

MADERA COUNTY ZONING ORDINANCE UPDATE

Planning Commission Meeting
December 1, 2020



Purpose

1. Overview of the Consultant Team
2. Overview of the Zoning Ordinance Update
3. Work Completed so Far
4. Schedule Moving Forward
5. Commission Discussion
6. Public Comment



Our Team

Madera County
Board of Supervisors
Planning Commission
County Staff



Project Management
Jim Harnish, Project Director
Brenton Gibbons, Project Manager



Mintier Harnish
Zoning Ordinance
Michael Gibbons



Miller Planning
Zoning Ordinance
Martha Miller

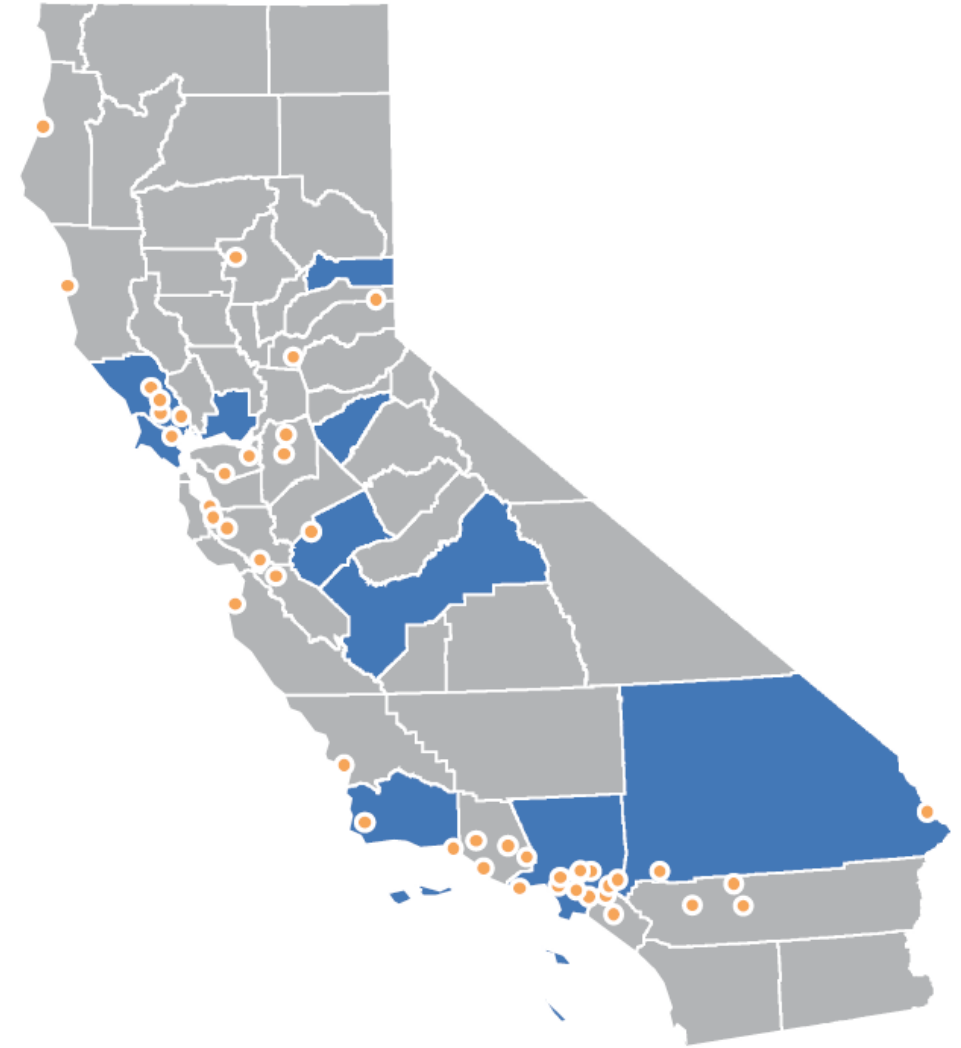


Rincon Consultants
Environmental Review
Eric Vonberg



Experience

- Prepared over 100 zoning, subdivision, and development codes
- Extensive local government experience with zoning and development code administration
- Our Principals are actively involved in every aspect of our projects





