



AGENCY:	City Council
MEETING DATE:	November 28, 2016
DEPARTMENT:	CDD
PRESENTED BY:	C. O'Neal

AGENDA ITEM SUMMARY REPORT

TITLE:

RECEIVE REPORT AND AUTHORIZE CORRECTIONS TO THE 2008 ZONING MAP

ISSUE:

The zoning map in current circulation was prepared in 2008 and needs to be updated to reflect approved changes to parcel lines (as a result of subdivisions and lot line adjustments approved over the past eight years) and to correct the boundaries of zoning districts in two locations. The Community Development Department has a large 24x30" full color zoning map on its counter which is used on a daily basis. The map needs to be updated, as customers continually point out their parcel size/shape has changed and it is difficult for customers to use efficiently.

RECOMMENDED ACTION:

Direct staff to proceed with update and corrections to the 2008 zoning map.

ALTERNATIVE ACTION(S):

1. No action.
2. Continue using the 2008 version of the zoning map.

ANALYSIS:

Since 2008, the City has processed 24 permits for subdivisions, parcel maps and lot line adjustments. Subdivisions often take several years from the time the permit is submitted to the recording of the final map, so the number of parcels affected during this timeframe is considerably more than those reflected by the 24 permits (Attachment 1). The City obtains Geographic Information Systems (GIS) parcel files from the County of Mendocino periodically upon request. There were over 100 changes to parcel boundaries within the City limits between 2008 and the 2016.

In order to update the zoning map, the zoning layer file was appended to the spatial parcel data, a visual quality control check was performed to ensure that that zoning layers spatially align with the identified zoning districts, and the join was finalized to create a new shape with both spatial and zoning data. Potential discrepancies were checked against other versions of the zoning map and the published land use designations in the Inland and Coastal General Plans published in 2012.

The primary purpose and intention of the update was to show accurate depictions of the legal parcel lines as they are today, not to effectually change any zoning. Two errors in the delineation of zoning districts were identified on the 2008 published map. These errors were verified and corrected on the new 2016 zoning map. Attachment 2 identifies the two parcels with incorrect zoning.

1. Parcel 069-241-39, located at 1211 North Main Street, owned by Baxman Gravel, previously appeared with an Open Space (OS) designation is now correctly identified as Heavy Industrial (IH). Upon close review of the old map, it was evident that this was an error caused by the software and the colors appeared to overlap boundaries in several areas, this narrow parcel was not distinguishable from the OS parcel to the west and the IH parcel to the east due to its size and shape.
2. Parcel 020-510-60, located at 1536/1538 East Oak Street, previously owned by Habitat for Humanity, was rezoned in 2004 (ZON 1-04) from Low Density Residential (RL) to Very High Density Residential (RVH). For an unknown reason, the previously published map incorrectly identified this parcel as High Density Residential. This error has been corrected and the parcel's zoning attribute is now RVH.

Utilizing the Geographic Information System (GIS) to create and display the data means attributing qualitative data to the spatial files which leaves less room for errors like those previously identified. Having this data in the GIS makes updating the map's parcel content more efficient in the future and allows zoning changes to be shown on the map more expeditiously when permits are approved for such a request. Finally, this update and merge into the GIS system is part of a long-term goal of Community Development Department to publish an interactive webmap, which customers could access from the City's webpage, to access commonly requested property data like Assessor Parcel Numbers (APNs), Zoning Districts and definitions, and setbacks.

FISCAL IMPACT:

None.

CONSISTENCY:

Inland General Plan Goal LU-1 states:

Goal LU-1. Promote development and conservation of land in Fort Bragg according to the pattern shown on the Land Use Designations Map.

Policy LU-1.1 Implementation of the Land Use Designations Map: Implement the Land Use Designations Map by approving development and conservation projects consistent with the land use designations, and ensure consistency between the Inland General Plan and the Inland Land Use and Development Code.

Having an up-to-date zoning map improves the quality of customer service when communicating context of zoning and planning to property owners in discussions about potential land use and permits.

IMPLEMENTATION/TIMEFRAMES:

The map was completed over the summer of 2016 and once reviewed and approved by the Council, the updated map will go into circulation immediately.

ATTACHMENTS:

1. Subdivision Permits 2008-2016
2. Zoning Discrepancies on 2008 map
3. 2008 Zoning Map
4. New 2016 Zoning Map

NOTIFICATION:

1. None.

City Clerk's Office Use Only

Agency Action ☐ Approved ☐ Denied ☐ Approved as Amended

Resolution No.: _____ Ordinance No.: _____

Moved by: _____ Seconded by: _____

Vote: _____

☐ Deferred/Continued to meeting of: _____

☐ Referred to: _____