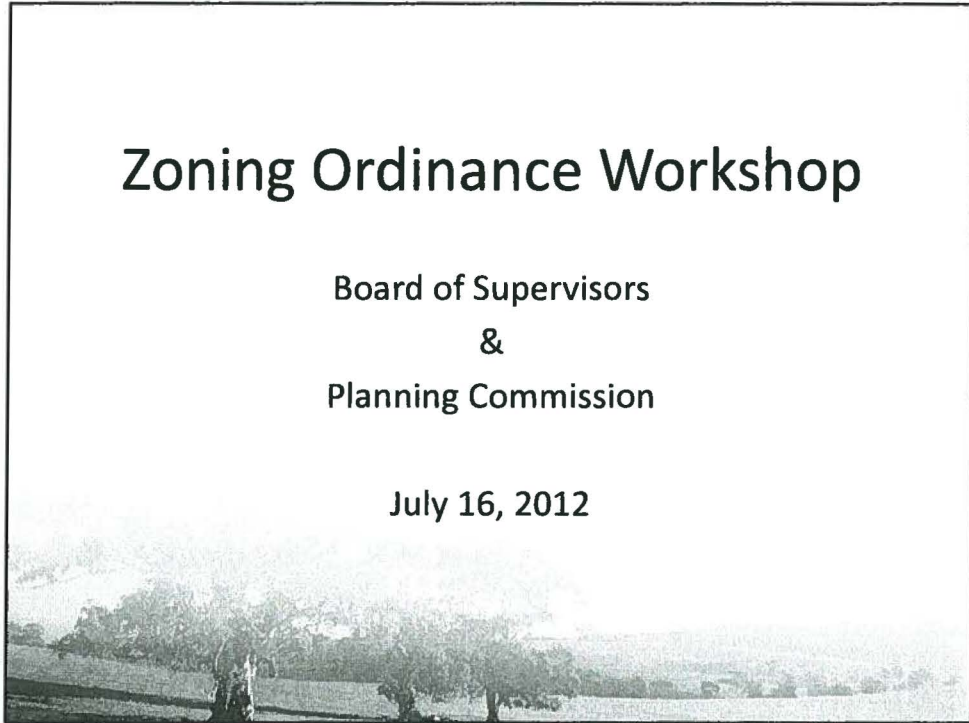


Zoning Ordinance Workshop

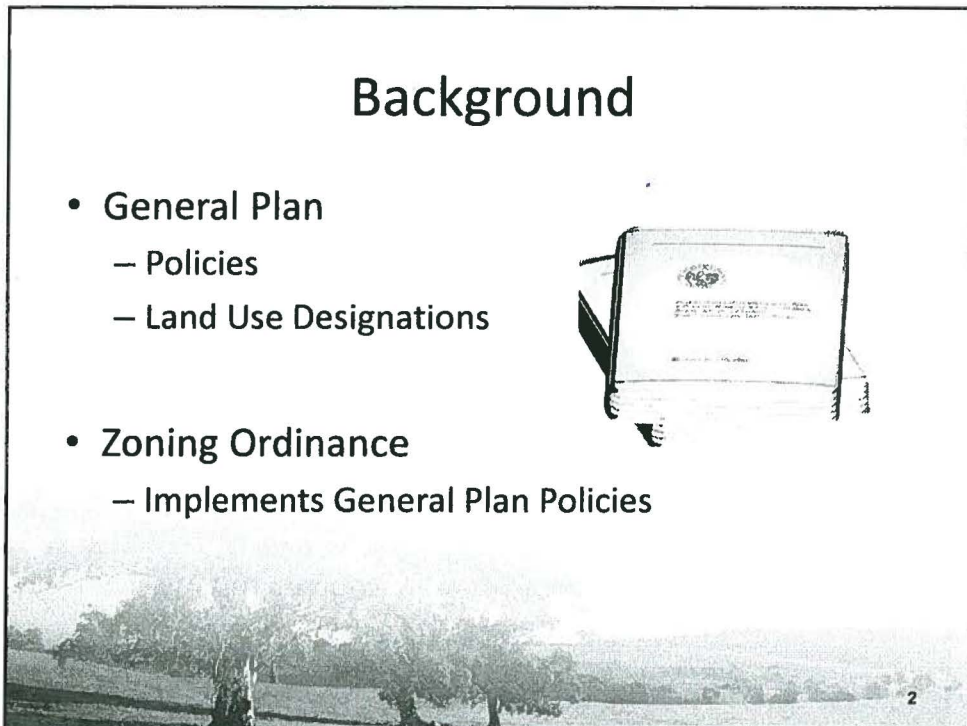
Board of Supervisors
&
Planning Commission

