Community I.D.

Apple Hill

Town Center

Diamond Springs

Board of Supervisors

May 14, 2013

LUPPU

Land Use Policy Programmatic Update
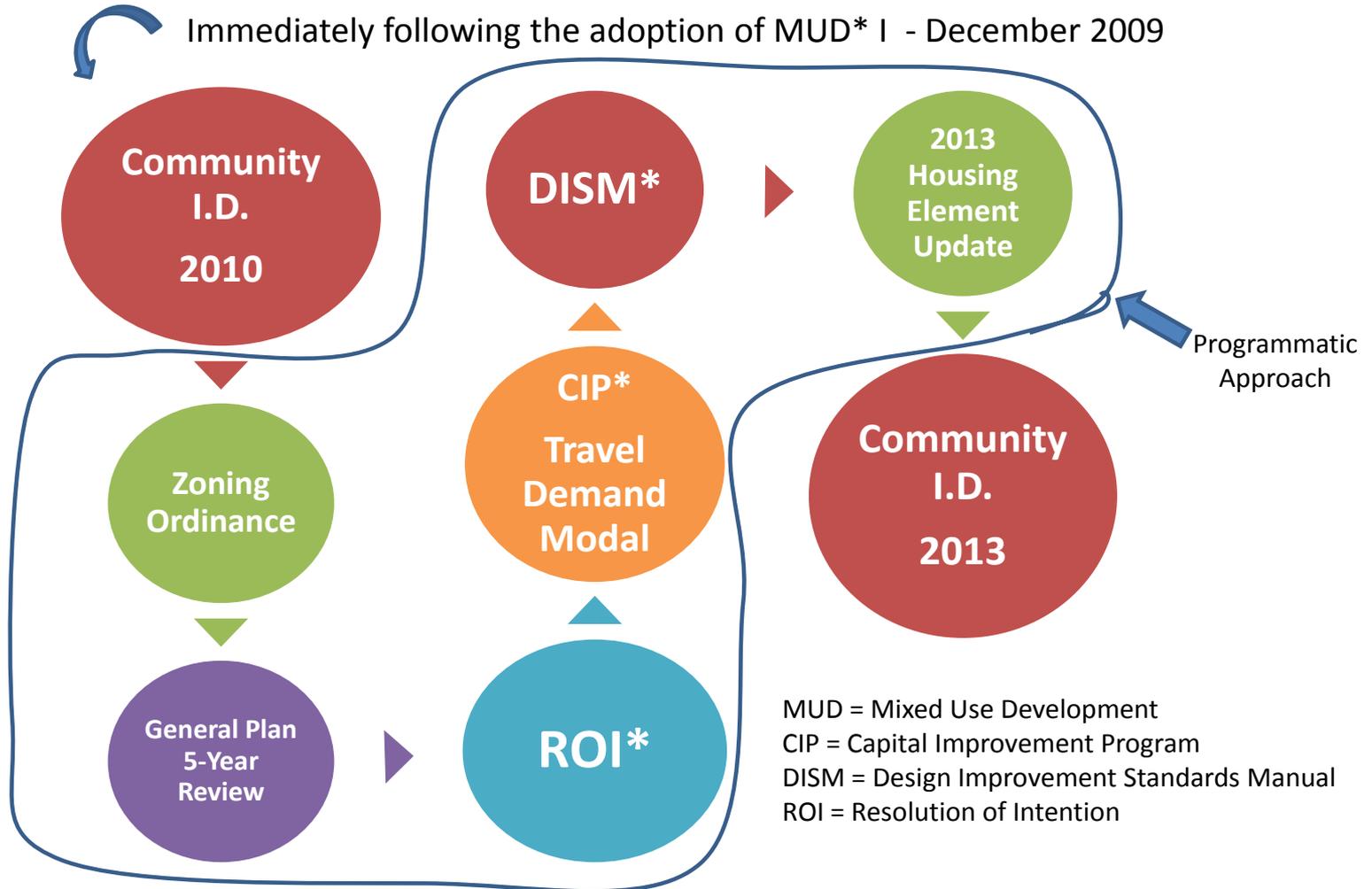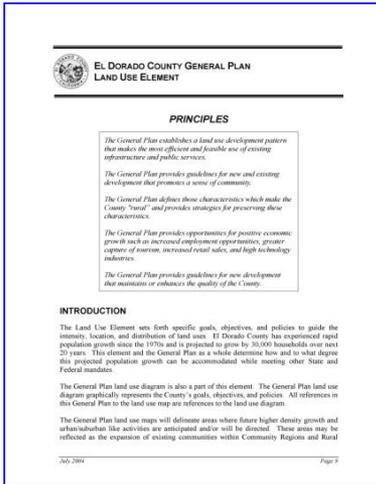
& Beyond
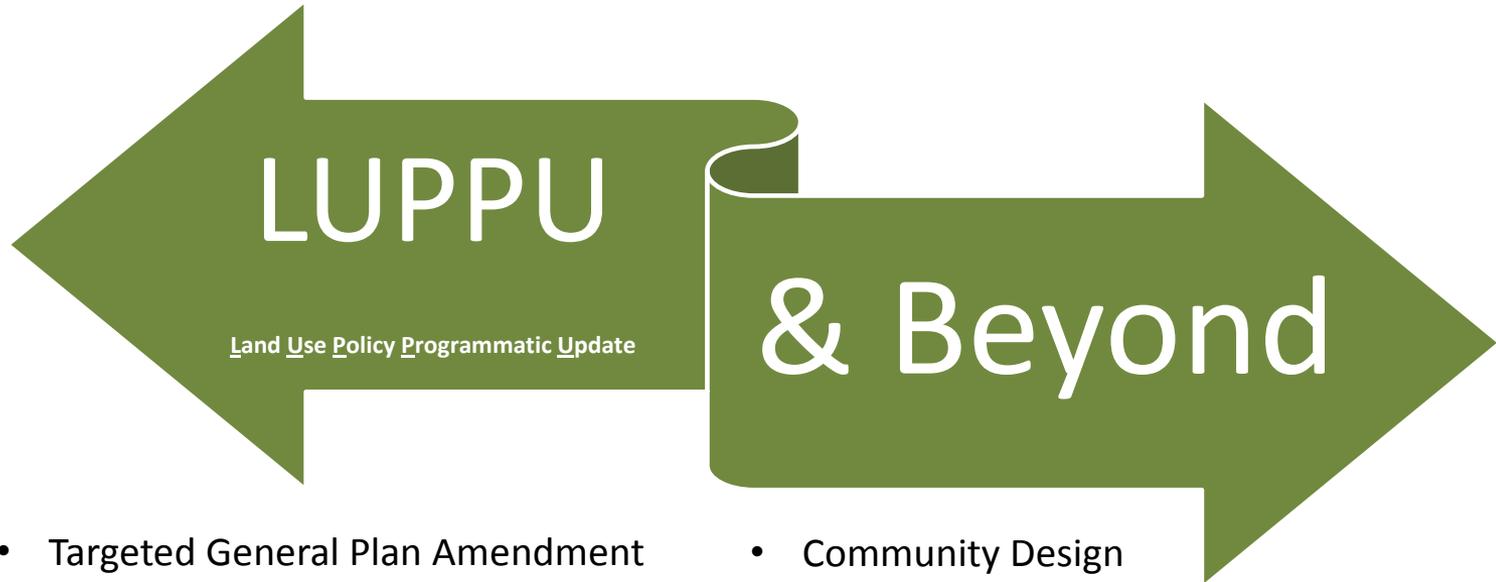
- Targeted General Plan Amendment
- Comprehensive Zoning Ordinance Update
- Housing Element Update
- Travel Demand Model
- Countywide Community Design Standards and Guidelines for
  - ➤ Community I.D. for MUD/TND

