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September 10, 2015

Tony Mansour
The Mansour Co.
4364 Town Center Blvd., #213
El Dorado Hills, CA 95762

Dear Mr. Mansour:

In July and August of 2015, we had a series of telephone conversations, emails, and meetings regarding development in the El Dorado Hills Town Center area and the Latrobe self-storage site. Our discussion topics included a new hotel project, freeway signs (based on the newly adopted sign ordinance), the potential for residential "workforce" development in Town Center West, changing potential non-residential uses allowed in Town Center West, and potential cluster housing at the Latrobe self-storage site.

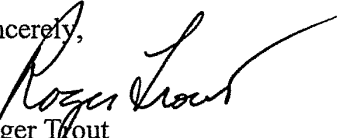
Your company currently has an application for a revision to Town Center West (Planned Development Revision PD95-0002-R-2) that was submitted to El Dorado County on February 17, 2015, and was deemed incomplete on March 17, 2015.

At our meeting on August 26, 2015, you submitted draft documents for discussion of the topics described above, including one additional document: an eight page copy of the proposed zoning ordinance "Rev. 03/24/14" with handwritten notes that were highlighted in yellow. At our meeting, you described this as "*for review and talking only*" as it purportedly was a response to your PD95-0002-R-2 incomplete application. In this document, your company suggested a new zone district labeled "Central Business District" or "CBC" with its uses defined by terms in the proposed zoning ordinance. I have submitted this document to the assigned Planner to be made part of the PD95-0002-R-2 application.

This document was not submitted as part of the record for the Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU) that was being heard by the Planning Commission starting on August 27, 2015. However, during one of the Planning Commission hearings, the Chairman produced a copy of the document and began to inquire about its context with the TGPA-ZOU process. I testified at the hearing that the document was not part of the TGPA-ZOU process, was not part of the Planning Commission deliberations, and was only a product of the meeting between you and the County.

This letter is intended to clarify the intent of that document for purposes of the administrative record on the TGPA-ZOU. If you have any questions, please contact me at 530-621-5369.

Sincerely,


Roger Trout
Development Services Division Director

Enclosure

cc: David Defanti, Community Development Agency-Long Range Planning Division

O For Review + Talk Now 8-26-15 (Treasurer's notes 8-26-15)

CHAPTER 17.22 – COMMERCIAL ZONES

T/F?
TCE + TCW are entitled and not impacted by TGPA/204.

Sections:

- 17.22.010 Zones Established; Applicability
- 17.22.020 Matrix of Allowed Uses
- 17.22.030 Commercial Zone Development Standards

17.22.010 Zones Established; Applicability

- A. As provided in the General Plan Policy 2.2.1.2, this Chapter establishes a number of commercial zones to direct specific categories of commercial uses to the appropriate areas of the County.
- B. This Chapter lists the uses that are allowed within the Commercial zones established by Section 17.12.020 (Zoning Map and Zones), describes the types of planning permit/approval required for each use and provides basic standards for site layout and building size.
- C. The various Commercial zones and the manner in which they are applied are as follows.
 - 1. **Commercial, Professional Office (CPO).** The CPO, Professional Office Commercial Zone is intended to regulate the development of land suitable for professional, administrative, and business offices and offices mixed with low to high intensity residential uses. It is intended that this zone be utilized as a transition between residential areas and higher intensity commercial uses by creating an environment which is compatible with surrounding residential uses while providing adequate economic incentive for development of such office space. Retail sales that are incidental to the primary office uses in this zone, are allowed subject to the provisions of the Ordinance.
 - 2. **Commercial, Limited (CL).** The CL, Limited Commercial Zone, designates areas suitable for lower intensity retail sales, office and service needs of the surrounding area while minimizing conflicts with the residential uses and outside traffic into the area. Mixed use development compatible with surrounding uses would also be appropriate.
 - 3. **Commercial, Main Street (CM).** The CM, Main Street Commercial Zone, allows a wide range of pedestrian-oriented retail, office, and service uses, and mixed use development comprised of commercial and residential uses. Flexible development standards are applied to facilitate preservation of historic structures and to encourage new development compatible with the identity of each unique community. This zone is generally appropriate for historic downtown areas or town centers, less than 50 congruent acres.

