



EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

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Date: May 19, 2023

To: Honorable Board of Supervisors

From: Karen L. Garner, Director

Subject: Request to Include Review of APNs 329-221-032 and 329-221-034 in the Long-Range Planning Work Plan

The property owner of APNs 329-221-032 and 329-221-034 (Kurt Dickson) requested review by the Planning Division of the current zoning and land use designations and consideration for modifications so that the parcels can each be developed with a single-family home. Although staff typically only includes staff or board-initiated projects in the Long-Range Planning Work Plan, staff is bringing this forward to determine if the Board would like to consider this item.

Request

The parcels are located in the community of El Dorado off Pleasant Valley Road north of the intersection of North and Missouri Streets. APN 329-221-032 is 1.2 acres and APN 329-221-034 is 2.2 acres. The parcels are non-contiguous and there is a 1.2 acre parcel in between them that is developed with a single-family home. Mr. Dickson would like to develop each of the parcels with a single-family home, however the current zoning and land use designations do not allow for the low density proposed.

History

Mr. Dickson purchased the parcels in 2018. Prior to that, in 2015, the County completed the Targeted General Plan Amendment/Zoning Ordinance Update (TGPA/ZOU). The land use and zoning designations were updated for these parcels but were largely the same (See Exhibit A).

APNs 329-221-032 & 034	Land Use	Zoning
Pre-2016	MFR – Multifamily Residential	R2 – Limited Multifamily Residential
Current	MFR	RM – Multi-Unit Residential /DH – Design Historic Combining Zone

The TGPA/ZOU also modified what can be built on the parcels. Previously, R2 – Limited Multifamily Residential zoning allowed for development of a single home. With the update, RM – Multi-Unit Residential zoned parcels must be developed between a

minimum density of five (5) units to the acre and a maximum density of 24 units to the acre.

Detached or attached multifamily residential dwellings are allowed with a Design Review Permit as long as at least five (5) dwelling units per acre is met, however the approval of detached single-family homes requires a Planned Development Permit. The RM zone is utilized in Community Regions and Rural Centers to meet affordable housing goals identified in the Housing Element of the General Plan.

In addition to the requestor's parcels, there are many surrounding parcels with the same land use and zoning designation. Many of the surrounding parcels were developed with single-family homes prior to the implementation of the TGPA/ZOU or remain vacant. It is recognized that a single parcel may be challenging to develop as multi-unit residential, particularly if served only by private or narrow roadways or driveways, however, the intent is to encourage assemblage of multiple parcels over time and develop multi-unit residential and fulfil the County's affordable housing goals.

The County's Housing Element designated these parcels to develop at 13 units to the acre resulting in a total of 43 units. Should the parcels develop at a lower density, the loss of units would either reduce the small number of excess high-density units designated in the County or would require the loss of units to be designated on other parcels in the County.

Planning staff previously met with Mr. Dickson in 2021 and discussed the possibility of a rezone and General Plan Amendment (GPA). Staff determined that a rezone and GPA could not be supported because of the potential impacts to the Housing Element goals. Staff also discussed the potential for a Rezone and Planned Development permit to allow phased development of the sites.

Mr. Dickson's parcels and surrounding parcels have been designed as multi-unit residential to encourage development of affordable housing in a Community Region per the County's General Plan policies. Rezoning one (1) or two (2) individual parcels so that they are subject to more or less restrictive standards than surrounding parcels is generally discouraged in California land use law. Rezone and GPA of multiple parcels would require a much larger policy discussion and major modifications to the County's General Plan and Zoning map.

More recently, Mr. Dickson requested another review to include circulation and traffic. Specifically, Mr. Dickson believes that roads, circulation and access to his parcels could not adequately serve multi-unit residential.

Analysis

Staff from both Planning and the Department of Transportation (DOT) reviewed the request and conducted site visits to the parcels. Mr. Dickson's parcels are accessed by North and Missouri Streets. Both are narrow streets and DOT determined they do not meet requirements likely necessary to serve a multi-unit development. However, other nearby multi-unit zoned parcels have access to Forni Road and Pleasant Valley Road.

Although road improvements would likely still be required, these roads are better equipped to support additional traffic generated from a multi-unit project. As previously noted, the intent is to encourage assemblage of multiple parcels over time that can develop multi-unit residential and help fulfil the County’s affordable housing goals.

Options

Two (2) options were provided to Mr. Dickson in 2021 and are still valid.

- Mr. Dickson could apply on his own for a rezone and GPA rather than request a County initiated process. A Design Review permit would be required for construction of the Single-family homes.
- Mr. Dickson may also apply for a rezone and Planned Development permit. In this scenario, Mr. Dickson could plan for the minimum number of units allowed on each parcel (five (5) units/acre) and submit plans showing the units and configuration as would normally be required. However, Mr. Dickson is not required to build all the units. One (1) unit could be built on each parcel and the other remaining units deferred until such time the property owner (or future property owner) wishes to construct the remaining units. The Design Review permit would be incorporated into this request.

Recommendation

Staff does not recommend including this item in the Long-Range Work Plan for the reasons noted above and it does not meet the criteria for inclusion in the work plan.

Long-Range Planning Work Plan Project Criteria

1. Project Initiated – Is the project already initiated and currently in process?
2. State Mandated – Is the project mandated by State law?
3. General Plan Requirement – Is the project a requirement of the County General Plan?
4. Board Direction – Is the project a Board directed effort?
5. County Strategic Plan – Does the project address one or more of the County’s Strategic Plan goals?

Should the Board have interest in including this item in the Work Plan, staff is available to discuss prioritization against other long-range planning items.