- Community Design
- Community I.D.
- Zoning amendments
- Advanced Form based codes
- Formation of special districts (LLD, CSD)
- Parks and Recreation
- Historical preservation2
- Amendment of GP text and maps
- Incorporation
- Others?

Connecting Our Community

How Did We Get Here?

Immediately following the adoption of MUD* I - December 2009

Community I.D. 2010

DISM*

2013 Housing Element Update

Zoning Ordinance

CIP* Travel Demand Modal

Community I.D. 2013

Programmatic Approach

General Plan 5-Year Review

ROI*

MUD = Mixed Use Development
CIP = Capital Improvement Program
DISM = Design Improvement Standards Manual
ROI = Resolution of Intention

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
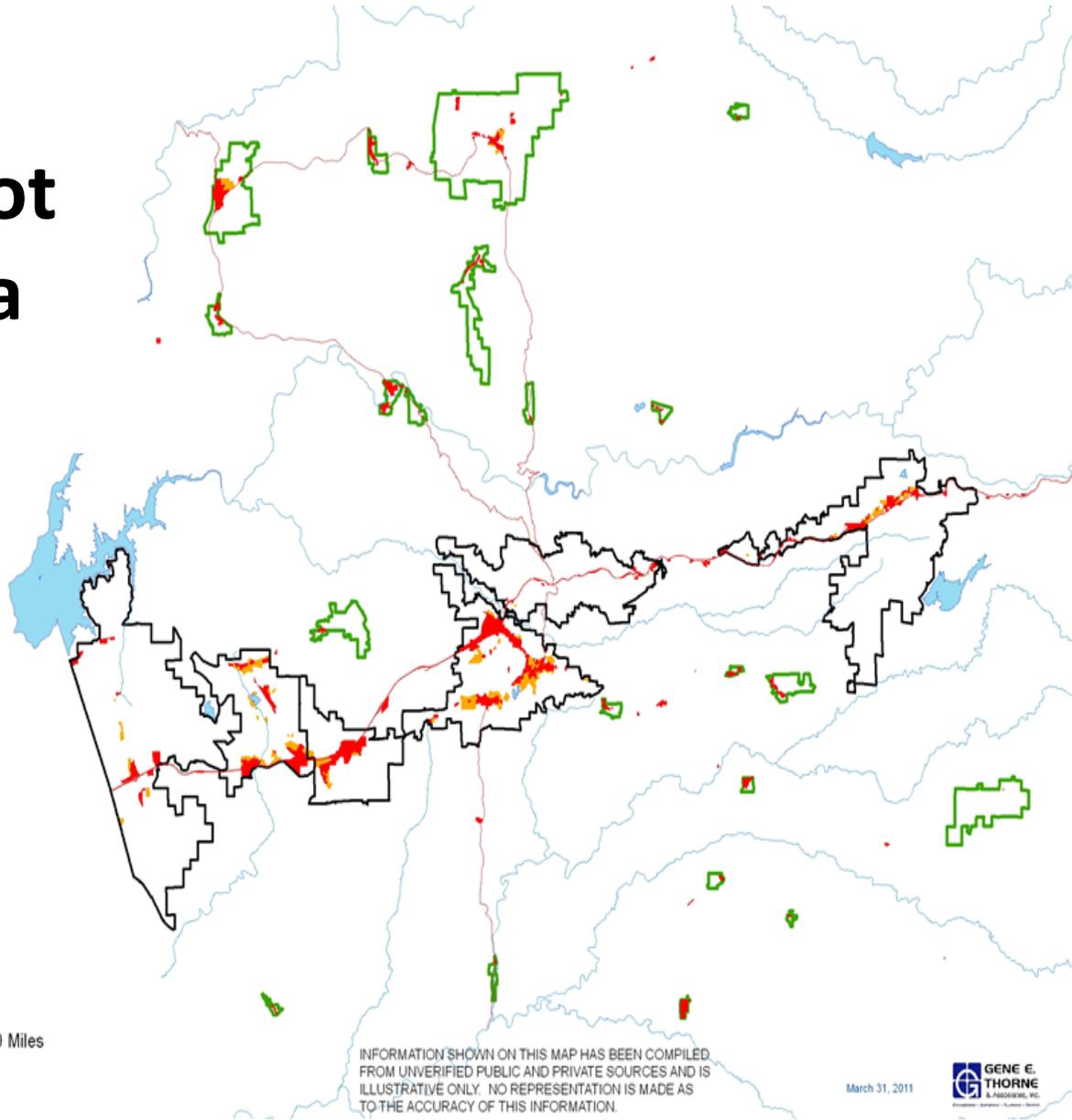F. Designs for landmark land uses
G. Outdoor art