July 16, 2012



Background

- General Plan
 - Policies
 - Land Use Designations
- Zoning Ordinance
 - Implements General Plan Policies



Spec. Mtg #1
Submitted by T. Knowlton

at Board Hearing of 7-16-12

12-0837.4G.1

General Plan

- **Mandated by State of California**
 - Adequate and proper General Plan
- **Current General Plan Adopted 2004**
- **Five Year Review Required**
 - Completed 2011
 - Population & Housing on target with forecast
 - Jobs, Sales Tax, Commercial & Moderate housing are trending slower

3

General Plan – Primary Objectives

- **Direct densities to Community Regions**
- **Accommodate 32,000 new dwelling units**
 - GP EIR analyzed effects of 32,000 new dwelling units
 - Plan horizons when 32,000 new DU built
 - 20 year planning horizon bumped from 2025 with update
- **Create 43,000 new jobs**
- **Reduce retail leakage**
- **Promote preserve Ag, Natural Resources and Rural Commerce**

4

General Plan - Housing

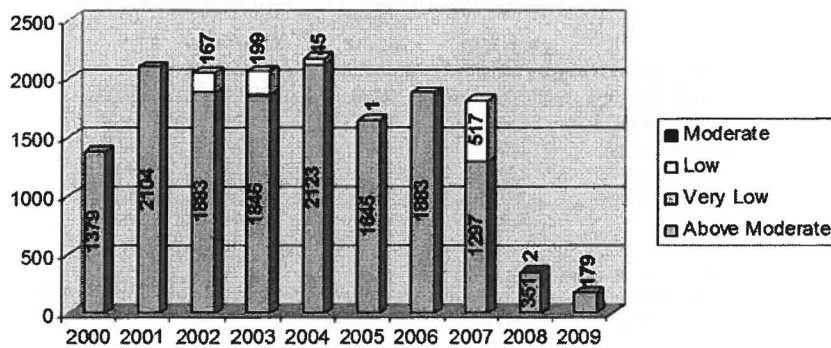
- Accommodates 32,491 new dwelling units for projected population of 200,000 around 2025. Horizons when the additional 32,491 dwelling units are built.
- Approximately 12,470 of the 32,491 dwelling units are built
- Approximately 20,000 more dwelling units to built
- General Plan (to meet RHNA) requires the new 20,000 to accommodate:
 - About 30% for above moderate income (\$85,000 yr.)
 - About 20% for moderate income (\$55,000 or family of 4 to \$85,000)
 - About 50% for below moderate income (less than \$55,000)
- Questions is "Where and for whom will the new 20,000 residential units be built?"

5

Development of Moderate Housing

Over 90% of New DUs built were for the Highest 30% of Family Income Households

Above Moderate Wins!



2007 includes 517 2nd Dwelling Units allowed for the first time to be included as part of the Affordable Housing Annual Report (517 = total 2nd DU's 2003-2007).

6

WHICH REGIONS ARE THE 12,470* NEW DWELLING UNITS ACTUALLY BUILT?

(GP Policy 2.9.1.2)

REGIONS WITHIN EL DORADO COUNTY	TAZ MODEL FORECAST		ACTUAL NEW DWELLING UNITS PER REGION		TOTAL OF NEW DWELLING UNITS BY REGION	PERCENT OF TAZ FORECAST	PERCENT OF 12,470
	SF	MF	SF	MF			
	EL DORADO HILLS	13,006	1,139	5,344			
CAMERON PARK	2,966	1,373	1,913	480	2,393	55%	19%
PP / CAMINO	991	118	551	1	552	50%	4%
DIAMOND / ED	1,564	1,359	251	125	376	13%	3%
SHINGLE SPRINGS	287	46	203	23	226	68%	2%
RURAL			2,211		2,211		20%

* October 2009 DOT Housing Analysis by TAZ's (numbers are approximate since TAZ's are not based upon Community Region Boundaries).