4. **Commercial, Community (CC).** The CC, Community Commercial Zone, provides for the retail sales, office, and service needs of the residents residing within the surrounding community and accommodates the commercial and service needs of visitors to the County. Mixed use development compatible with General Plan densities is appropriate in this zone.
5. **Commercial, Regional (CR).** The CR, Regional Commercial Zone, provides for large-scale retail services for a regional trade area. The CR zone applies to regional shopping centers that serve a market beyond the community and are located along arterials and at major intersections that provide convenient automobile access. Residential uses are generally inappropriate in the CR zone.
6. **Commercial, General (CG).** The CG, General Commercial Zone provides a mix of more intensive commercial uses, such as light manufacturing, automobile repair, and wholesale activity; where outdoor storage or activity commonly occurs; and where residential, civic, and educational uses are limited to avoid conflicts with allowed uses.
7. **Commercial, Rural (CRU).** The CRU, Commercial Rural Zone is utilized to provide limited commercial uses to support agricultural, tourism, recreational and resource based industry in the Rural Regions.
8. **Central Business District (CBD) :** Larger version of Commercial, Main Street (CM) Zone with 50 or more congruent acres.

17.22.020 Matrix of Allowed Uses

Uses are allowed in commercial zones subject to the requirements of this Title as designated in Table 17.22.020 below:

Table 17.22.020 Allowed Uses and Permit Requirements for the Commercial Zones

CPO: Commercial, Professional Office	P	Allowed use (Article 4)							
CL: Commercial, Limited	A	Administrative permit required (17.52.010)							
CM: Commercial, Main Street	TUP	Temporary use permit required (17.52.060)							
CC: Commercial, Community	CUP	Conditional Use Permit required/							
CR: Commercial, Regional	MUP	Minor use permit required (17.52.020)							
CG: Commercial, General	TMA	Temporary mobile home permit (17.52.050)							
CRU: Commercial, Rural		Use not allowed in zone							
	LTD	Allowed but limited to exclude primary street ground level occupancies							
Use Type								Specific Use Regulation	
	CPO	CL	CM	CC	CR	CG	CRU		
Commercial									
Animal Sales and Service: Kennel, commercial	—	—	—	P	P	P	CUP		CBD
Pet Grooming and Pet Stores	—	P	P	P	P	P	—		P
Veterinary Clinic	—	P	P	P	P	P	P		LTD

Use Type								Specific Use Regulation	
	CPO	CL	CM	CC	CR	CG	CRU		
CPO: Commercial, Professional Office	P	Allowed use (Article 4)							
CL: Commercial, Limited	A	Administrative permit required (17.52.010)							
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CR: Commercial, Regional	MUP	Minor use permit required (17.52.020)							
CG: Commercial, General	TMA	Temporary mobile home permit (17.52.050)							
CRU: Commercial, Rural	—	Use not allowed in zone							
Automotive and Equipment: Fuel Sales	—	P	CUP	P	P	P	CUP		
Paint and Body Shops	—	—	—	CUP	—	P	CUP		
Repair Shops	—	—	—	CUP	CUP	P	CUP		
Sales and Rental	—	—	—	CUP	CUP	P	CUP		
Vehicle Storage	CUP	—	—	CUP	—	(P)	CUP	17.40.320	
Banks and Financial Services	P	P	P	P	P	P	P		
Bars and Drinking Establishments	CUP	P	P	P	P	P	P		
Brewery Large Commercial	—	—	CUP	P	CUP	(P)	CUP		
Micro Brewery	CUP	CUP	CUP	CUP	P	P	P		
Brewpub	CUP	P	P	P	P	—	P		
Broadcasting and Recording Studio	P	—	P	P	P	P	—		
Building Supply Store	—	—	—	P	P	P	P	17.40.220	
Business Support Services	—	—	P	P	P	(P)	P		
Child Day Care Center	A	A	A	A	A	CUP	P	17.40.110	
Commercial Recreation: Arcade	—	P	P	P	P	(P)	P		
Indoor Entertainment	—	—	P	P	P	(—)	—		
Indoor Sports and Recreation	—	P	—	P	P	P	—		
Large Amusement Complex	—	—	—	CUP	CUP	(—)	—		
Outdoor Entertainment	—	—	—	CUP	CUP	(—)	CUP		
Outdoor Sports and Recreation	—	—	—	—	CUP	(—)	CUP	17.40.210	
Contractor's Office: On-site	A	A	A	A	A	A	A	17.40.190	
Off-site	TUP	—	TUP	TUP	TUP	TUP	TUP		
Employer-sponsored Child Day Care Center	A	A	—	A	A	A	A	17.40.110	
Food and Beverage Retail Sale	—	P	P	P	P	P	P		
Free Food Distribution Center	—	—	—	—	—	(CUP)	CUP		

