

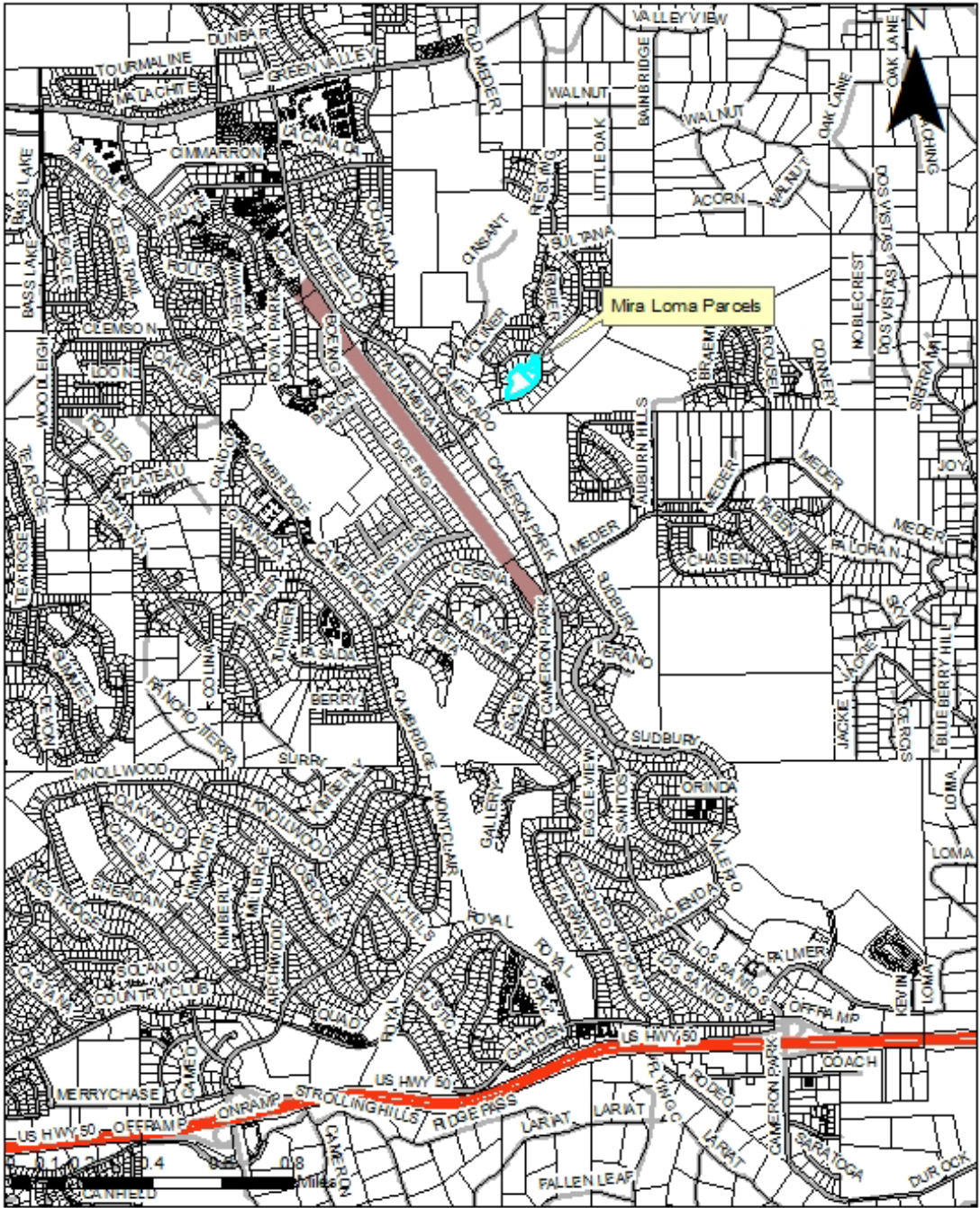
Mira Loma General Plan Amendment and Rezone Discussion

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Deputy Director of Planning
Planning and Building Department
County of El Dorado



March 9, 2021

Vicinity Map



Affected Parcels



* APN 83-465-22 was split into 3 parcels: 83-465-29, -30, -31 after Ordinance 4391 was approved.

1995 Rezone and General Plan Designation

- ▶ Rezoned the parcels from R2-PD (multifamily with PD combining zone) to R1 (single-family)
- ▶ Recommended that the draft General Plan Land Use go from MFR to HDR.