75% OF THE NEW DWELLING UNITS ARE IN COMMUNITY REGIONS WITH SEWER

7

Land Use Forecast - Estimate

Jan 2011 KEEP IT RURAL - 75% of new DUs to CRs w/s

COMMUNITY REGIONS WITH SEWER MAY ACCOMMODATE 75% OF THE NEW 20,000 DU'S FOR ALL HOUSEHOLDS. RURAL CENTERS AND RURAL REGIONS MAY PLAN FOR 25% OF THE NEW 20,000 DU'S.

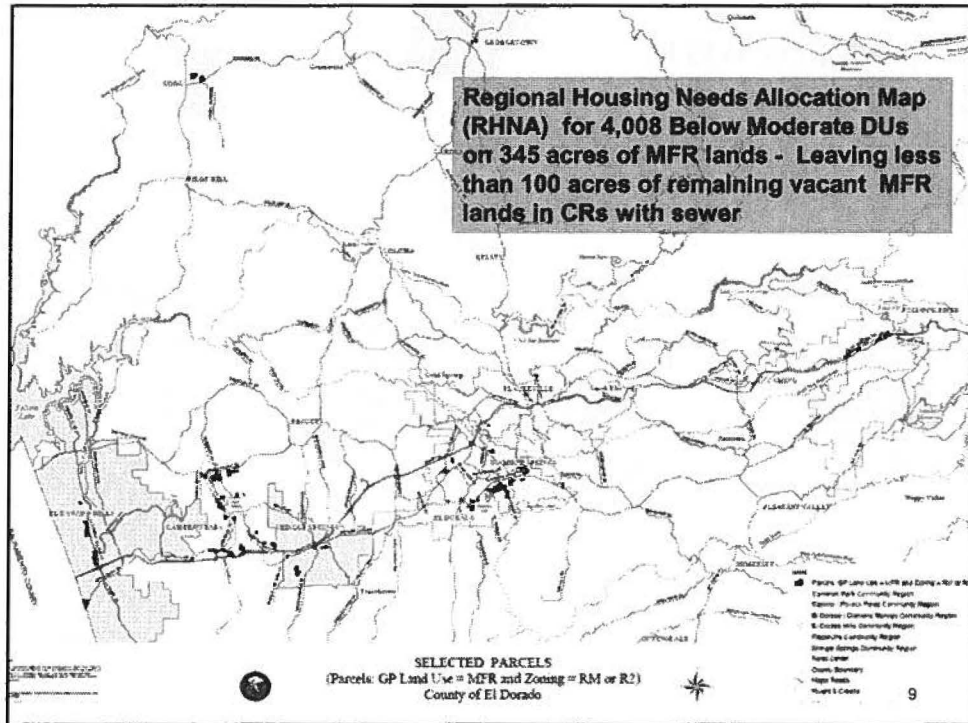
ACHIEVABLE DUs WITHIN COMMUNITY REGIONS w/ SEWER

EL DORADO COUNTY REGIONS	ACHEIVABLE LOW DENSITY (HDR/MDR/LDR)	ACTUAL		TOTAL
		BELOW MODERATE (MFR)	MODERATE HOUSING (C/MUD & MFR)	
EL DORADO HILLS	7,000	436	436	7,872
CAMERON PARK	2,000	1,231	1,231	4,462
DIAMOND / ED	2,500	1,230	1,230	4,960
SHINGLE SPRINGS	1,000	509	509	2,018
TOTAL	12,500	3,406	3,406	19,312

* "Achievable" assumes sewer/water/fire roads

Assumes Moderate Housing accommodated in same number as Below Moderate. The allocation to CRs for Moderate is an illustration, actual allocation will be set by BOS based upon available C / MUD and MFR lands.