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Use Type								Specific Use Regulation
	CPO	CL	CM	CC	CR	CG	CRU	
CPO: Commercial, Professional Office CL: Commercial, Limited CM: Commercial, Main Street CC: Commercial, Community CR: Commercial, Regional CG: Commercial, General CRU: Commercial, Rural	P	A	TUP	CUP	MUP	TMA	—	Allowed use (Article 4) Administrative permit required (17.52.010) Temporary use permit required (17.52.060) Conditional Use Permit required/ Minor use permit required (17.52.020) Temporary mobile home permit (17.52.050) Use not allowed in zone
Funeral and Intermment Services	—	P	CUP	P	—	P	CUP	
Lodging Facilities: Bed and Breakfast Inn	—	CUP	P	P	—	⊖	P	17.40.170
Health Resort and Retreat Center	—	—	—	P	—	⊖	P	
Hotel and Motel	CUP	—	P	P	P	⊖	P	
Maintenance and Repair	—	—	CUP	P	P	⊖	P	
Medical Services: Hospital	CUP	—	—	P	CUP	⊖	—	
Clinic	CUP	P	P	P	P	⊖	P	
Long-Term Care Facility	—	CUP	—	P	—	⊖	CUP	
Mobile/Manufactured Home Sales Lots	—	—	—	A	—	⊖	—	17.40.220
Offices: Professional	P	P	P	P	CUP	⊖	P	
Medical	P	P	P	P	CUP	⊖	P	
Recycling Facilities	—	—	—	P/A	—	⊖	CUP	17.40.280
Restaurant	CUP	P	P	P	P	⊖	P	
Retail Sales and Service: Indoor Sales	—	P	P	P	P	P	P	
Outdoor Sales	—	CUP	CUP	P	CUP	P	P	17.40.220
Temporary Outdoor Sales	A/TUP	TUP ¹	TUP ¹	A/TUP	A/TUP	⊖	A/TUP	
Personal Services	—	P	P	P	P	P	P	
Property Services	—	P	—	P	—	P	P	
Specialized Education and Training	P	P	P	P	—	⊖	—	17.40.230
Storage, Self	—	—	—	CUP	—	⊖	CUP	17.40.320
Trade School: Indoor	CUP	CUP	—	CUP	—	P	CUP	
Outdoor	—	—	—	—	—	⊖	CUP	
Winery: Production	—	—	—	—	—	⊖	P	
Full-service Facilities	—	P	CUP	P	—	⊖	P	