1995 Parcel Split

- ▶ P94-0026 split parcel 83-456-22 into three parcels:
 - 83-456-29, -30, and -31
- ▶ Brings the total affected parcels to 5
- ▶ Processed concurrently with Rezone

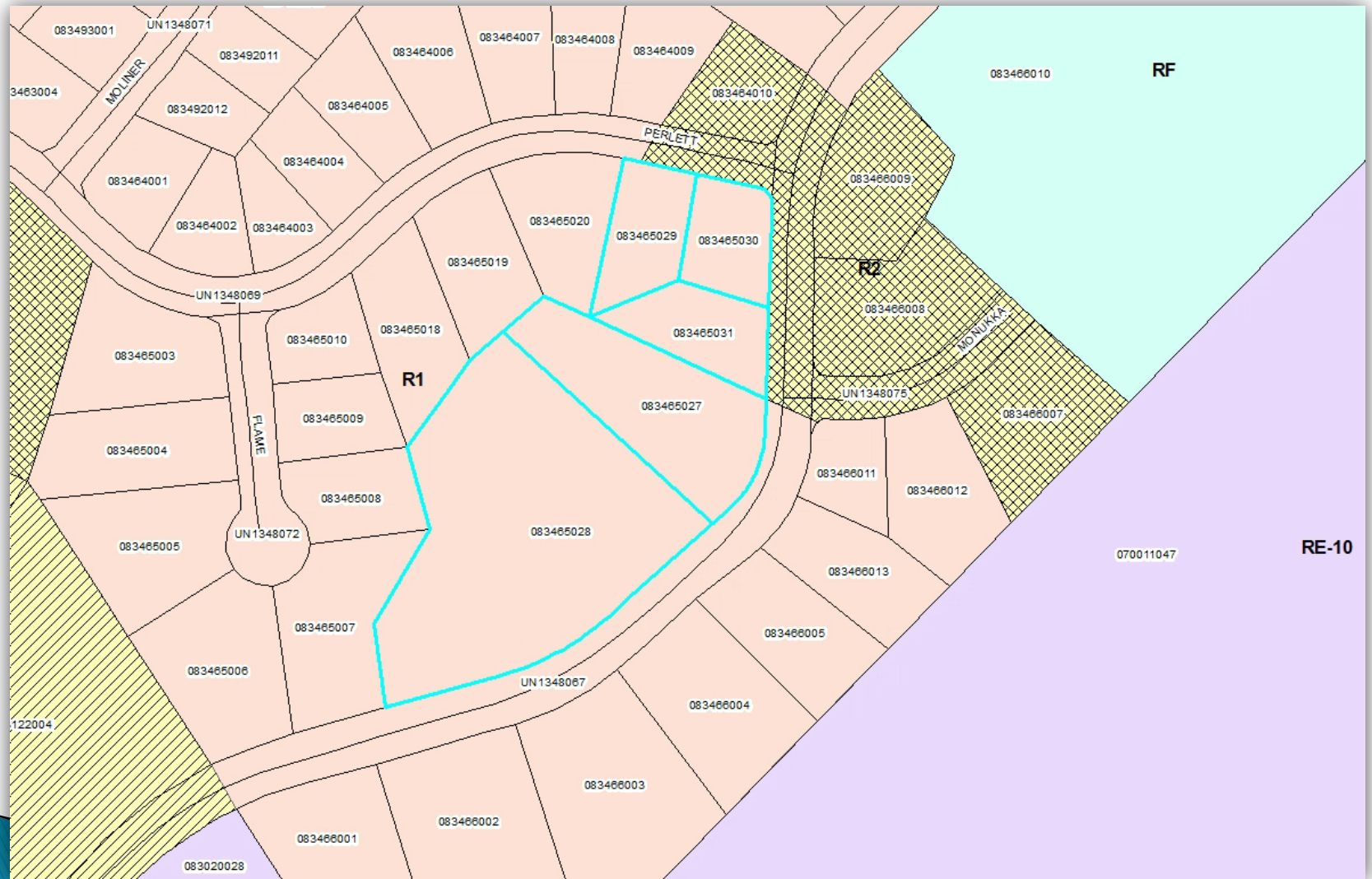
Post 2004 General Plan and Zoning

- ▶ When the 2004 General Plan is finally adopted the General Plan Land Use designation for all 5 parcels is MFR
- ▶ The corresponding zoning, as previously approved was R1
- ▶ The zoning was in conflict with the newly established General Plan Land Use designation.