EL DORADO COUNTY

Do A Lot With a Little

Legend

COMMUNITY REGIONS

RURAL CENTERS

LAND USE BASE
- MFR
- C

N

0   2.5   5   10 Miles
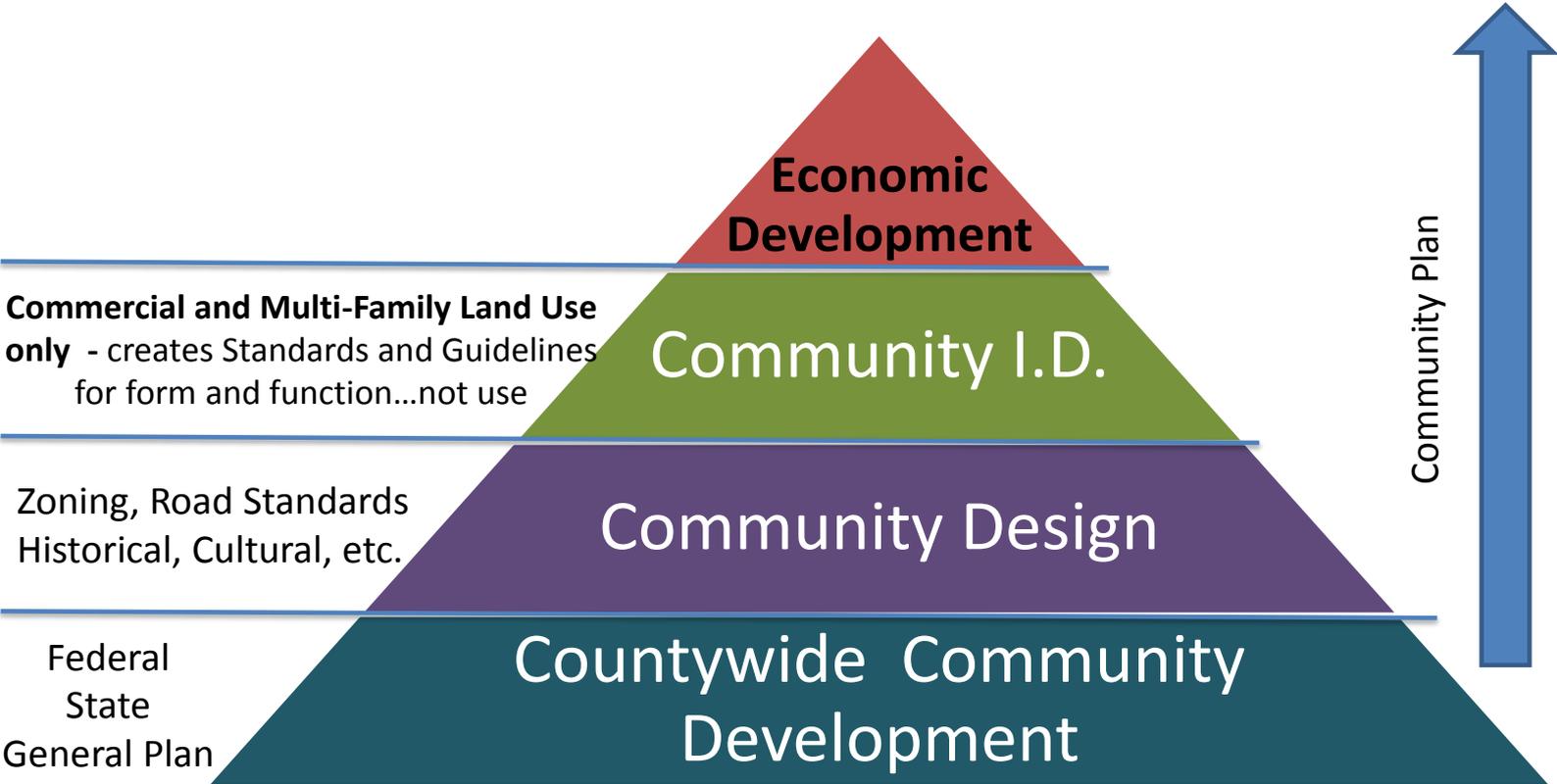
0   10,000 20,000   40,000 Feet

INFORMATION SHOWN ON THIS MAP HAS BEEN COMPILED
FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS
ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS
TO THE ACCURACY OF THIS INFORMATION.

March 31, 2011

GENE E. THORNE
& ASSOCIATES, INC.

11/29/2010

Getting to Economic Success

Economic
Development

Community I.D.

**Commercial and Multi-Family Land Use
only** - creates Standards and Guidelines
for form and function...not use

Community Design

Zoning, Road Standards
Historical, Cultural, etc.

Countywide Community
Development

Federal
State
General Plan

Community Plan

Current Process

- **PLANNED DEVELOPMENT (PD) =**
  "I am thinking of a color"

A successful development (today) takes:
- Different shapes
- Lots of color
- And a pot of gold

- *PD's should be the <u>exception</u>, not the rule*

Proposed Process – Plan Forward

Countywide Community Development

General Plan and ZOU

Tools for local design

Countywide Standards and Guidelines

Community Design
Community = Self Selected Areas
(Village, Neighborhood, Town Centers, etc.)

Sense of Place

Zoning Ordinance

Standards and Guidelines

Community (e.g. Village) I.D.