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 CUP

Use Type	Specific Use Regulation						
	CPO	CL	CM	CC	CR	CG	CRU
CPO: Commercial, Professional Office CL: Commercial, Limited CM: Commercial, Main Street CC: Commercial, Community CR: Commercial, Regional CG: Commercial, General CRU: Commercial, Rural							
P Allowed use (Article 4) A Administrative permit required (17.52.010) TUP Temporary use permit required (17.52.060) CUP Conditional Use Permit required/ MUP Minor use permit required (17.52.020) TMA Temporary mobile home permit (17.52.050) — Use not allowed in zone							
Industrial							
Laundries, Commercial	—	PCU P	—	CUP	—	P	P
Light Manufacturing	—	—	CUP ²	CUP	—	P	CUP
Ceramic products	—	—	CUP ²	CUP	—	P/CUP ³	CUP
Lightweight nonferrous metal casting foundry	—	—	CUP ²	CUP	—	P/CUP ³	CUP
Mineral Exploration and Mining	See Table 17.29.070.1 in Chapter 17.29						
Printing and Publishing	—	—	—	CUP	—	P	—
Research and Laboratory Services	P	—	—	P	—	P	P
Storage Yard, Equipment and Material:	—	—	—	—	—	P	CUP
Permanent	—	—	—	—	—	P	CUP
Temporary	TUP	—	—	TUP	TUP	TUP	TUP
Wholesale Storage and Distribution	—	—	—	CUP	—	P	CUP
Agricultural							
Nursery, commercial retail	—	P	CUP	CUP	—	P	P
Packing: off-site products	—	CUP	—	—	—	P	P
Residential							
Caretaker Unit:	A	A	A	A	A	A	A
Permanent	—	—	—	—	—	—	—
Temporary	TMA	TMA	TMA	TMA	TMA	TMA	TMA
Child Day Care Home ^{5,6}	—	A	—	A	—	—	A
Small family day care home	—	A	—	A	—	—	A
Large family day care home	—	A	—	A	—	—	—A
Community Care Facility:	CUP	P	—	P	—	—	P
Small or Large	—	—	—	—	—	—	—
Dwelling (as part of a Mixed Use Development)	Sec 17.40.180 Multi Family Residential						
Emergency Shelter	—	—	—	CUP	—	P	—

CBD

P

P

P/CUP

P/CUP

P

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A

TUP

P

P

P

CUP

CUP

P

CUP/LTD

P

Use Type								Specific Use Regulation
	CPO	CL	CM	CC	CR	CG	CRU	
CPO: Commercial, Professional Office CL: Commercial, Limited CM: Commercial, Main Street CC: Commercial, Community CR: Commercial, Regional CG: Commercial, General CRU: Commercial, Rural	P Allowed use (Article 4) A Administrative permit required (17.52.010) TUP Temporary use permit required (17.52.060) CUP Conditional Use Permit required/ MUP Minor use permit required (17.52.020) TMA Temporary mobile home permit (17.52.050) — Use not allowed in zone							
Employee Housing: Commercial Caretaker, permanent	A	A	A	A	A	A	A	17.40.120
Commercial Caretaker, temporary	TMA	TMA	TMA	TMA	TMA	TMA	TMA	
Construction	—	—	—	—	—	TUPA	TUPA	17.40.190.B.5
Home Occupation ⁴	See Table in 17.40.160							
Lodging: Vacation Home Rental ^{5,6}	—	PA	PA	PA	—	—	—	17.40.370
Transitional Housing: Large, only	—	—	—	CUP	—	A	—	17.40.360
Recreation and Open Space								
Golf Course	—	—	—	CUP	—	—	CUP	
Marina: Motorized Craft	—	—	—	CUP	—	CUP	CUP	
Non-Motorized Craft	—	—	—	P	—	—	P	
Parks: Day Use	AP ⁶	AP ⁶	AP ⁶	AP ⁶	AP ⁶	—	AP ⁶	17.40.210
Nighttime Use	CUP	CUP	CUP	CUP	CUP	—	—	
Snowplay Area	—	—	—	CUP	—	CUP	CUP	
Special Events, Temporary	TUP	TUP	TUP	TUP	TUP	TUP	TUP	
Swimming Pool, Public	—	CUP	—	CUP	—	—	—	17.40.210
Tennis Courts, Public	—	CUP	—	CUP	—	—	—	
Trail Head Parking and Staging Area	—	—	—	CUP	—	CUP	P	
Civic								
Cemeteries	—	—	—	CUP	—	CUP	—	
Churches and Community Assembly Indoor	PCUP	CUP	P	P	—	CUP	CUP	
Outdoor	CUP	CUP	CUP	CUP	CUP	—	CUP	
Community Services: Intensive	—	—	—	CUP	CUP	CUP	CUP	
Minor	P	P	P	P	P	—	P	

