



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

<http://www.planning.building@edcgov.us>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Road

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

TO: Board of Supervisors

FROM: Tom Purciel, Senior Planner

DATE: November 13, 2024

**SUBJECT: Interim Design Standards and Guidelines
Project Information and Recommendation**

BACKGROUND:

On July 23, 2024, the Board unanimously directed Planning and Building Department, Long Range Planning Unit (LRP) staff to develop community-based interim objective multifamily, mixed-use, and commercial design standards for the County's West Slope Community Regions and Rural Centers by December 2024 (Legistar File 24-1158). The interim design standards would serve as the template and launching pad for adoption of future permanent design standards, which the Board directed to commence in early 2025.

On September 17, 2024, LRP staff held a public workshop with the Board and Planning Commission (Commission) to review preliminary drafts of the proposed standards and solicit public and decision-maker feedback (Legistar File 24-1552). For the workshop, staff developed two sets of draft standards. The first was the Interim Objective Design Standards (IODS) for multifamily residential and mixed-use development projects that qualify for state streamlining and ministerial provisions. The second was the Interim Design Standards and Guidelines (IDSG) for multifamily residential, mixed-use, and commercial development projects in the County's Community Regions and Rural Centers. Although the public and decision-makers expressed support for the preliminary documents as developed by staff, the Commission and Board recommended several edits and clarifications be incorporated into the draft documents in response to comments received at the workshop. Staff also received additional comments from decision-makers and the public after the workshop during an expanded public comment period ending on September 25, 2024. Staff considered all comments received through this initial comment period, and made additional edits to the preliminary draft documents, based on those comments, as appropriate.

PLANNING COMMISSION RECOMMENDATION AND DISCUSSION:

On October 31, 2024, the Commission held a public hearing to review the draft documents, including the draft IODS, draft IDSG and focused amendments to the Zoning

Ordinance (Articles 2, 4, and 5) required to implement the above standards and guidelines, and make recommendation to the Board regarding the above documents. At the hearing, the Commission recommended the Board approve the draft documents and environmental documentation as presented by staff and recommended the Board direct staff to return to the Commission with an update on the process/progress of implementing the interim standards and guidelines prior to the end of 2025.

At the hearing, the Commission also proposed an alternate motion, which failed due to lack of a quorum, to recommend the Board approve the draft documents and environmental documentation as submitted by staff with the following exception: The architectural style requirements of the IDSG (Section 6.0) should be applied to the Shingle Springs Community Region only so that Shingle Springs could serve as a test case for determining the effectiveness of the IDSG's architectural style requirements during this interim phase.

At the hearing, other topics raised by Commissioners and members of the public included changes to the process and potential impact(s) to developer cost (if any) for deviating from the IDSG architectural style and other standards. Staff explained that a written report and justification would be required by the applicants' licensed architect or engineer who would design the plans. Questions were raised about the timeline for the permanent design standards, and staff shared that the contracting with an outside consultant for the permanent design standards was underway and that a contract scope would be presented to the Board in the first quarter of 2025. Staff clarified various questions about the applicability of the IDSG. The IDSG would apply to multifamily, mixed-use, and commercial projects within the County's Community Regions and Rural Centers. If projects are outside of these areas, they would not be required to adhere to the IDSG. Projects within El Dorado Hills and Cameron Park Community Regions would be required to adhere to the use-specific standards but not the specified architectural style standards and would need to provide a written report and justification for their proposed design. The public and members of the Commission also discussed the possibility of integrating new sign standards into the interim design standards. Staff shared that the Interim Design Standards project was not scoped to include signs and that the sign ordinance update would be completed by May 2025 as previously directed by the Board. The redlined and clean drafts of the IODS and IDSG are included as Legistar Attachments.