General Plan Objective 2.4.1

Commercial & Multi-Family Only

Standards and Guidelines

County Plans the Whole

Balancing Social, Economic and Environmental Needs

Finding Our Balance

County

Community

Start Here

Local Objectives

Balancing All Communities

Standards

Tools to Achieve local Objectives
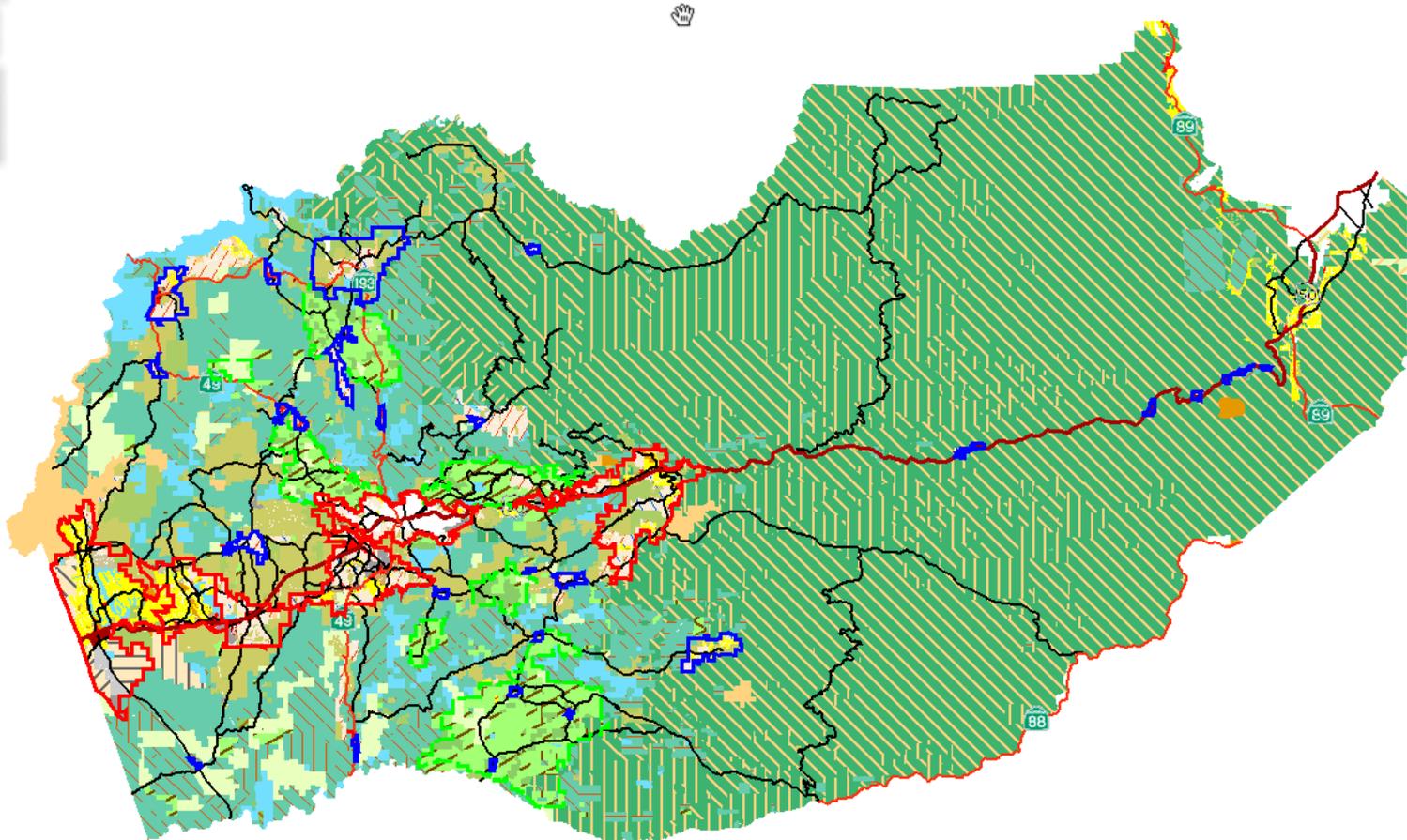
Local Function & Use

Mixed Use Development and Traditional Neighborhood Design: *"Do A Lot With A Little"*

	What is or what is to come:	Adoption Status
MUD I	Allows MUD on commercial with a PD	Adopted December 10, 2009
MUD II	General Plan • Density • Open Space • Slope • Residential Concurrency Zoning • Site and design standards • Zoning map includes specific areas for MUD within "Main Street"' or other appropriate zones	Proposed for the targeted general plan amendment
MUD III	"Community ID"	Future by community directive

Designing Mixed Used Development

- Mixed Use on Commercial and Multi Family Sites

- Defining up to 6 Mixed Use Development Proto types and styles

- Identify Mixed Use Development Menu of Design Features

- Develop Performance Standards

- Prepare Design Manual

Vertical - ½ acre, 8 units 10,000 sq. ft. of Commercial

Horizontal
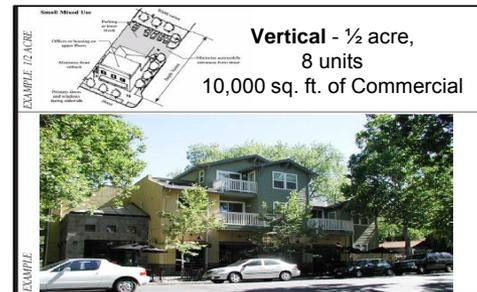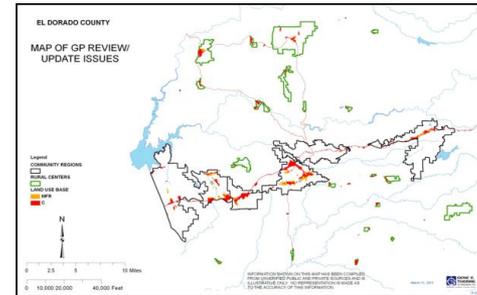
Missouri Flat Adopted Commercial Design Guidelines (i.e. what was wanted)
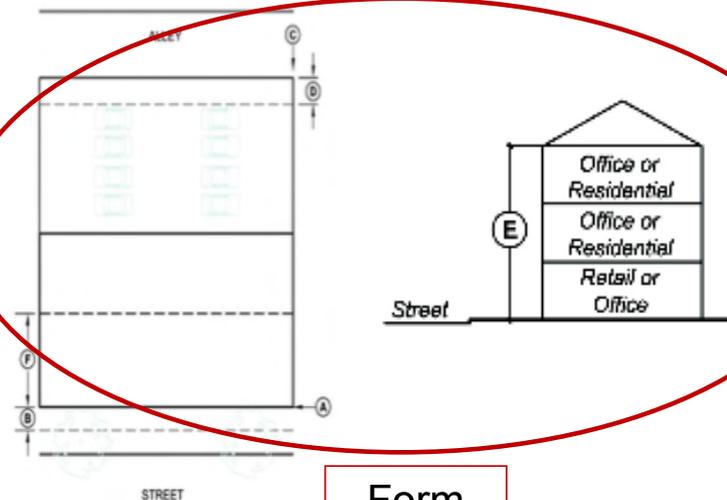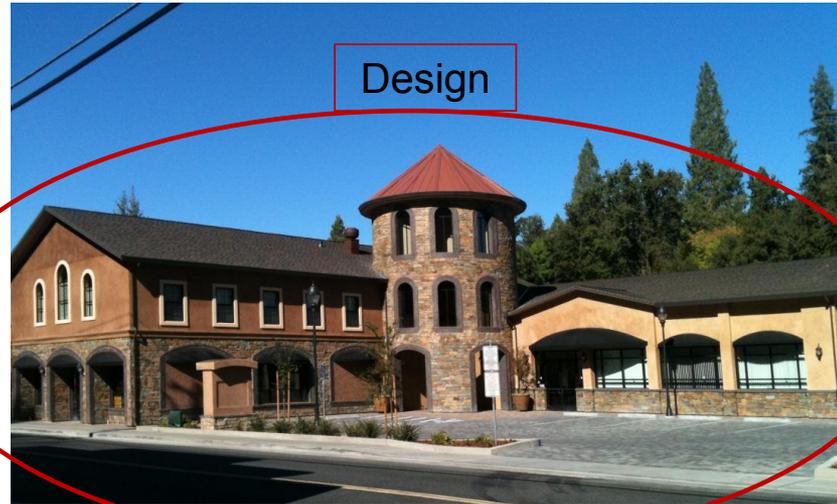
What we got!

What we could have had!

