

FROM THE PLANNING COMMISSION MINUTES NOVEMBER 13, 2008

11. GENERAL PLAN AMENDMENT

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 Design Review, and shall be approved based on design standards outlined in the ordinance. (Negative Declaration prepared/SCH#2001082030)* [continued from October 9, 2008, hearing)

Shawna Purvines addressed the following concerns that were identified at the previous hearing: horizontal mixed use; and Camino/Pollock Pines Community Region. Ms. Purvines also summarized additional requested changes to Policies 2.2.1.2 and 17.14.220 which were identified in a memo dated October 15, 2008 and included in the agenda packet.

At the request of Sue Taylor, the Commission directed Ms. Purvines to present her PowerPoint presentation that was shown at the last hearing.

Sue Taylor provided a PowerPoint presentation which provided an option to change the current Community Region into three Rural Centers (Camino, Cedar Grove, Pollock Pines).

Paula Frantz, County Counsel, indicated that in the past there was significant public debate on Community Region vs. Rural Center for the Camino area, with the majority requesting the Community Region identification.

Valerie Zentner, Farm Bureau, summarized her comments that were listed in a handout distributed to the Commission at the hearing. These comments included: Camino, Pollock Pines and El Dorado areas should be reclassified to Rural Centers as these areas are agricultural in nature and inconsistent with the definition of a Community Region; Environmental checklist does not identify impact to agriculture; Increasing dwelling units on land adjacent to agricultural lands located in an Agricultural District is incompatible; and Environmental checklist does not include impacts to visual resources.

Laurel Stroud voiced concern that a Negative Declaration was prepared and that no studies were done on traffic impacts and on plants/animals.

Dave Pratt stated that Mixed Use Development is a great concept, but is concerned about vertical growth and the interface points with development and agriculture. He requested a workshop be conducted to look at the overall picture.

Art Marinaccio stated that a significant amount of discussion needs to take place on how these policies relate to agriculture.

There was extensive discussion with the Commission on whether 24 units per acre was realistic for various locations in the county. Staff explained that the limit is consistent with multi-family densities and with required densities under the State housing law.

Tom Heflin reminded the Commission that one size does not fit all, particularly with the 24 units per acre.

No further discussion was presented.

MOTION: COMMISSIONER TOLHURST MOVED, SECONDED BY COMMISSIONER KNIGHT, AND CARRIED BY A VOTE OF 4-1 (MACCREADY), TO RECOMMEND TO THE BOARD OF SUPERVISORS TO: 1. ADOPT THE NEGATIVE DECLARATION BASED ON THE INITIAL STUDY PREPARED BY STAFF; 2. APPROVE RESOLUTION AMENDING GENERAL PLAN (A08-0001) POLICY 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; AND 4. APPROVE REGULATIONS FOR MIXED-USE DEVELOPMENT AS SET FORTH IN 17.14 WITH THE ADDITION OF SECTION .220 SHOWN IN ATTACHMENT 6; AND TO REQUIRE A PLANNED DEVELOPMENT (PD) OVERLAY FOR HORIZONTAL DEVELOPMENT AND REQUIRE A SPECIAL USE PERMIT FOR MIXED USE DEVELOPMENT REQUESTS EXCEEDING FOUR (4) UNITS PER ACRE IN THE COMMUNITY REGIONS OF CAMINO/POLLOCK PINES AND DIAMOND SPRINGS/EL DORADO.