2004 General Plan



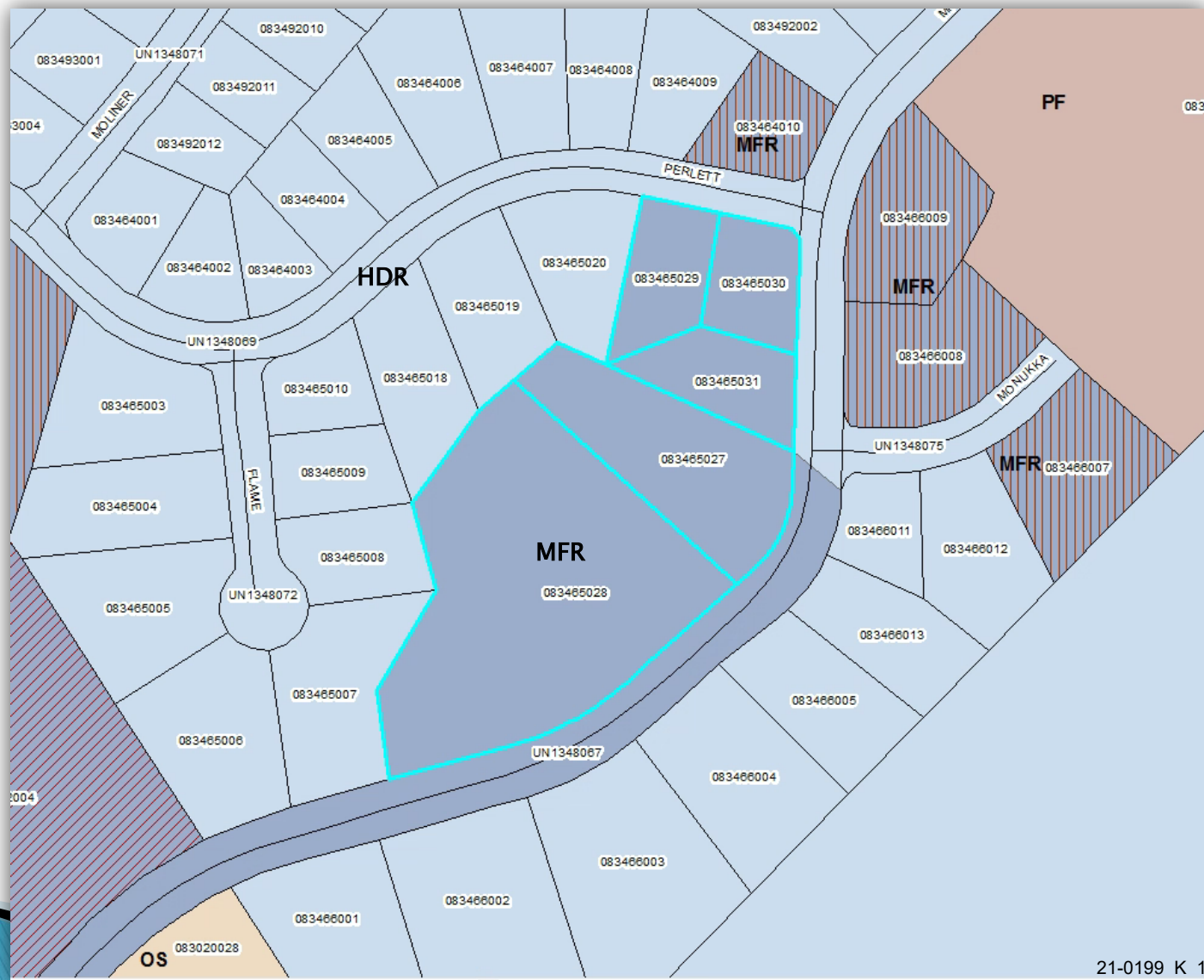
Pre-2015 Zoning



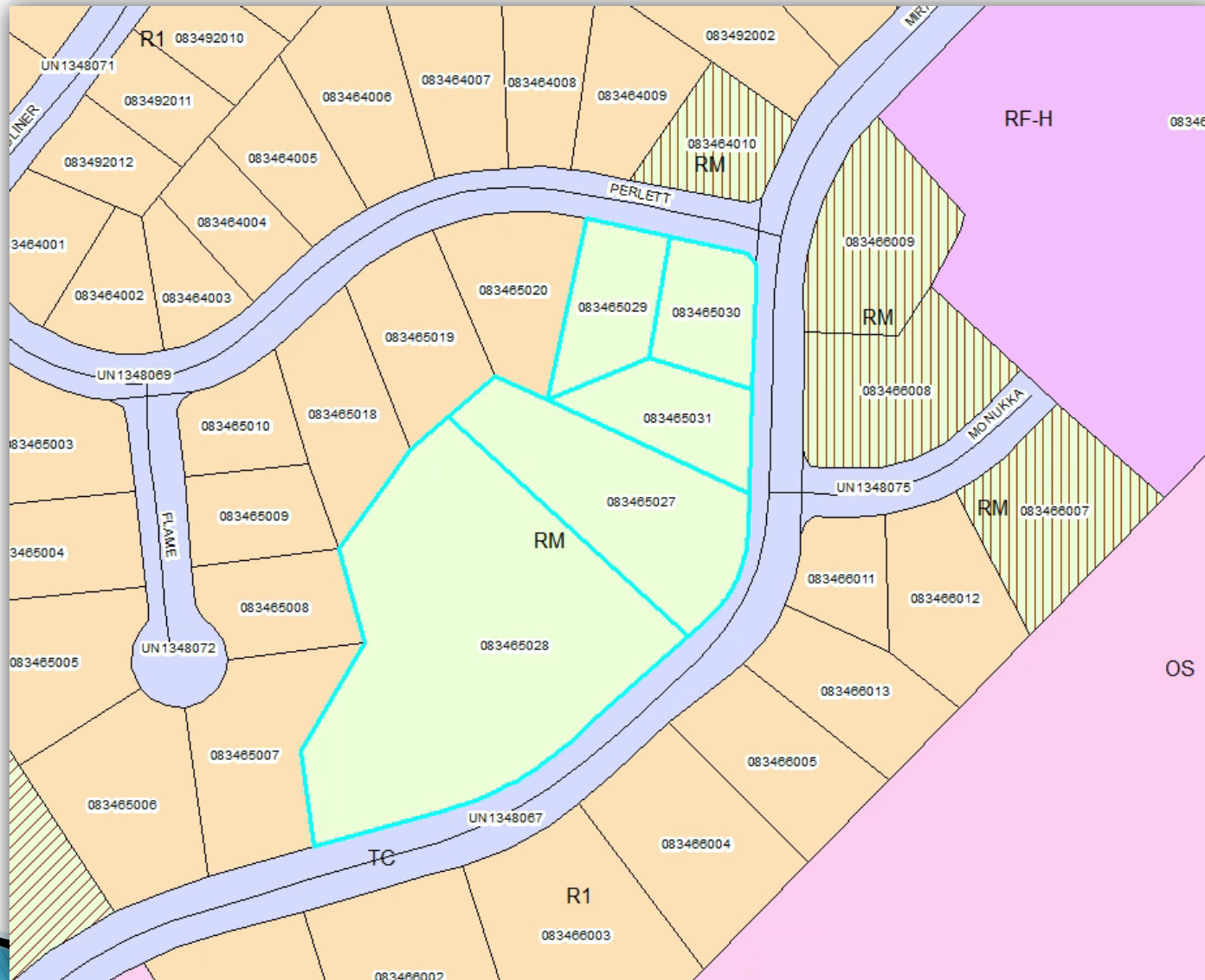
2015 TPGA/ZOU

- ▶ Rezoned the property from R1 to RM
- ▶ Brought the five parcels zoning into consistency with the General Plan Land Use designation of MFR
- ▶ Created opportunity for multifamily development
- ▶ Created existing non-conforming residential land uses on 4 of the 5 parcels.