Form Based Coding 101
Large Mixed-Use Building

Standards

Design

Table 6-25

Building Placement.	
Front build-to-line: The front façade of the building shall be placed at the back of the sidewalk.	A
Encroachment over the sidewalk may be allowed for some frontage types.	B
Side setbacks: None required; 10 feet minimum if provided.	C
Rear setback: 5 feet from the alley.	D
Building Size and Massing.	
Building height: Two, three or four-stories.	E
Parking.	
On-site covered or uncovered parking spaces shall be located a minimum of 28 feet behind the back of the sidewalk.	F

ALLEY

STREET

Office or Residential

Office or Residential

Retail or Office

Street

Form

TND Coding in MFR and C/MUD Zones

Form

Table 6-6

Building Placement.	
Front build-to-line. The building shall be placed at the rear of the lot within the area identified by the parking limit line for the primary building on the lot.	A
Side setbacks: 5 feet minimum on each side.	B
Rear setbacks: 5 feet from the alley. 20 feet from the alley where tandem parking spaces are to be provided between the garage façade and the alley edge.	C D
Building Size and Massing.	
Building height: A garage without a carriage house shall be one-story with a maximum height of 20 feet. A garage with carriage house shall be two-stories.	E
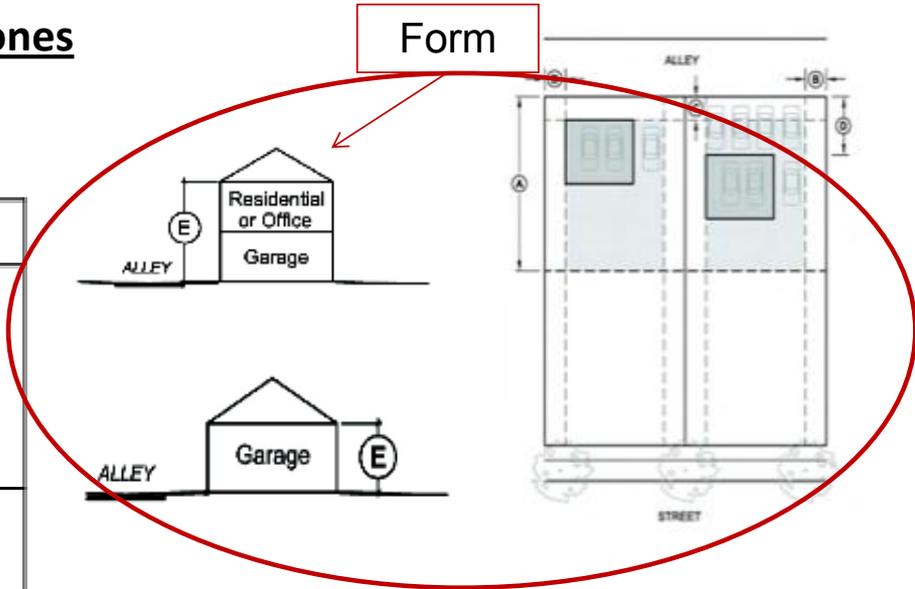
Community Separation and Distinctive Communities

Community Planning & Design
Community I.D. Is Only 1 Policy Out Of Many!
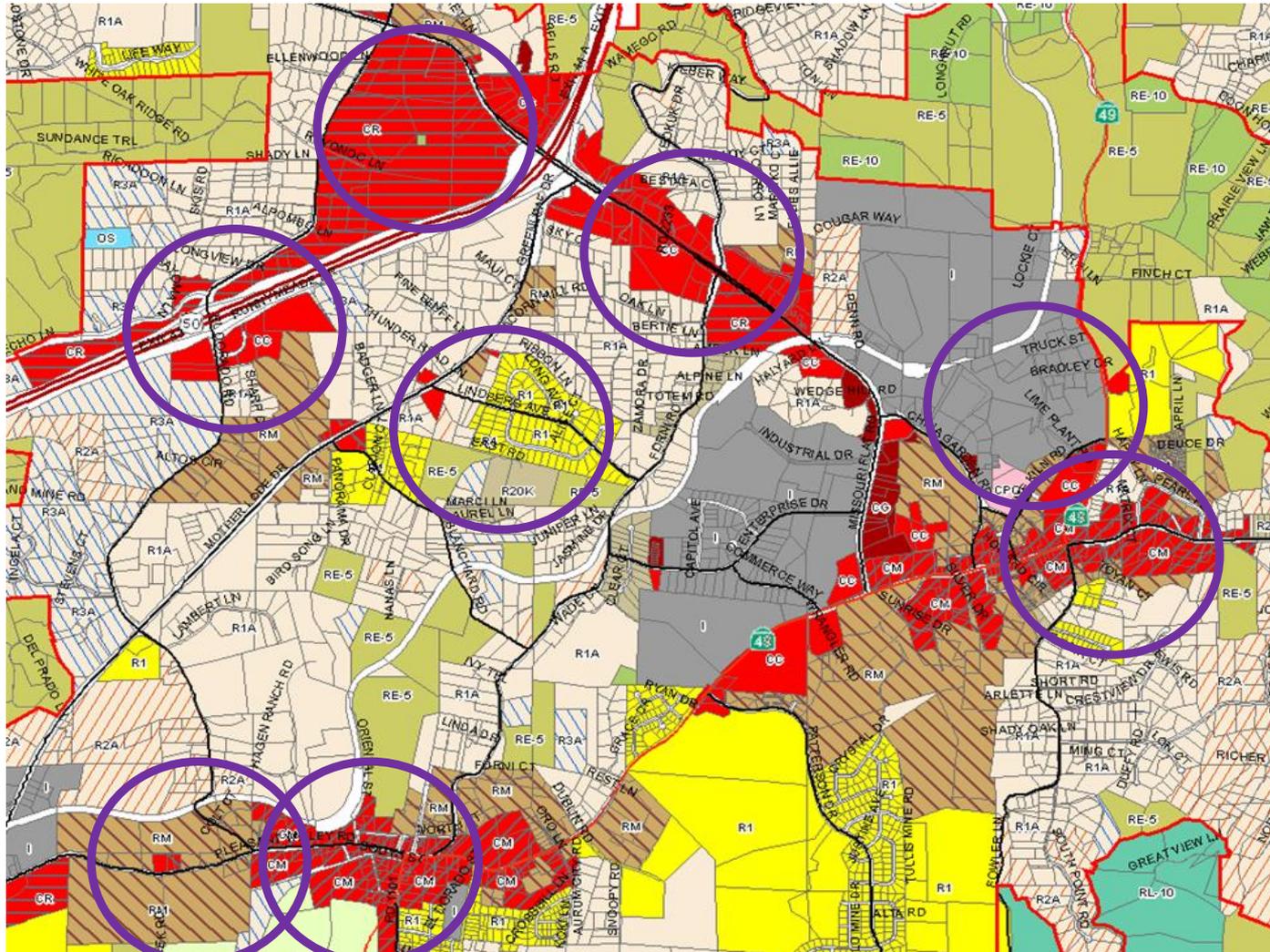
- ✓ **Community I.D.**
- ✓ **Walkability**
- ✓ **Connectivity**
- ✓ **Tourism Attraction**
- ✓ **Signage – Monument & Way finding**
- ✓ **Mixed Uses**
- ✓ **Jobs**
- ✓ **Sales Tax**
- ✓ **Recreation**
- ✓ **Community Separation**
- ✓ **Outdoor Arts**
- ✓ **Culture**
- ✓ **Streetscape**
- ✓ **Landmark Identification**
- ✓ **Architectural Design**
- ✓ **Scenic Corridor**

