

FROM THE MINUTES OF OCTOBER 9, 2008

9. GENERAL PLAN AMENDMENTS

c. **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)*

(Clerk's Note: Chair Tolhurst left the meeting after staff presentation and First Vice-Chair MacCready took over duties as Chair.)

Shawna Purvines conducted a PowerPoint presentation on this item to the Commission with a recommendation to the Board of Supervisors for approval.

Chair Tolhurst stated that there may be a tendency for horizontal development, which he felt could be ugly and does not consider it as mixed use.

Valerie Zentner, El Dorado County Farm Bureau, supports Mixed Use Development in Rural Centers. However, she does have concern with the proposed amendment regarding the Community Regions, particularly the Camino/Pollock Pines area. Ms. Zentner stated that she was uncomfortable with the level of development being proposed for Mixed Use in Community Regions (i.e., increasing units from 10 to 24). She suggested that perhaps there could be special rules for Community Regions that are located in Agricultural Districts.

Sue Taylor expressed concern regarding the density for the Camino Community Region.

Ms. Purvines did explain to the Commission and audience members that the Design Review process was added to address Supervisor Sweeney's concerns regarding Mixed Use Development by right.

C.J. Freeland stated that the Public Housing Authority supports the proposed amendment as it addresses the direction given by the Board of Supervisors and it helps the County meet its responsibilities adopted in the Housing Element which are required by state law.

Commissioner Knight felt that Mixed Use Development works best in highly dense urban areas.

Commissioner Machado was agreeable to the proposed amendment and thought that staff had done a good job. He felt that Mixed Use Development needs to be vertical development with residential above commercial.

Commissioner MacCready suggested that this item be continued to allow input from Commissioners Tolhurst and Mathews, who were absent.

There was no further input.

MOTION: COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER MACCREADY, AND UNANIMOUSLY CARRIED (3-0), IT WAS MOVED TO CONTINUE ITEM TO THE NOVEMBER 13, 2008, MEETING.