



RESOLUTION NO. 215-2024

RESOLUTION TO ADOPT INTERIM DESIGN STANDARDS AND GUIDELINES FOR MULTIFAMILY, MIXED-USE AND COMMERCIAL DEVELOPMENT

WHEREAS, the County of El Dorado is mandated by the State of California to maintain an adequate and proper General Plan; and

WHEREAS, the County of El Dorado adopted a General Plan in 2004; and

WHEREAS, General Plan Goal 2.4 (Existing Community Identity) states: “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”; and

WHEREAS, General Plan Goal 2.4 is achieved by General Plan Objective 2.4.1 (Community Identity), which requires “Identification, maintenance and enhancement of the unique identity of each existing community”; and

WHEREAS, General Plan Policy 2.4.1.1 helps fulfill Goal 2.4 and Objective 2.4.1 by directing design control combining zone districts be expanded for commercial and multiple family zoning districts to include identified Communities, Rural Centers and historic districts; and

WHEREAS, General Plan Policy 2.4.1.2 also helps fulfill Goal 2.4 and Objective 2.4.1 by directing the County to develop community design guidelines, in concert with members of each community, for all Community Regions; and

WHEREAS, General Plan Policy 2.4.1.2 also directs the County to develop design guidelines for Rural Centers to the extent possible; and

WHEREAS, many policies, programs, and implementation measures are implemented through the Zoning Ordinance; and

WHEREAS, on December 15, 2015, the Board adopted Ordinance No. 5030, a comprehensive update to Title 130, which became effective on January 15, 2016, and included Sections 130.27.050 and 130.27.060 (development standards for Design Review – Community (-DC) and Design Review – Historic (-DH) combining zones) in Article 2; and

WHEREAS, Ordinance No. 5030 also included Section 130.52.030 (Design Review Permit) in Article 5, which established a Design Review permit process to ensure that all applicable development will be compatible with established community or historic design criteria; and

WHEREAS, although the County has existing design guidelines in place, including the Community, Historic and Sierra Design Guides, adopted by the Board in 1982, and the Missouri Flat Design Guidelines, adopted by the Board in 2008, these guidelines are generally obsolete and lack objective design standards and current examples of architectural styles representing best practices for good community design; and

WHEREAS, on March 17, 2020 and again on June 28, 2022, the Board of Supervisors directed Long Range Planning staff to expedite the creation of new multi-family residential and commercial design standards for Community Regions and Rural Centers including all associated Zoning Ordinance amendments required to implement the new design standards; and

WHEREAS, the County has long maintained a strong desire to create updated, community-based, comprehensive, and enforceable community design standards and guidelines and to create a more predictable review process; and

WHEREAS, on July 23, 2024, as a result of pressing desire to expedite development of community design standards, the Board unanimously directed staff to develop interim community-based commercial, mixed use and multifamily design standards and guidelines for the County's West Slope Community Regions and Rural Centers by December, 2024; and

WHEREAS, the Planning Commission and Board of Supervisors have held public hearings to review the proposed interim design standards and guidelines for multifamily, mixed-use and commercial development projects and have determined that these standards and guidelines best reflect the design preferences of the communities until such time as permanent standards and guidelines can be completed for such communities.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the County of El Dorado Board of Supervisors hereby adopts the Interim Design Standards and Guidelines For Multifamily, Mixed-Use and Commercial Development, attached as Exhibit E, to apply to all West Slope Community Regions and Rural Centers within the unincorporated areas of El Dorado County, effective until such time as permanent design standards and guidelines are adopted for those communities.


NOW, THEREFORE, BE IT FURTHER RESOLVED, adoption of this Resolution shall become effective concurrently with the effective date of the implementing ordinance.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 3rd day of December, 2024, by the following vote of said Board:

Attest:
Kim Dawson
Clerk of the Board of Supervisors

Ayes: Thomas, Turnboo, Parlin, Laine
Noes: None
Absent: None

By: 
Deputy Clerk


Chair, Board of Supervisors
Wendy Thomas