2015 General Plan



2015 Zoning



Pre-Application PA20-0003

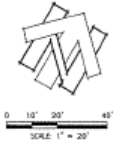
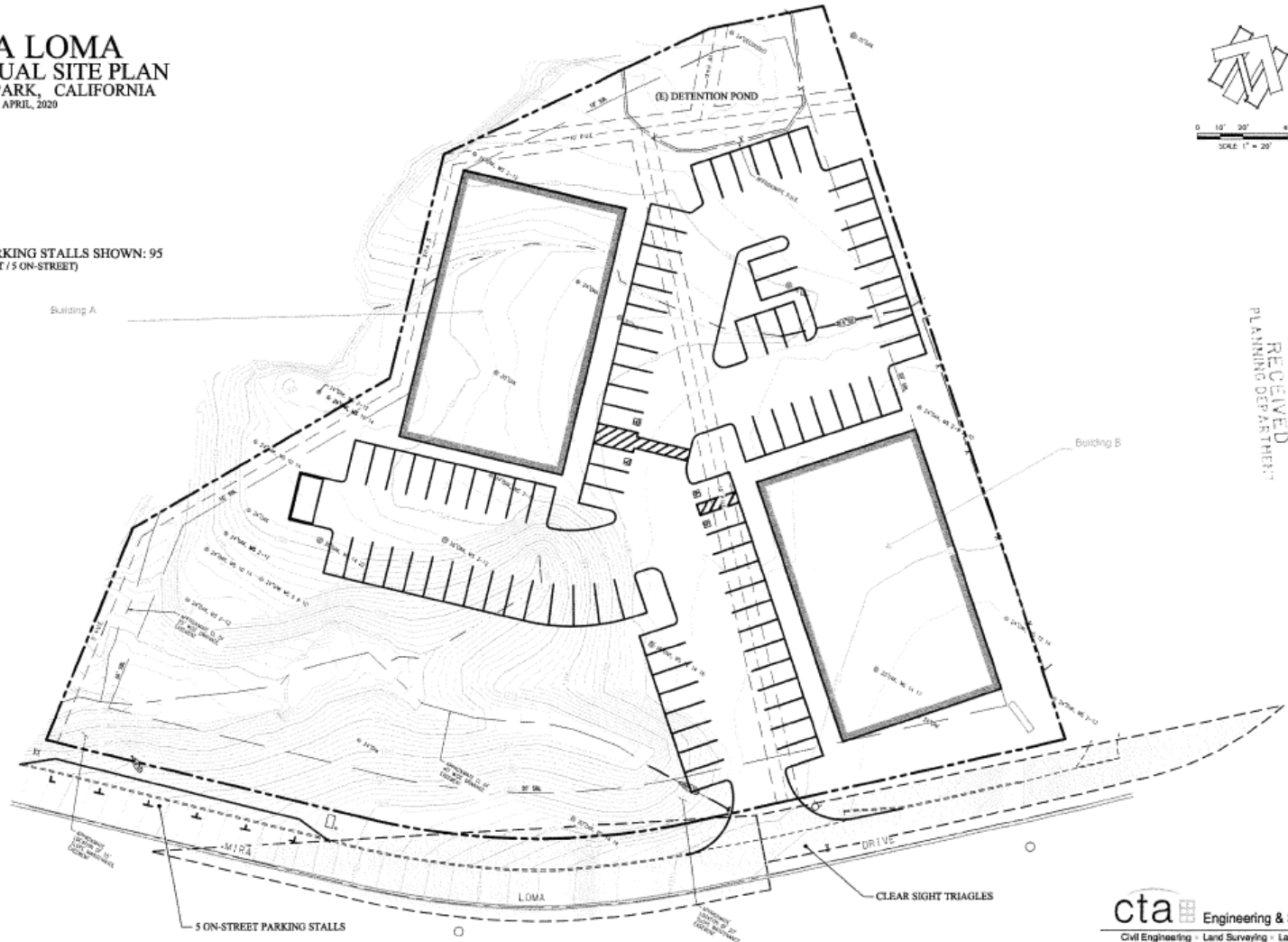
- ▶ Proposes 46 units on 2.12 acres of land
- ▶ Consistent with MFR General Plan Land Use designation
- ▶ Consistent with current RM Zoning designation
- ▶ Consistent with Housing Element anticipated development for the site
- ▶ Conflicts with the intent of the late 1990s land use and zoning actions

PA20-0003 Site Plan

Exhibit D: Proposed Site Plan and Building Layouts

MIRA LOMA
CONCEPTUAL SITE PLAN
CAMERON PARK, CALIFORNIA
APRIL, 2020

TOTAL PARKING STALLS SHOWN: 95
(90 OFF-STREET / 5 ON-STREET)



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PLANNING DEPARTMENT

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BOS Recommendation

- ▶ Provide staff with direction to:
 - Initiate a General Plan Amendment to change the General Plan Land Use designation from MFR to HDR
 - Initiate a Rezone to change the zoning of the parcels from RM to R1