8

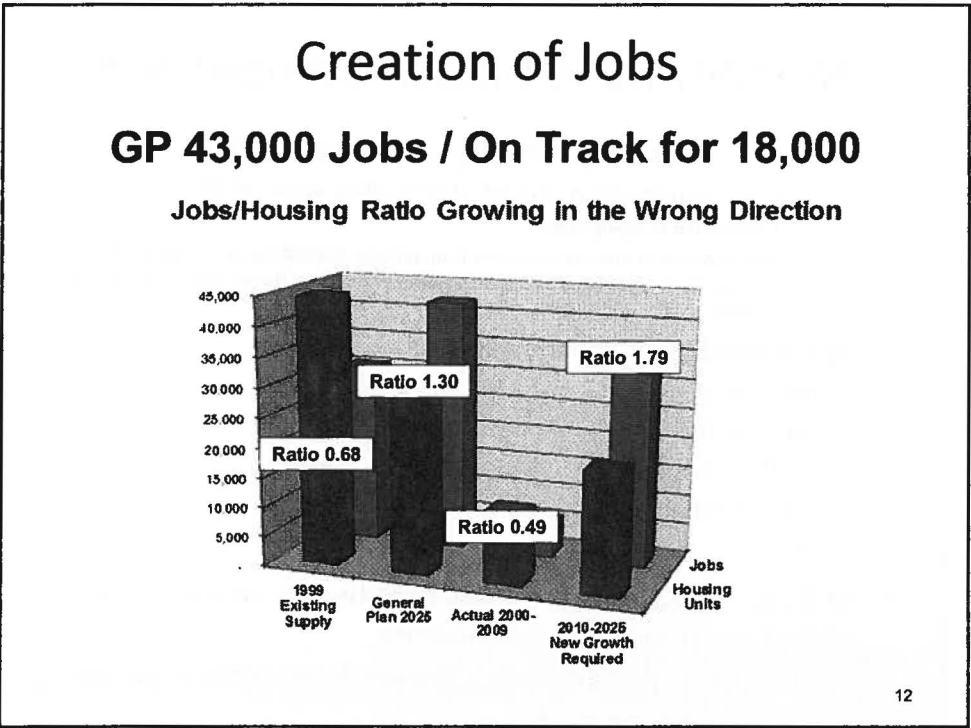
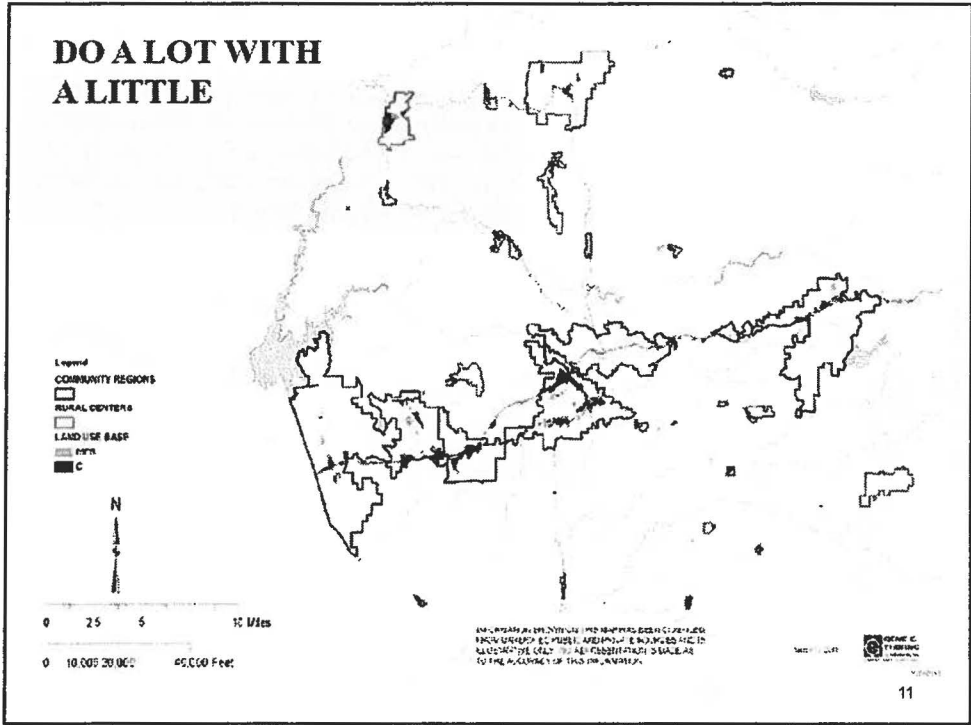


Residential Density Comparison

- **El Dorado County High Density Residential (HDR)**
 - Historical density approximately 2.5 dwelling units per acre
 - Constrained by topography
 - Amendments to remove constraints from policies and ordinances, including Planned Development, 30% Open Space, 30% slopes and others, do not necessitate increase density.
- **Typical residential density models:**