IMPLEMENTATION OF IODS AND IDSG:

Title 130 (Zoning Ordinance) Updates

To implement the IODS and IDSG as directed by the Board, several focused amendments to the Zoning Ordinance (Title 130 of the County Ordinance Code) are also required (Ordinance Text Amendment OR24-0002). The first amendment includes replacing the references to the Missouri Flat Design Guidelines and Community and Sierra Design Guidelines with the IODS and IDSG under the Community Design Review Area section (Section 130.27.050.F(4)). The second amendment would limit Design Review Permits (DRP) for mixed-use projects in Community Regions to those projects located in a -DR Zoning Overlay or projects that elect to deviate from the requirements of the Mixed Use

Design Manual (MUDM) (Sections 130.40.180.B.7, 130.52.030.A.4). A third amendment, under the Planning Permit Processing section for DRPs, clarifies four separate processing procedures and associated CEQA review requirements and also explains that the adoption of future permanent design standards would be considered a discretionary project for purposes of CEQA. A fourth amendment, based on Commission concerns regarding DRP requirements for projects adjacent to or visible from designated state scenic highways, but outside Community Regions or Rural Centers, adds language to clarify that DRPs for these projects would be encouraged to comply with the standards and guidelines found in the IDSG. Lastly, a final amendment includes language that, upon adoption of permanent design standards applicable to a specific Community Region or Rural Center, a subsequent DRP would be considered ministerial, when in compliance with the adopted design standards (Section 130.52.030.B). The redlined and clean full text of the proposed Zoning Ordinance amendments are included as Legistar Attachments H and I.

Adoption Resolutions

The IODS and IDSG shall be adopted through two (2) adoption resolutions, one for the IODS and one for the IDSG (respectively Resolutions XX-2024 and XX-2024). As part of the referenced IODS resolution, staff is recommending that Resolution 211-2021, which designated approval authority for SB 35 streamlined ministerial projects where a discretionary review would otherwise be required by Title 130, be repealed. Resolution 211-2021 identified the Planning Commission as review authority for SB 35 projects, with no appeal to the Board and modifications to be approved by the Planning Director. However, the proposed IODS resolution requires that the Planning Director make the determination on a project's eligibility for streamlined ministerial approvals (e.g. SB 35, AB 2011) and staff level review of ministerial projects for compliance with the IODS. The full text of the proposed Resolutions are included as Legistar Attachments J and K.

ENVIRONMENTAL REVIEW:

Staff reviewed the project for consistency with the California Environmental Quality Act (CEQA) and found the project exempt from environmental review under Sections 15061(b)(3) (Commonsense exemption), 15305 (Minor Alterations in Land Use Limitations), 15308 (Actions by Regulatory Agencies for Protection of the Environment) and 15378 (Definition of a Project) of the CEQA Guidelines.

As supported by the Commission's recommendation, County adoption of the two standards documents, the IODS and IDSG, and the associated Zoning Ordinance amendments required to implement these standards, was found exempt from CEQA review because this effort satisfied the required criteria for each of the above-listed exemptions. Accordingly, a Notice of Exemption (NOE) will be filed upon adoption of the draft documents.

STAFF RECOMMENDATION:

Staff recommends the Board of Supervisors take the following actions as recommended by the Planning Commission on October 31, 2024:

1. Find the Project exempt from CEQA under Sections 15061(b)(3) (Commonsense exemption), 15305 (Minor Alterations in Land Use Limitations), 15308 (Actions by Regulatory Agencies for Protection of the Environment) and 15378 (Definition of a "Project) of the CEQA Guidelines,
2. Approve Ordinance Text Amendment OR24-0002 to amend applicable sections of Article 2 (Zones, Allowed Uses and Zoning Standards), Article 4 (Specific Use Requirements) and Article 5 (Planning Permit Processing) of the Zoning Ordinance to update the requirements for County design oversight and CEQA review related to implementation of the new interim design standards,
3. Adopt Resolutions to approve the Interim Objective Design Standards for state streamlined, ministerial multifamily and mixed-use projects and Interim Design Standards and Guidelines for Multifamily, Mixed-Use and Commercial Projects in the County's Community Regions and Rural Centers.
4. Direct staff to provide a progress update to the Planning Commission on the implementation of the IODS and IDSG prior to the end of 2025.