



RESOLUTION NO. 039-2022

RESOLUTION OF INTENTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO TO AMEND THE ZONING CODE (TITLE 130)

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

WHEREAS, on December 15, 2015, the El Dorado County Board of Supervisors adopted a comprehensive Zoning Ordinance Update, including Countywide updates to both the Zoning Ordinance and Zoning Map, which became effective on January 15, 2016; and

WHEREAS, prior to the 2015 Zoning Ordinance Update, previous Zoning Ordinance regulations, including former Section 17.14.130 (Architectural Supervision), required a discretionary Planning Commission review of all new buildings or structures on commercial and multifamily-zoned parcels visible from a state highway in order to ensure new development would be compatible with the architectural character of the neighborhood and not impair the desirability of investment or occupation in the neighborhood; and

WHEREAS, as virtually all commercial and multifamily-zoned parcels within the Cool Rural Center either directly front or are visible from State Highways 49 or 193, previous zoning regulations therefore required a discretionary Planning Commission design review of all significant new development within the Cool Rural Center; and

WHEREAS, after implementation of the 2015 Zoning Ordinance Update, a number of minor changes and corrections were identified in order to correct errors and omissions; and

WHEREAS, the previous architectural supervision regulations for commercial and multifamily-zoned lands fronting state highways were inadvertently removed as part of the 2015 Zoning Ordinance Update, which resulted in a patchwork of inconsistent design regulations for commercial and multifamily-zoned lands within the Cool Rural Center based on the development standards of each individual zone district and also whether a parcel is located within a Design Review-Community Combining Zone (-DC) or a Planned Development (-PD) Combining Zone overlay; and

WHEREAS, On XX DATE, in order to restore County design oversight on all commercial and multifamily-zoned parcels within the Cool Rural Center and to allow for a consistent development review process, the Board of Supervisors directed staff to add a new Design Review-Community Combining Zone (-DC) overlay to approximately 10 commercial and multifamily-zoned parcels that are not currently located within an existing (-DC) or (-PD) Combining Zone overlay.

WHEREAS, pursuant to Section 130.63.020 of the Zoning Ordinance, which requires Zoning Ordinance amendments to be initiated by a Resolution of Intention;

NOW, THEREFORE, BE IT RESOLVED, that the El Dorado County Board of Supervisors will set a public hearing to consider proposed amendments to the El Dorado County Zoning Code (Title 130) of the County Code of Ordinances, as generally described below and incorporated herein:

- A. Limited parcel-specific amendments to the Zoning Map to add a Design Review-Community Combining Zone (-DC) overlay to approximately 10 commercial or multifamily-zoned parcels in the Cool Rural Center that are not already located within an existing Design Review- Community (-DC) or Planned Development (-PD) Combining Zone; and
- B. Minor text modifications for clarity as needed.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby authorizes the Planning and Building Department - Long Range Planning, to proceed with the preparation of all necessary documentation and environmental review requirements pursuant to the California Environmental Quality Act; and

BE IT FURTHER RESOLVED that the Planning Commission and Board of Supervisors will hold public hearings to consider the proposed amendments.

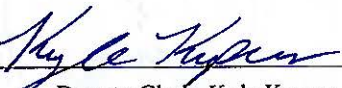
NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors hereby authorizes the Planning and Building Department - Long Range Planning, to proceed with the preparation of the above stated amendments/updates to the Zoning Ordinance.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 7th day of March, 2023, by the following vote of said Board:

Ayes: Thomas, Hidahl, Turnboo, Parlin, Laine

Attest:
Kim Dawson
Clerk of the Board of Supervisors

Noes: None
Absent: None

By: 
Deputy Clerk, Kyle Kperus


Chair, Board of Supervisors
Wendy Thomas