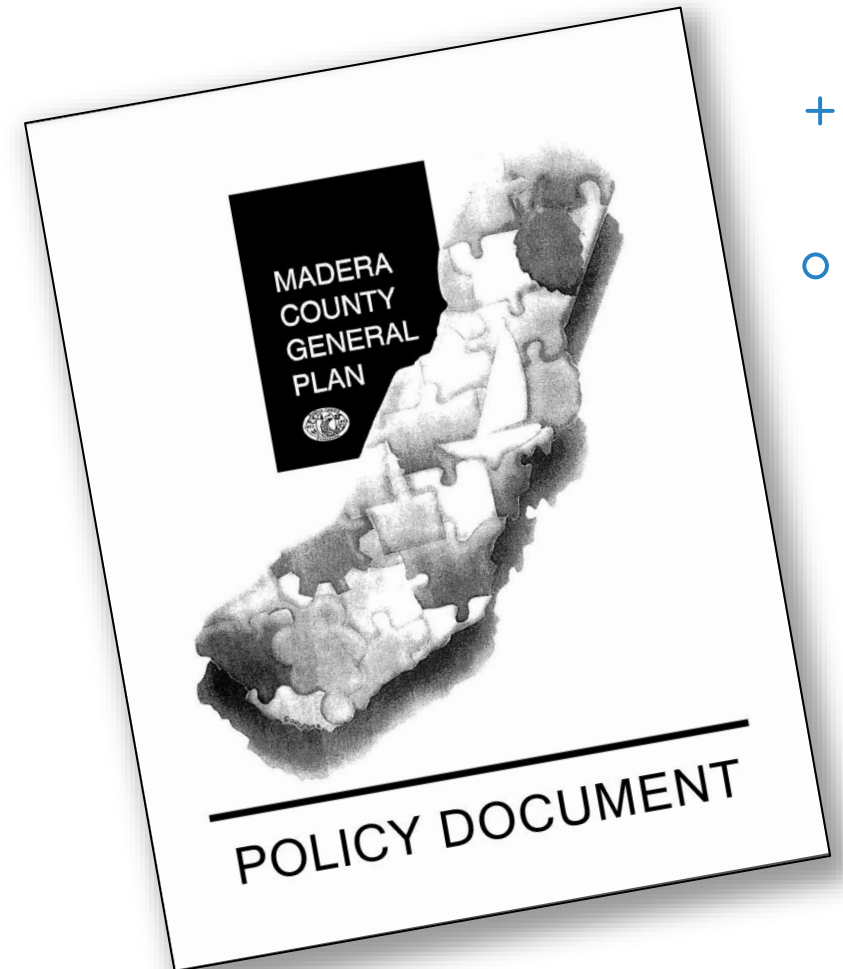
2. OVERVIEW OF THE ZONING ORDINANCE UPDATE PROCESS

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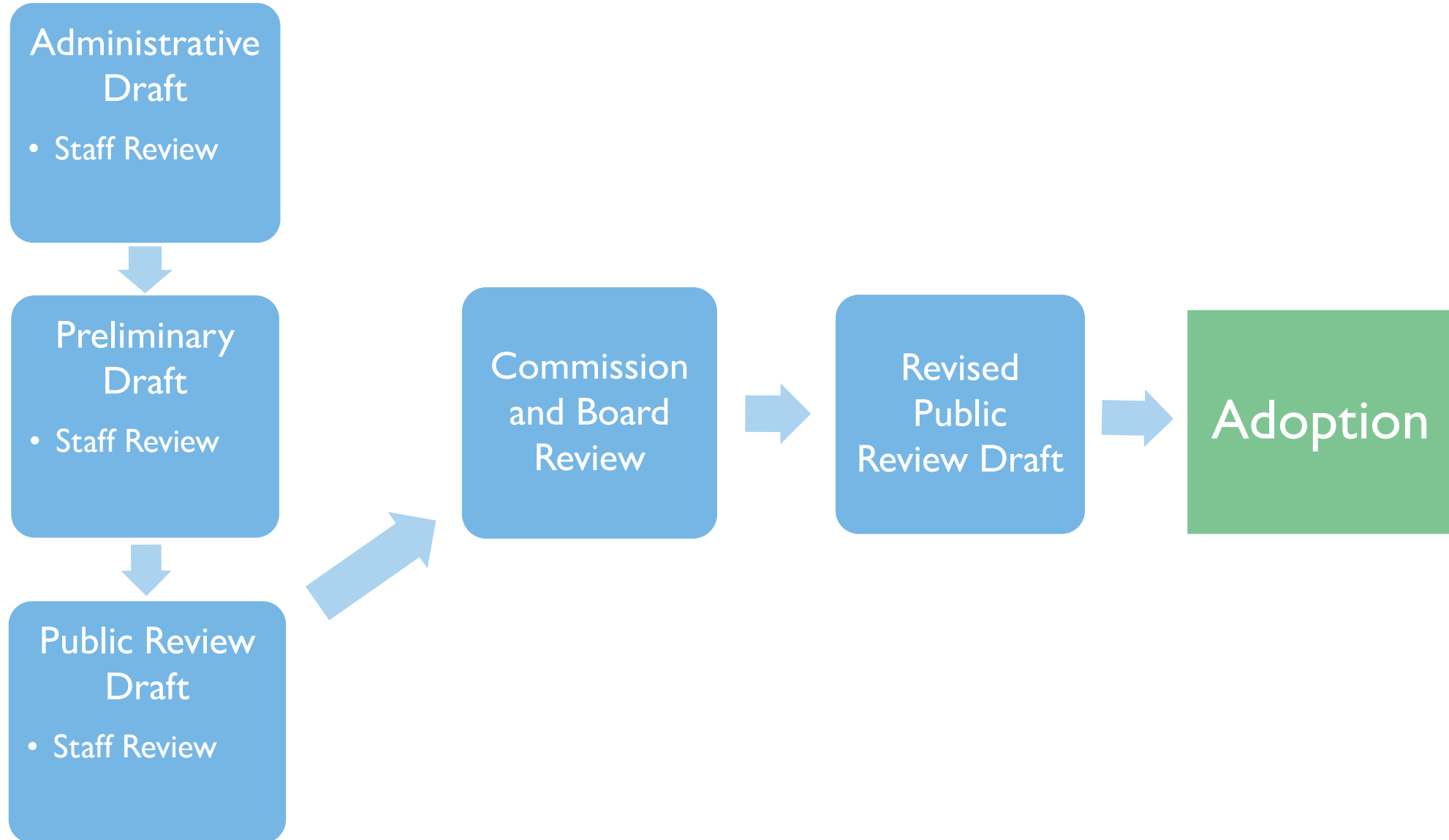
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Why Update the Zoning Ordinance

- Achieve General Plan consistency
- Create a contemporary Zoning and Subdivision Ordinance
- Reflect changes in State law (i.e., wireless, housing, ADUs, Objective Standards, WELO)
- Make the Ordinances easier to use and implement
- Implement changes to address issues identified by County Staff



Code Preparation Steps



Approach and Scope



Ordinance Organization

Article 1 Purpose and Applicability

- Composition of Zoning Ordinance
- Procedures for Interpretation
- Conflicting Uses
- Zoning Map
- Establishment of Zones

Article 2 Zones, Allowable Uses, and Standards

- Zone Purpose Statements
- Allowable Land Use Tables
- Development Standards
- Additional Development Standards

Article 3 Regulations Applicable to all Zones

- Site Planning
- Parking
- Signs
- Accessory Structures
- Landscaping
- Performances Standards

Article 4 Standards for Specific Uses

- Accessory Dwelling Units
- Agritourism
- Density Bonuses
- Temporary Events
- Wireless Telecommunications Facilities