CPO: Commercial, Professional Office	P	Allowed use (Article 4)						
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Use Type								Specific Use Regulation
	CPO	CL	CM	CC	CR	CG	CRU	
Schools: College and University	P	—	CUP	P	CUP	—	—	17.40.230
Elementary and Secondary, private	CUP	—	CUP	CUP	—	—	—	
Transportation								
Airports, Airstrips and Heliports	—	—	—	CUP	—	CUP	CUP—	
Intermodal Facility	CUP	CUP	CUP	CUP	CUP	P	—	
Parking Lot / Structure	P	P	P	P	P	P	P	
Utility and Communications								
Communication Facilities	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	17.40.130
Public Utility Service Facilities: Intensive	CUP	—	—	CUP	CUP	CUP	CUP	17.40.250
Minor	P	P	P	P	P	P	P	
Wind Energy Conversion System	See Table 17.40.390.1 (WECS Use Matrix)							17.40.390
NOTES:								
¹ Excluding Subsections 17.40.220.E Garage Sales.								
² Limited to small-scale, artisanal production of goods (See Article 8: Light Manufacturing)								
³ CUP for larger scale, 'general industrial' use.								
⁴ As part of the residential component of a mixed use development.								
⁵ As a rental of an existing legal nonconforming residential structure.								
⁶ Allowed As an accessory use								

17.22.030 Commercial Zones Development Standards

Allowed uses and associated structures shall comply with the following development standards, in addition to any other applicable requirements of this Title unless a variance is obtained in compliance with Section 17.52.070 (Variance) or standards are modified pursuant to a Development Plan permit in compliance with 17.52.040 (Development Plan Permit):

Table 17.22.030 Commercial Zones Development Standards

Development Attribute	CPO	CL	CM	CC	CR	CG	CRU	
Minimum Lot Size ¹ (in square feet)	6,000	4,000	None	4,000	100,000 ²	10,000	10,000	CBD PD
Minimum Lot Width (in feet)	60	60	20	60	70	70	100	PD
Residential Density Range for Mixed Use	See Section 17.40.180 (Mixed Use)				N/A			
Setbacks (in feet) Front and secondary front ³	10	10	Min. 0 Max. 10	10	20	10	30	PD
Sides and Rear ⁴	0 or 5	0 or 5	0 or 5	0 or 5	0 or 5	0 or 5	30.	PD
Sides and Rear (Abutting R, R1A, R2A, R3A, and RE Zoned Land) ⁵	10 or 30					30		PD
Maximum Building Height (in feet)	50	50	50	50	50	50	40	60
Floor Area Ratio ⁶	.85	.85	2.0	.85	.85	.85	.50	None
<p>Notes:</p> <p>¹ Mixed use development and commercial condominiums subject to 17.40.180.</p> <p>² Does not limit the creation of new smaller lots within a regional commercial facility.</p> <p>³ Subject to Landscaping requirements in the site planning and design manual.</p> <p>⁴ Zero lot line with fireproof wall and no openings, meeting building and fire code requirements, otherwise the 5 foot setback applies.</p> <p>⁵ Subject to Landscaping Ordinance requirements in the site planning and design manual.</p> <p>⁶ Ratio of allowable floor area to lot area.</p> <p>⁷ Lots that are created for access road, parking areas, common area landscaping and open space purposes are exempt from the area and width standards of the respective zones.</p>								