

FROM THE PLANNING COMMISSION MINUTES OF FEBRUARY 26, 2009

12. ZONING ORDINANCE AMENDMENT

OR06-0006/Density Bonus initiated by EL DORADO COUNTY for a proposed amendment to County Zoning Ordinance, Title 17 addressing the requirements of Chapter 4.3 §65915 of California Code requiring local governments to provide incentives that will encourage developers to build affordable housing in the form of both: 1) a density bonus, and 2) exceptions from normally applicable zoning and other development standards. The State law requires each city and county to adopt an ordinance that specifies how compliance with this section will be implemented. The adoption of the proposed ordinance also would achieve the requirement of General Plan Housing Element Implementation Measure HO-7, which was adopted July 1, 2008 to ensure these State standards are met. The Ordinance would apply to all areas of the County where residential uses are permitted. (Negative declaration prepared)* *[continued from 2/12/09 hearing]*

Shawna Purvines stated that this was the second hearing for this item as they were still accepting public comment at the last hearing. They have not received any public comments and staff is recommending approval to the Board of Supervisors.

Cindy Shaffer clarified that this amendment relates to affordable housing and not the County's density bonus.

No further discussion was presented.

Motion: Commissioner Tolhurst moved, seconded by Commissioner MacCready, and unanimously carried (5-0), to recommend the Board of Supervisors take the following actions: 1. Adopt the Negative Declaration based on the Initial Study prepared by staff; and 2. Approve OR06-0006, Affordable Housing Density Bonus Ordinance, amending the Zoning Ordinance, Title 17, addressing requirements of Chapter 4.3 §65915 of California Code requiring local governments to provide incentives that will encourage developers to build affordable housing in the form of both: 1) a density bonus, and 2) exceptions from normally applicable zoning and other development standards.

AYES: Rain, Heflin, MacCready, Tolhurst, Mathews

NOES: None