

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.co.el-dorado.ca.us/devservices>



PLACERVILLE OFFICE:
2850 FAIRLANE COURT PLACERVILLE, CA 95667
BUILDING (530) 621-5315 / (530) 622-1708 FAX
bldgdept@co.el-dorado.ca.us
PLANNING (530) 621-5355 / (530) 642-0508 FAX
planning@co.el-dorado.ca.us
Counter Hours: 8:00 AM to 4:00 PM

LAKE TAHOE OFFICE:
3368 LAKE TAHOE BLVD. SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 FAX
tahoebuild@co.el-dorado.ca.us
Counter Hours: 8:00 AM to 4:00 PM

TO: Board of Supervisors
FROM: Roger Trout, Development Services Director
DATE: September 30, 2009
RE: **Progress on Mixed Use Development Phase 2**

The Economic Development Advisory Committee (EDAC) discussed at its Regulatory Reform Taskforce meeting the different forms mixed-use developments (MUD) can take including but not limited to:

1. Special Use Permits or Planned Development applications (under the current ordinance and the proposed revisions);
2. Specific Plans;
3. Form Based Codes; and
4. New Zone Districts/Land Use Designations.

The current proposed MUD zoning and General Plan amendments are limited to addressing MUD through the first phase under a PD. The EDAC and MUD groups are going to continue working on opportunities for more comprehensive MUD projects. The following notes are excerpts from the 9/25 EDAC Regulatory Reform Taskforce and shows the direction the group is following:

“What does MUD get us (El Dorado County)? Why does El Dorado County need MUD?”

- Helps with compliance of State requirements including Regional Housing Needs Allocation (RHNA), affordability, California Environmental Quality Act (CEQA), and carbon emission reduction (Assembly Bill32 and Senate Bill375);
- Builds on or can establish a community identity;
- By focusing MUD in areas with existing infrastructure, it reduces the need to build new infrastructure;
- Reduces VMT; enables transit; increases the availability of state funding for infrastructure;

09-0156.10.G.1

- Creates walkable communities where a majority of needs or wants can be met within a short walk.
- Helps move away from constraints-based planning to opportunities-based planning;
- Helps us conserve rural and agricultural areas by concentrating densities in designated community centers;
- Goals and policies already in the General Plan to support MUD; need the flexibility to deliver a range of housing types including densities higher than allowed in many land use designations;
- Encourages historical preservation and neighborhood centered design;
- Density is a given. MUD provides an opportunity for the highest quality through flexible designs;
- Creates vibrant atmospheres and attracts new markets to the area;
- Boosts social connections; and
- MUD provides an opportunity for the redevelopment of blighted areas and incentives for infill developments.

Who should be involved? It was noted that MUD Phase 1 does not deliver on the entire list of “good things” above. It will allow for a select number of projects to move through the development review process, expands development options for existing commercial lots, and provides an opportunity to create a more effective ordinance in phase 2.

MUD Phase 2 could deliver on all “good things” above, if it brings other agencies and players to the table such as EID, transit districts, school districts, Chambers and the financing/insurance/construction industries. Redevelopment needs to be addressed as well for the more blighted areas.

How should MUD be permitted, managed and monitored? What standards should be required? There have been extensive discussions around the use of Form Based Code for the implementation and encouragement of MUD. Incentives should be used but, it was recognized that to get incentives to work, sometimes you need many dis-incentives to really make it happen. There is also a need to distinguish MUD standards for infill areas versus Greenfield. Determination of what commercial mix is needed to promote walk ability. Determine what other measures can be monitored to determine the effectiveness of MUD (i.e. reduced carbon emissions, economic and market forces, healthy community standards, etc.)

Where should MUD be located in the unincorporated area of the County? Currently MUD is allowed for in Commercial areas under General Plan policy 2.2.1.2. However, there is no corresponding Zoning ordinance or standards for implementation. This question was followed with a discussion of Community Identity (CI), another taskforce within EDAC. It was determined that the CI taskforce will begin to address the development of a framework for each community to work from in their efforts to define what their community is or should be. MUD can be a keystone in achieving CI and the EDAC Taskforce could drive MUD phase 2 through a parallel process. Without MUD, many of the historical and even more recently developed communities would not reach their CI vision.