontages/ Encroachments
- Building Form/ Design Standards
- Community-specific development character



What we have heard so far

Public and Staff Comments

- Simplify projects
- Reduce regulation complexity
- Align lot size with densities
- Provide consistency and ease
- Reform ineffective regulations
- Incentivize land conservation



Help us update the LDC



- What is your experience using the Code?
- How can we improve the Code from these perspectives:



Homeowners



Business owners



Community plan and
sponsor groups



Environmental
community



Farmers and
ranchers



Neighborhood
groups



Builders

- What are we missing?

We want to hear from you on how to make the Code better

Open House Stations

Station 1

Your Thoughts on Zoning:
Setbacks and Parking

Station 2

Know Your Zoning:
Guide to the 'Zone Box'

Station 3

Know Your Zoning:
Uses and Animals

Station 4

Your Thoughts on Zoning:
Agriculture Promotion

Station 5

Your Thoughts on Zoning:
Permits and Procedures

Station 6

Building Types and
County Places

Stations Report Out

Station 1

Your Thoughts on Zoning:
Setbacks and Parking

Station 2

Know Your Zoning:
Guide to the 'Zone Box'

Station 3

Know Your Zoning:
Uses and Animals

Station 4

Your Thoughts on Zoning:
Agriculture Promotion

Station 5

Your Thoughts on Zoning:
Permits and Procedures

Station 6

Building Types and
County Places

Outreach Next Steps

- Regional workshops underway
- Status report at May 18 Quarterly Chair Meeting
- Focused meetings with individual planning and sponsor groups, and stakeholders upon request

For more information

County Staff Lead

- Eric Lardy

Consultant Team Leads

- Nancy Bragado
- Nicholle Wright

Email: PDS.AdvancePlanning@sdcounty.ca.gov

Web: <https://www.sandiegocounty.gov/content/sdc/pds/advance/ldc.html>