

S. Taylor # 46 BOS 8/29/2017

8-29-17

Dear Board of Supervisors,

Re: BOS 8-29-17, Item #46, File #17-0651

#PD17-0002, Diamond Springs Village Apartments

The goal of the national housing policy, as set out in the Housing Act of 1949 and reaffirmed in the Housing and Urban Development Act of 1968, and amended December 31, 1998, was to provide **decent, safe, sanitary**, and affordable living environments for all Americans;

The goal of most housing programs and organizations, is not just to provide affordable housing but to provide "decent, safe, sanitary, and affordable housing." What is safe and decent has been left up to individual jurisdictions and building owners.

Measure E was proposed due to the frustration of watching the Board of Supervisors continue to approve or contemplate future projects, which would add cumulative traffic into areas that have already reached maximum allowed levels of service without providing achievable improvements to the deficient circulation. These actions of the Board were continuing in spite of two prior measures being overwhelmingly passed by the public, and the public assumed that those measures would prevent our Board from allowing poor traffic circulation conditions on our roadways. These continued traffic impacts being allowed due to overdevelopment is particularly true in regards to the Missouri Flat area, and specifically in the area of the proposed Diamond Springs Village Apartments.

The goal of passing Measure E was to get the Board to realistically look at the most critical areas that exist within the County in regards to deficiencies in traffic circulation. Then, before continuing to worsen capacity in those already impacted communities, require needed improvements to circulation to be made by either the County or the developers who desire to continue to build out these areas. If it was found that increasing capacity is not possible, then that must also be realized and actions taken to limit discretionary projects that continue to worsen that already failed condition.

Measure E was more about the timing of infrastructure than who pays and how much. A County has broad police powers to promote health, safety, and welfare. Our General Plan provides for orderly development of the

with mitigation measures that were to be implemented after the 2006 General Plan that was adopted.

Besides the land use policies, the General Plan also addresses traffic and transportation including capacity, levels of service requirements, bicycle routes and walking trails.

County Planning has continued to move forward with projects in the Diamond Springs El Dorado Community Region without: implementing required General Plan policies; setting aside areas for parks, rectifying traffic capacity; and following community design standards; therefore, creating poorly-designed developments.

The Diamond Springs Village Apartments as designed violates Measure E, the California Environmental Quality Act, and applicable general plan and zoning laws. The required public notification of posting signs in the vicinity was not provided for the community. There is very little green space and two very small "park" areas which look to be around 15'x30'. The existing high density development in this area is missing sidewalks and adequate areas for parking. Cars are lined up on many of the substandard streets only allowing flow of one lane of traffic. Sidewalks are only provided on one side of the street. Residents have been seen using the one sidewalk as a location for barbequing. The setbacks for this project are less than the 30 feet required per the fire department. One proposed complex has been situated in the area which should be used as circulation for traffic flow. That unit should be eliminated.

The County has already committed a \$150,000.00, 1% loan to the developer of this project for predevelopment costs, and also a \$1,463,200.00 traffic impact mitigation (TIM) set aside fee.

Given the subsidies and the facilitation by the County, the County has become a partner to this project. Therefore the project should be required to provide amenities that would create a much more livable space within this high-density area. This location and general area is lacking a real park, safe travel areas for walking, bicycling, existing local shopping areas, and defined employment opportunities, yet the project was approved based on the offer of these lacking amenities.

Just to show the pitiful scale of the offer: If all the acreage of this development were devoted to a park, it would be large enough to balance the needed park, open space currently lacking in this neighborhood area.

OBJECTIVE 2.2.3: PLANNED DEVELOPMENTS

Provide for innovative planning and development techniques and further fulfill the Plan Strategy by encouraging balanced growth to better reflect the character and scale of the community in which it occurs while minimizing impacts on the surrounding areas, to provide more efficient utilization of land, and to allow for flexibility of development while providing for general public benefits.

GOAL 2.4: EXISTING COMMUNITY IDENTITY

Maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of County residents.

OBJECTIVE 2.4.1: COMMUNITY IDENTITY

Identification, maintenance, and enhancement of the unique identity of each existing community.

