

FROM THE PLANNING COMMISSION MINUTES OF JUNE 11, 2009

10. GENERAL PLAN AMENDMENT/ORDINANCE

A08-0001/OR08-0001/Mixed Use Development initiated by EL DORADO COUNTY. The purpose of the Mixed Use Development section of the County Zoning Ordinance is to further development that incorporates a range and variety of uses within a single development site while encouraging residents to work, shop and recreate close to where they live, and in some instances, take advantage of non-automobile oriented transportation methods, minimizing vehicle miles traveled. The following sections are included: A. Amendments to section 17.32 (Section I), B. Amendments to section 17.32 (Section II), C. Amendments to section 17.32 (Section IV) allowing for Mixed Use Development in these designated areas, and D. Addition of Design Guidelines in Section 17.14, providing standards to be analyzed by application of a Planned Development, and shall be approved based on design standards outlined in the ordinance. (Negative Declaration prepared/SCH#2001082030)*

Shawna Purvines presented the item to the Commission with a recommendation for approval to the Board of Supervisors. She provided a background history on this item that had been originally heard by the Commission in 2008 and returned to the Commission by the Board after a workshop/special hearing was conducted. Ms. Purvines indicated that there were two primary changes that came from the workshop: (1) Allowing Mixed Use Development (MUD) on multiple parcels; and (2) Having an interim process that requires MUD projects to go through a Planned Development (PD). She also stated that the Board was agreeable to allowing flexibility of the 30% Open Space for PD on MUD projects only.

Members of the stakeholder's group, Kathye Russell, Jim Brunello, and Andrea Howard, conducted a PowerPoint presentation to the Commission and audience.

Art Marinaccio encouraged the Commission to approve this item today and stated that it was important to remember that MUD is not just one thing and that the community needs have to be considered. He also stated that this was a good opportunity and that specific policies will need to be reviewed and to be prepared for more discussion.

Judy Mathis indicated that this was one of the best pieces to be added to the General Plan. Currently, it is difficult to find properties that allow residential/commercial combinations, which many people desire in order to live and work in the same area. Ms. Mathis felt that the County needs to show that it is looking forward and commended the group for working very hard on this and identifying opportunities.

Sue Taylor felt that MUD has been hijacked and considers the stakeholder group to be development lobbyists who are not affordable housing developers and probably don't live in the places identified as potential MUD areas. She inquired as to why the rush to complete Phase I and why not go straight to Phase II. Ms. Taylor also voiced concerns over the lack of checks and balances for water, the General Plan being "guttled" by amendments, and felt that what was being proposed was pure urbanization along the highway corridor. She suggested that potential MUD projects be brought forth as a conceptual review during meetings held in the evening. Ms.

Taylor also inquired as to how we can guarantee that people are living and working in the same area.

Chris Alarcon was offended by comments made by a public member and stated that he was excited about MUD and that this would be fleshing out policies that have always existed in the General Plan.

With Chair Mathews' consent, Mr. Marinaccio was allowed to respond for the record to comments made. He stated the following: (1) It was the Planning Commission, specifically Commissioner Knight, and not developers that requested MUD be included in the General Plan in a more meaningful way; and (2) MUD allows the County to accommodate smart growth and also maintain a rural atmosphere.

Sherry Alarcon stated they are "advocates" for MUD and spoke on current foreclosures and job loss. She felt that this can help the County in the future and encouraged the Commission to be progressive and put Phase I in place.

Noah Briel said that this is not new and that the main point is that 2,000 more people a year are coming here and MUD is the "silver bullet" that can resolve many issues the County is facing.

Chair Mathews stated that the County is being mandated by the State to accommodate growth and MUD provides an opportunity to fill commercial and affordable residential needs at the same time. MUD also allows creativity and a feeling of community.

Commissioner Rain commended the entire group on an excellent job and thought it was a good project that was going back to the Board. He did request a wording modification to Attachment 6, in section "A", by removing the word "close" in front of "proximity".

Commissioner Heflin thought the form-based code was a good direction and applauded the group's effort and thought this was forward-thinking.

Commissioner Pratt liked the concept of "smart growth" and stated that this should be a catalyst for communities to begin thinking of specific design guidelines for their areas. He did voice concerns regarding management mechanisms on the following issues: (1) How to keep Mixed Use, mixed; (2) Maintaining balance between moderate and affordable; (3) Managing Floor Area Ratio; and (4) Linkage between multiple parcels.

No further discussion was presented.

Motion: Commissioner Heflin moved, seconded by Commissioner Rain, and unanimously carried (4-0), to recommend the Board of Supervisors take the following actions: 1. Adopt the Negative Declaration based on the Initial Study prepared by staff; 2. Approve A08-0001 amending General Plan Policies 2.1.1.3; 2.1.2.5; 2.2.1.2; and 2.2.1.3 Table 2-2 Land Use Densities and Residential Population Ranges; as shown in Attachment 2, based on the findings contained in Attachment 1; 3. Approve OR08-0001 amending Zoning Ordinance Chapter 17.32 to included Mixed-Use Development as a permitted use in Commercial

Districts (C), Professional Office Commercial Districts (CPO), and Planned Commercial Districts (CP) with a maximum residential density of 24 dwelling units per acre within Community Regions and a maximum residential density of 4 units per acre in Rural Centers as shown in Attachments 3 thru 5, based on the findings contained in Attachment 1; and 4. Approve regulations for Mixed-Use Development as set forth in Zoning Ordinance Chapter 17.14 with the addition of section .220, as modified, and shown in Attachment 6, based on the findings contained in Attachment 1.

AYES: Pratt, Rain, Heflin, Mathews
NOES: None
ABSENT: Tolhurst