Community Planning Tools with GIS

MUD III Downtown Cameron Park
Community Driven
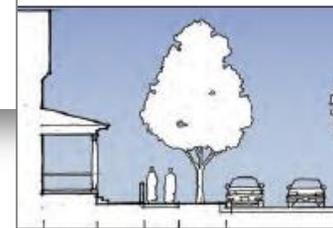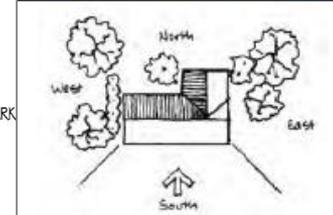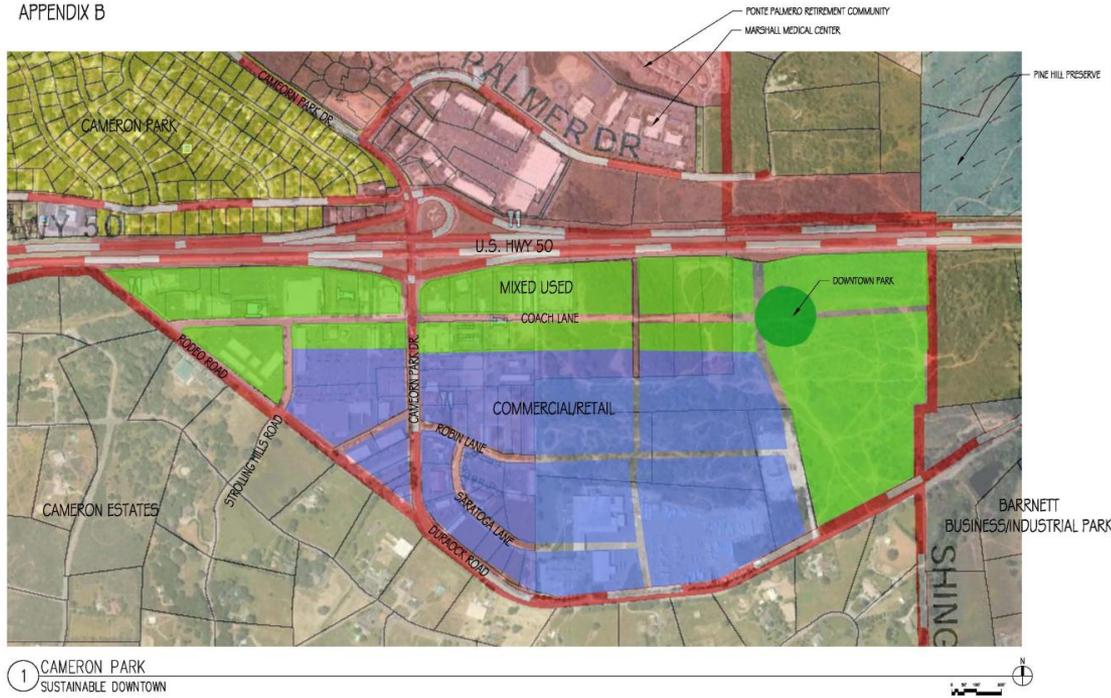
Getting to The Voice of the Community