Policy 2.4.1.1 *Design control combining zone districts shall be expanded for commercial and multiple family zoning districts to include identified Communities, Rural Centers, historic districts, and scenic corridors.*

Policy 2.4.1.2 *The County shall develop community design guidelines in concert with members of each community which will detail specific qualities and features unique to the community as Planning staff and funds are available. Each plan shall contain design guidelines to be used in project site review of all discretionary project permits. Such plans may be developed for Rural Centers to the extent possible. The guidelines shall include, but not be limited to, the following criteria:*

- A. Historic preservation*
- B. Streetscape elements and improvements*
- C. Signage*
- D. Maintenance of existing scenic road and riparian corridors*
- E. Compatible architectural design*
- F. Designs for landmark land uses*
- G. Outdoor art*

consideration of increasing the FARs at specific sites in Community Regions, as deemed appropriate.

OBJECTIVE 2.5.2: COMMERCIAL FACILITIES

Designate lands to provide greater opportunities for El Dorado County residents to shop within the County.

Policy 2.5.2.1 *Neighborhood commercial centers shall be oriented to serve the needs of the surrounding area, grouped as a clustered, contiguous center where possible, and should incorporate but not be limited to the following design concepts as further defined in the Zoning Ordinance:*

- A. Maximum first floor building size should be sized to be suitable for the site;*
- B. Residential use on second story;*
- C. No outdoor sales or automotive repair facilities;*
- D. Reduced setback with landscaping and walkways;*
- E. Interior parking, or the use of parking structure;*
- F. Bicycle access with safe and convenient bicycle storage area;*
- G. On-street parking to reduce the amount of on-site parking;*
- H. Community bulletin boards/computer kiosks;*
- I. Outdoor artwork, statues, etc., in prominent places; and*
- J. Pedestrian circulation to adjacent commercial centers.*

Policy 2.5.2.2 *New commercial development should be located near by existing commercial facilities to strengthen existing shopping locations and avoid strip commercial.*

Policy 2.5.2.3 *New community shopping centers should also contain the applicable design features of Policy 2.5.2.1.*

GOAL 2.7: SIGNS

Regulation of the size, quantity, and location of signs to maintain and enhance the visual appearance of the County.

OBJECTIVE 2.7.1: SIGNS REGULATION

Regulation of the location, number and size of highway signs and elimination of billboards along identified scenic and historic routes.

Policy 2.7.1.1 *The Sign Ordinance shall include design review for signs within the foreground and background of the designated scenic corridors commensurate with the goal of scenic corridor viewshed protection.*



Dead end?

L. Parlin # 46 BOS 8/29/2017

BOS 8-29-17 Agenda Item #46, File #17-0651, Diamond Springs Village Apartments

I support affordable housing, but I also support properly following processes, especially when it is a process that I diligently worked on to update.

On August 15, 2015, the Board of Supervisors approved Ordinance 5026, which amended and extended the public notification for most types of land use projects.

The Diamond Springs Village Apartments is a Planned Development. Ordinance 5026 specifically states that there should be physical posting for Planned Development projects. There was not a physical posting to give public notice for this project, so I am requesting that you send it back to the Planning Commission and properly notice it with a physical posting.

Section 2. El Dorado County Ordinance Code Part B-Land Development Code, Title 130 ZONING, Subpart 1.-Planned Developments, Chapters 130.04-Procedure, and Subpart II-General Land Use Zoning, Chapter 130.10-Amendments, and Chapter 130.22-Land Use Permit Procedures Article III.-Permit Approval or Disapproval are hereby amended to read as follows:

Section 130.04.015. - Notice requirements and procedure.

- A. Action by the Planning Commission pursuant to Section 130.04.005.B.1 shall be made after a public hearing for which notice has been given as follows:
1. Mailed or delivered at least ten (10) days prior to the hearing to the applicant and all owners of real property as shown on the latest equalized assessment roll within one thousand feet (1,000') of the property which is the subject of the hearing or:
 - a. 2,640 feet (half a mile) notice for residential applications creating between 300 through 999 lots;
 - b. 5,280 feet (one mile) notice for residential applications creating 1,000 lots or more;
 2. Physical posting of notice on the property proposed for development so as to be visible to the public;
 3. For land development with 300 dwelling units and larger, the project application may require a public outreach plan as determined by the Development Services Division Director, to be conducted by the applicant, to further provide early public notice and input on the development application, subject to review and approval by the Development Services Division Director; and
 4. Published once in at least one newspaper of general circulation at least ten (10) days prior to the hearing.

Without the physical posting, the general public, who drive these roads every day and will be impacted by the additional traffic on these roadways,