



RESOLUTION NO. 040-2023

RESOLUTION OF INTENTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO TO AMEND THE ZONING ORDINANCE (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, 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, as the California Legislature has recently enacted legislation (e.g. Senate Bill 35) allowing affordable housing as a ministerial use with no local design oversight unless a local agency has adopted objective design standards applying to such projects; 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 for affordable/multifamily housing projects consistent with new state legislation.

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, pursuant to Section 130.63.020 of the Zoning Ordinance, which requires County-initiated Zoning Ordinance amendments to be initiated by a Resolution of Intention by the Board of Supervisors;

NOW, THEREFORE, BE IT RESOLVED, that in order to implement the above General Plan community identity policies and also to allow for County design oversight for new commercial and multifamily housing development projects as provided for by state law, 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, generally described below, including but not limited to:

- A. Article 2, Sections 130.27.050 and 130.27.060 (Development Standards for Design Review – Community (-DC) and Design Review – Historic (-DH) overlay zones);
- B. Article 5, Section 130.52.030 (Design Review Permit); and

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:

Attest:
Kim Dawson
Clerk of the Board of Supervisors

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

By: 
Deputy Clerk, Kyle Kuperus


Chair, Board of Supervisors
Wendy Thomas