Individual's Input

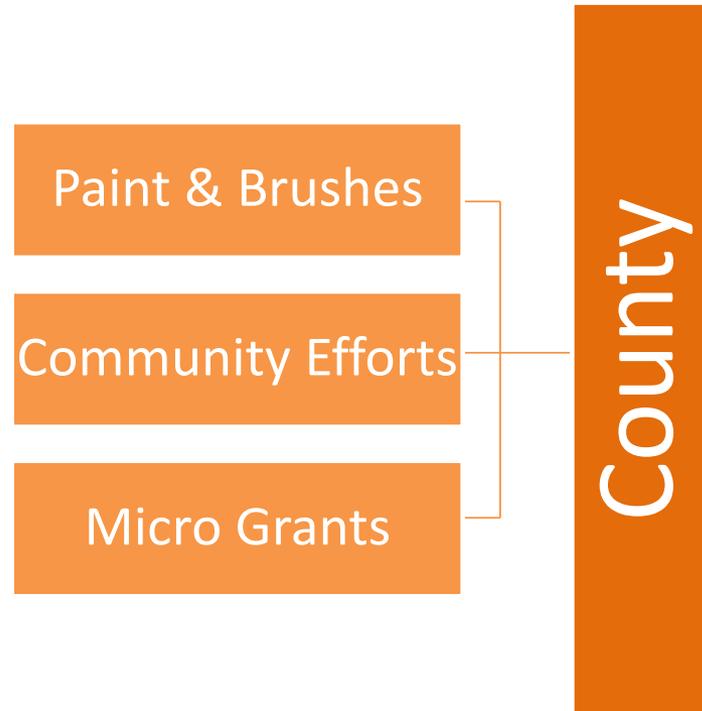Community Level Plans

Randomness and Skepticism Prevail

Trust and Support Achieved
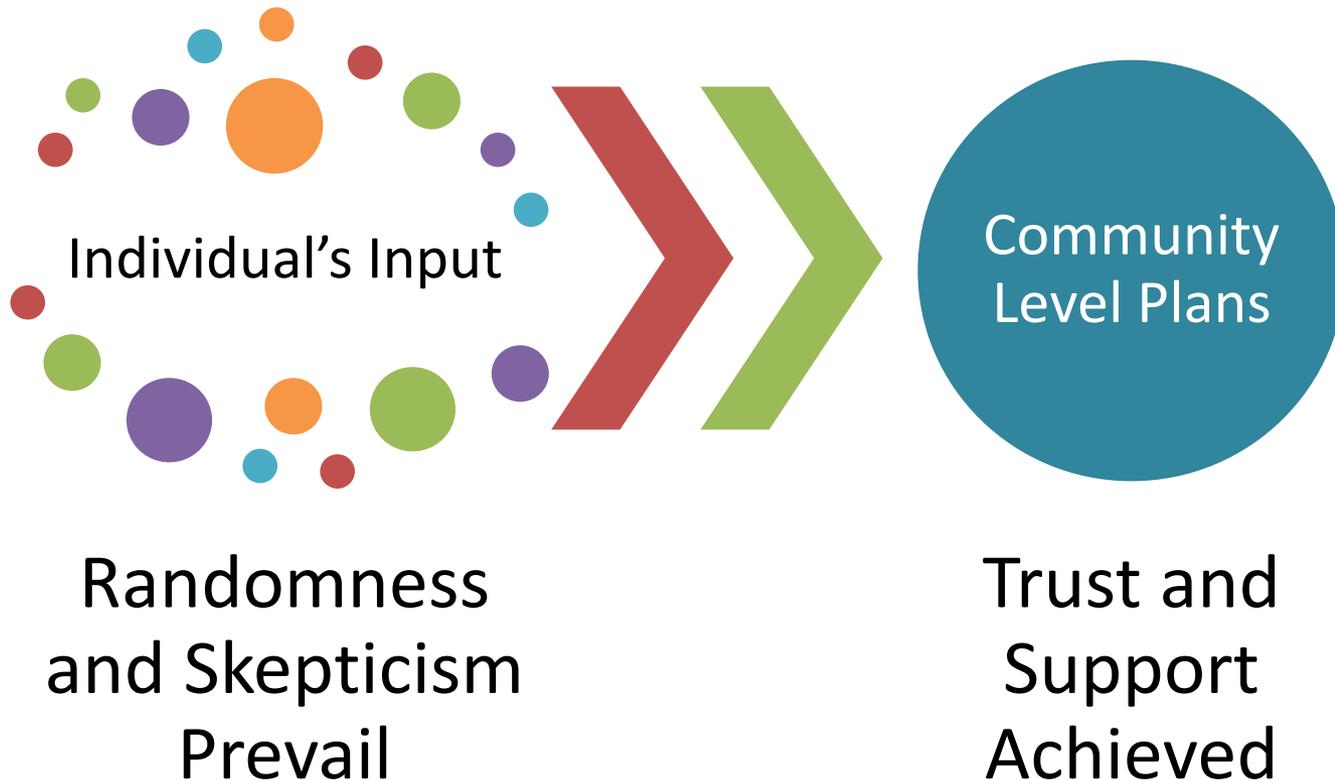
Grant Program In Two Parts

Grant Development Program
(County and Community)

Cultural and Community Development Program

("Tom Sawyer")

Consultant

Find

Get

Manage

Paint & Brushes

Community Efforts

Micro Grants

County

Acquires External Funds

Oversees Internal Funds

Cultural and Community Development Program

(Tom Sawyer)

CAO/BOS Process Example

Grant Applications →

Other Match →

County of El Dorado Office of Economic Development

Quarterly List ↓

2 Member Board of Supervisors SELECT LIST

↓

Full Board of Supervisors APPROVAL

↓

CAO Allocation of funds
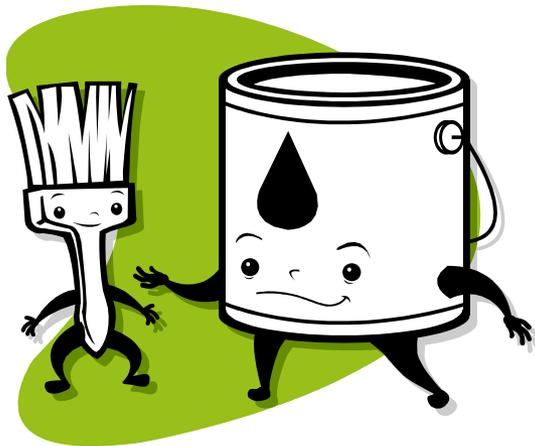
Process used in other jurisdictions

Sonoma County Program
http://www.sonoma-county.org/cao/adv_program.htm

San Luis Obispo – by committee
http://www.slocity.org/specialactivities/grants.asp

Land Use Policy Programmatic Update

Don't Waste a Good EIR

Community Identification

Implement the General Plan

Grants & Incentives

Alternate Funding

Economic Development Begins in the Community

Information Technology

Connecting Our Community
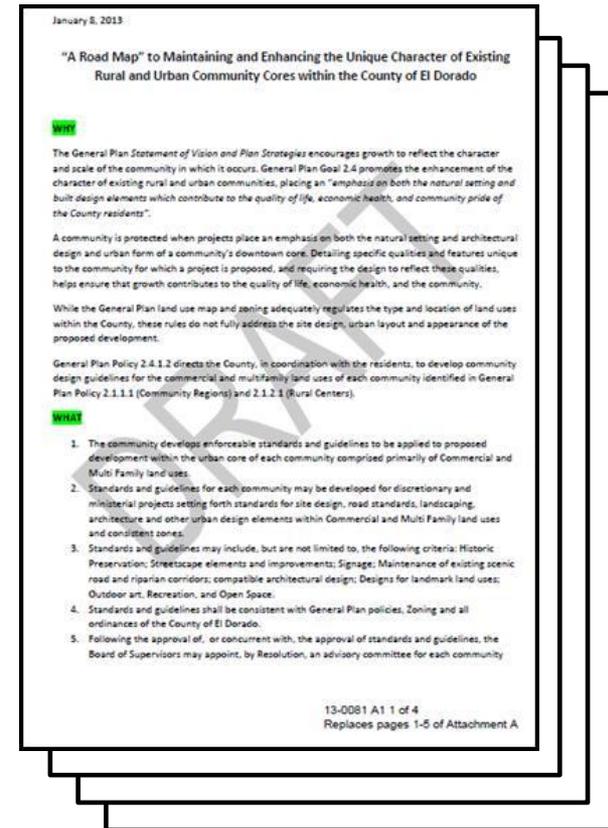
Business & Promotional