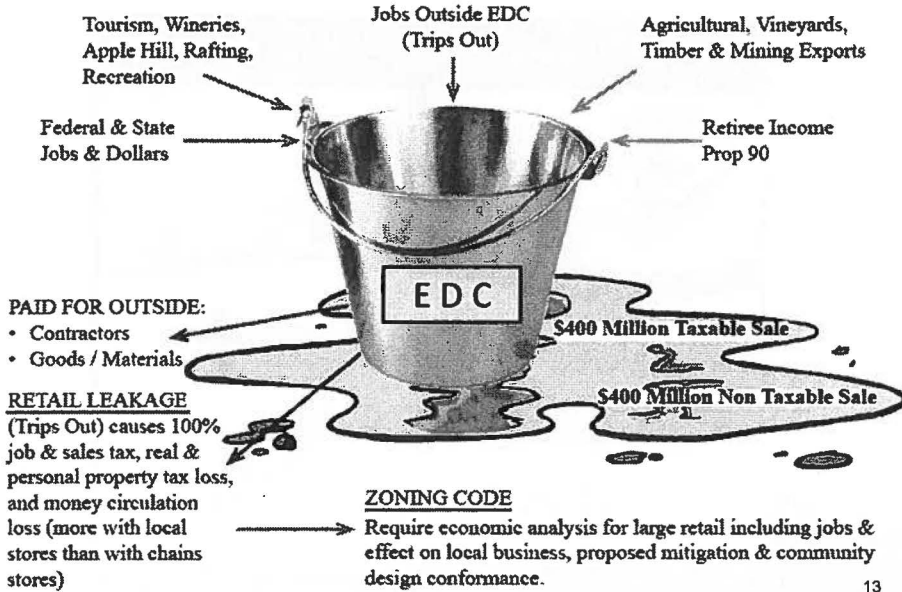
– Very Low Density	1 - 4	DU/AC
– Low Density	4.1 - 8	DU/AC
– Medium Density	8.1-12	DU/AC
– High Density	21-50	DU/AC
– Urban	50-100+	DU/AC
- **All El Dorado County residential densities are considered low density under typical density models.**
 - Exception for Multi Family and Residential component of Mixed Use

10



El Dorado County Economic Growth

\$800 Million in Economic Leakage Drains from the EDC Bucket



Promote & Protect Agriculture

RURAL COMMERCE

Legend

STREET CLASSIFICATION

— HWY

— TRAIL

RAILROADS

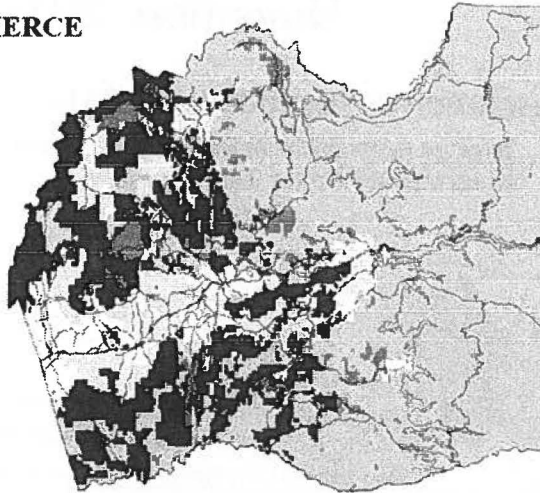
EDC

LAND USE DESIGNATION

■ AG

■ R

■ UO



0 2.5 5 10 Miles

FOR CLARITY IN THIS MAP, THE BOUNDARIES BETWEEN LOCAL JURISDICTIONS (COUNTY AND MUNICIPALITIES) ARE NOT SHOWN. THESE BOUNDARIES ARE ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO THE ACCURACY OF THE INFORMATION.

MAP PREPARED BY
GENE S. THORNS
OF CONSULTANTS
Exhibit B (Mod)

Conform with State Law

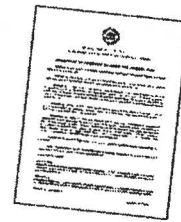
The screenshot shows the homepage of the California Governor's Office of Planning & Research (OPR). At the top, there is a navigation menu with links for HOME, STATE OF CALIFORNIA, OPR, LEGISLATION, CLIMATE CHANGE, and LOCAL GOVT. The main content area includes a 'Welcome to OPR' section with a brief history of the office, an 'Announcements' section with a link to a press release, and a 'New Resource' section for the California State Planning Guidelines. A photo of Governor Edmund G. Brown Jr. and Ken Alex is featured on the right side. At the bottom right, there is a logo for the Strategic Growth Council.