Organization

Article 5 Nonconformities

- Legal Nonconforming Status
- Continuation and Maintenance
- Determinations, Extensions, and Abatement Procedures

Article 6 Permit Processing Procedures

- Application Processing Procedures
- Zoning Clearance
- Modifications
- Site Plan Review
- Use Permits
- Variances

Article 7 Zoning Code Administration

- Amendments
- Public Notices and Hearings
- Enforcement Provisions

Article 8 Definitions

- Definitions



3. WORK COMPLETED SO FAR

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Work Completed

- Administrative Draft Article 1
- Project Website
 - maderacountyzoningupdate.com
- Comprehensive Document Review
- Research
- Outreach via Stakeholder Interviews



Project Website



[Home](#) [Zoning Basics](#) [Documents](#)

Select Language ▾

Madera County Zoning Ordinance Update

Objective Design Standards
FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT

California is in the midst of a housing crisis in which communities throughout the State are challenged with accommodating their low rates of housing production. The Housing Shortage Fee prompted California to enact new laws requiring counties, cities, and towns to streamline housing approval by establishing a by-right, ministerial approval process for multi-family residential development. Key to ministerial approval is the replacement of subjective design guidelines and discretionary review with objective standards and ministerial approval.

Through its Zoning Ordinance and adopted Area and Specific Plans, Madera County has a unique opportunity to revisit existing design guidelines, convert any subjective multi-family residential guidelines to design standards, and create new standards that further enhance the County's character. This paper provides an overview of State legislation, the County's existing design guidelines and standards, and areas where the County can streamline multi-family residential development approval.

State Legislation

Assembly Bill 35

California State Senate Bill 35 (Government Code Section 65923.4), which went into effect on January 1, 2018, was part of a comprehensive bill package aimed at addressing the State's housing shortage and high costs. SB 35 requires the availability of a streamlined ministerial approval process for multi-family residential developments in jurisdictions that have not yet made sufficient progress toward meeting their regional housing need allocation (RHNA).

Included in the streamlining process, counties are required to establish objective design standards for multi-family residential development. SB 35 defines an objective design standard as one that involves "no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion, available and knowable by both the development applicant, and the public official prior to submission."

What are Objective Standards?

An "objective" standard is one that involves no personal or subjective judgment by a public official and is verifiable by reference to criteria available and known to both an applicant and the public official. Many design standards, however, are "subjective" and require personal interpretation of their meaning and application. This interpretation, in turn, can lead to a lengthy project review and approval process. The intent of new State housing law (SB 35) is to streamline the review process for multi-family residential projects in order to increase housing production.

OBJECTIVE DESIGN STANDARDS MEMORANDUM AVAILABLE FOR REVIEW!

The following is a memorandum explaining new state legislation pertaining to the requirements of Objective Design Standards that every City and County shall adopt as part of their Zoning Ordinance. The memorandum highlights ways the County can address these recent changes through its comprehensive update to the Zoning Ordinance.

[Read more](#)

[eMail List](#)
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Stakeholder Interviews

- Overall themes:
 - Need better defined standards for uses.
 - The Ordinance should be clarified in several areas.
 - Update land uses to remove antiquated uses.
 - Staff or the Zoning Administrator should be able to make more ministerial decisions.
 - Environmental Health water and wastewater requirements can be roadblocks for development.
 - Subjectivity and interpretations of standard needs to be removed; need more objectivity.

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4. SCHEDULE MOVING FORWARD



Schedule

- Stakeholder Interviews – In Progress
- Joint Study Session #1 – Winter 2020
 - Planning Commission Meeting – December 1, 2020
 - Board of Supervisors Meeting – January-February 2021
- Administrative Drafts – Fall 2020/ Summer 2021
- Preliminary Drafts – Summer 2021
- Public Review Draft – Summer 2021
- Joint Study Session #2 – Summer-Fall 2021
- Revised Public Review Draft – Fall 2021
- Adoption – Fall-Winter 2021

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5. COMMISSION DISCUSSION





6. PUBLIC COMMENT