Providers Network
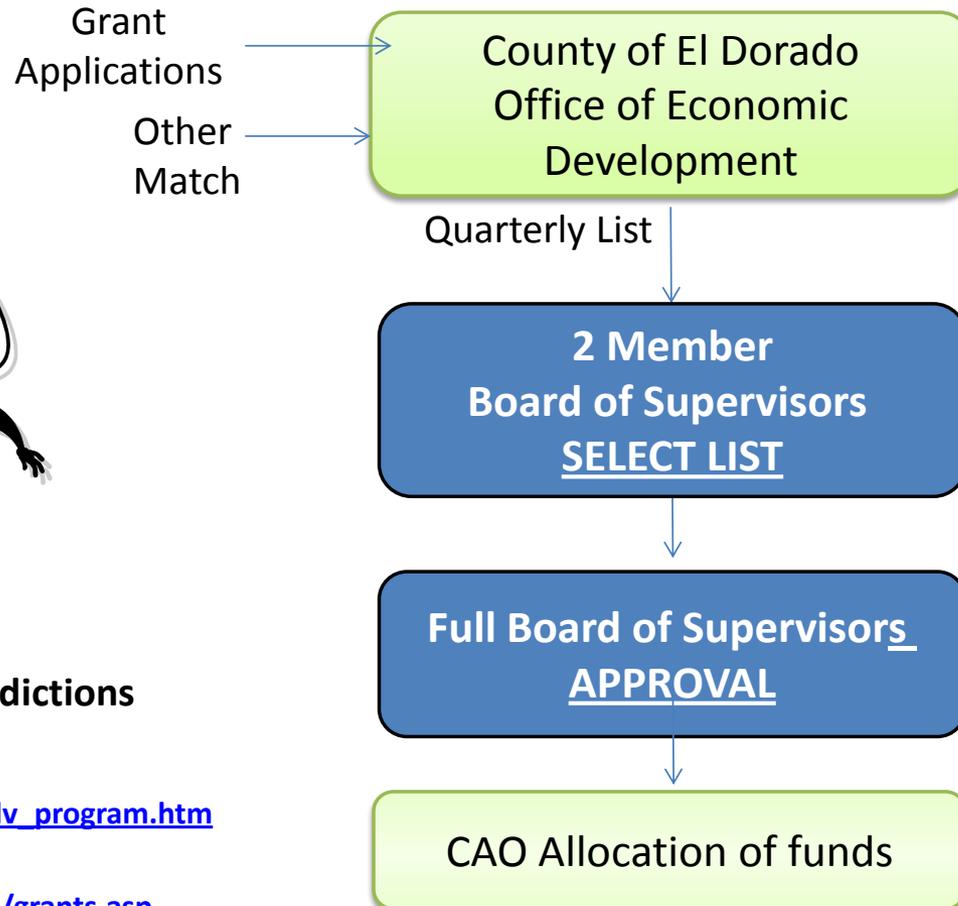
Community ID
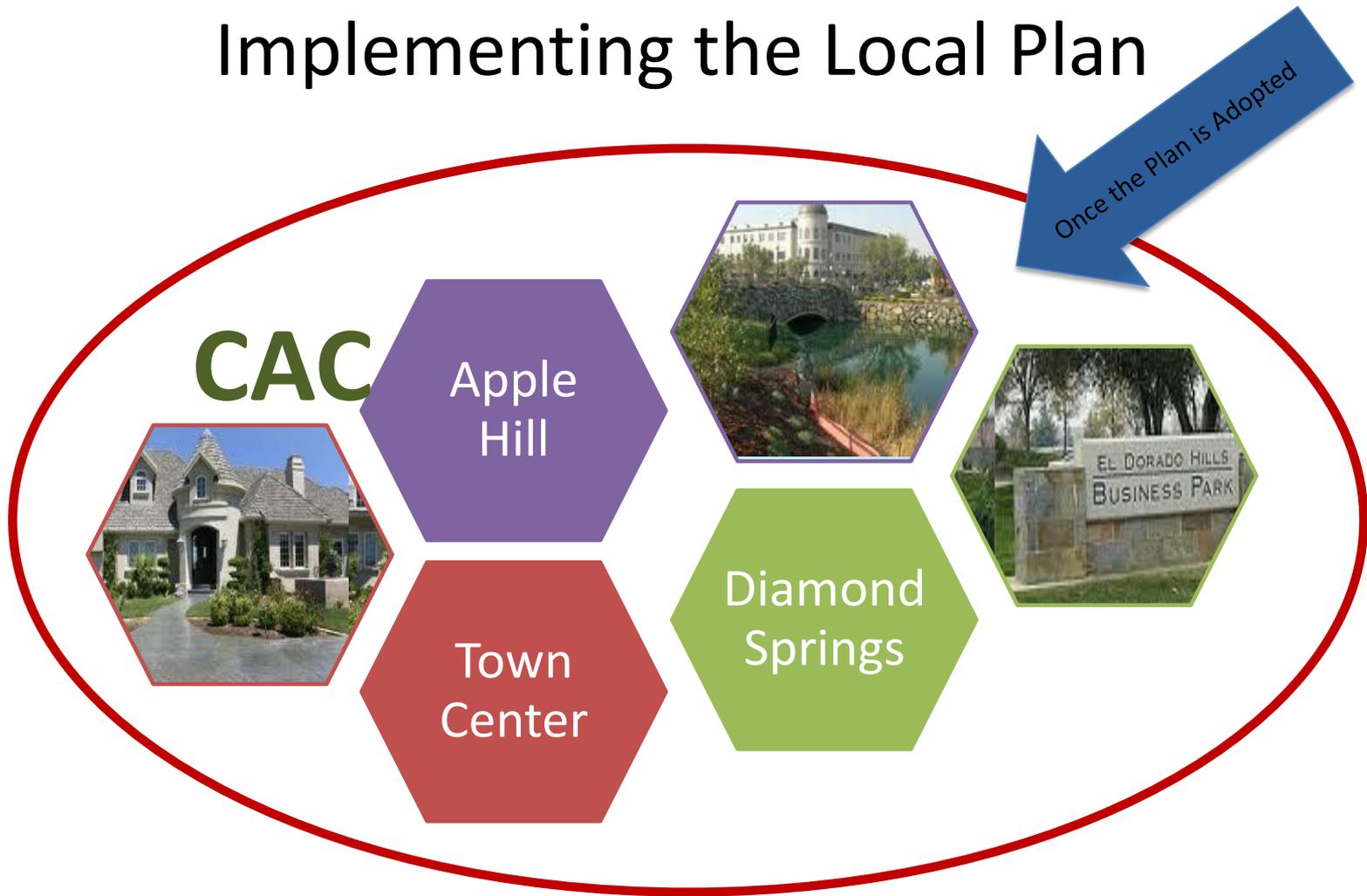## Process Framework submitted to the Board
January 28, 2013 (File #13-0081 A1)

STEPS:

➢ **Planning Areas (map)**

➢ **Process & Constraints**

➢ **Design Standards & Guidelines**

➢ **Outreach**

➢ **BOS Adoption**

Implementing the Local Plan

CAC

Apple Hill

Town Center

Diamond Springs

Once the Plan is Adopted

- Confirms Consistency with ADOPTED Community Plan
- Planned Development (PD) Application is the Exception