Resolutions of Intention

November 2011

Resolution of Intention #182-2011

Targeted General Plan Amendment to address issues identified in the five year review



Resolution of Intention to Amend the General Plan

Resolutions of Intention #183-2011 and #184-2011

- Comprehensive Zoning Ordinance
- Draft Project plus optional analysis included
 - Above the line below the line



Resolutions of Intention to Undertake a Comprehensive Update of the Zoning Ordinance

Targeted General Plan Amendment

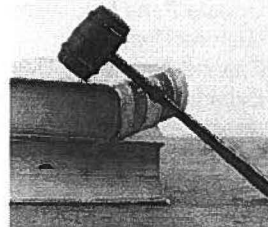
- ✓ Creation of Jobs
- ✓ Capture of Sales Tax Revenue
- ✓ Development of Moderate Housing
- ✓ Promotion and Protection of Agriculture
- ✓ Conformance with State law



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Zoning Ordinance Update

- ✓ Zoning Implements General Plan Policies
- ✓ Must conform with General Plan
- ✓ Must meet state and federal regulations



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Zoning Ordinance Update

- No comprehensive update in over 30 years
- Patchwork of provisions
- Conflicting provisions
- Dated regulations and terminology
- Set Standards Up Front (“Thinking of a Color”)



19

Range of Options for Analysis

- Conformance with General Plan
- Eliminate conflicting provisions
- Conformance with State and Federal Laws
- Update Zone Map and conform to General Plan
- Expand Agriculture Use
- Expand Range of Commercial Zones

Above



Below



- Agriculture Use
- Timber Production Zone (TPZ)
- Rural Land uses expanded
- Home Occupation expanded
- Planned Development
- Multiple Commercial Zones and MUD II
- Zoning Mapping
- Overlay Zones
- Wetland and Riparian Setbacks



20

“Rural Commerce/Working Landscape”

General Plan

- Remove “Poison Pill”
No I/C in Rural Regions
(Fred’s Place, Eagle Rock,
Tamarack, Twin Bridges,
Coles Station, Halls Market)
- Remove “Poison Pill”
that requires public sewer
for C/I except in Rural
Centers (5.3.1.1)
- Clarify “Ranch” ok in
Ranch Marketing

Zoning

- Ag Homestays (Standards)
- Ag Support (Standards)
- **Home Occupations**
(Standards v. CUP)
- Standards for Rural Lands
Permitted Uses (Standards)
- Zoning Map Issues(Tier)
 - AE ROLL OUTS
 - “OPT IN” Ag in Rural
Residential
- TPZ compatible uses
(Standards)

TPZ Issues for Analysis ZOU ROI

Draft Ordinance

- Residences Allowed with **CUP**
if necessary for timber harvest
(poison pill)
- Limited Compatible Uses
- GP Policy setting findings for
TPZ discretionary projects not
followed

Range for Analysis

- Residences allowed by right
(like 23 N. California TPZ
counties) or discretionary
permit that residence allowed
with GP Findings the residence
will not not hinder or interfere
with timber production.
- Expanded Compatible uses with
standards that maintain
Integrity of Timber Production
- **STANDARDS**

El Dorado County TPZ Ordinance Inconsistency with General Plan

General Plan Policy 8.4.2.1 The County Agricultural Commission shall evaluate all discretionary development applications involving identified timber production lands which are designated Natural Resource or lands zoned Timberland Production Zone (TPZ) or lands adjacent to the same and shall make recommendations to the approving authority. Prior to granting an approval, the approving authority shall make the following findings:

- A. The proposed use will not be detrimental to that parcel or to adjacent parcels for long-term forest resource production value or conflict with forest resource production in that general area;
- B. The proposed use will not intensify existing conflicts or add new conflicts between adjacent proposed uses and timber production and harvesting activities;
- C. The proposed use will not create an Island effect wherein timber production lands located between the project site and other non-timber production lands are negatively affected;
- D. The proposed use will not hinder timber production and harvesting access to water and public roads or otherwise conflict with the continuation or development of timber production harvesting; and
- E. The proposed use will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to timber production lands.

The above GP requirements are not followed in Section 17.40.350(G) of the proposed zoning code relating to the Criteria for Residential Use in TPZ as follows:

Proposed section 17.40.350(G) requires, among other findings, "The Property owner has either demonstrated a need for full time residency on the subject land to protect against theft or vandalism, or full time management of the stand is NECESSARY for its continued productivity.

The requirement requiring a necessity of the residence is inconsistent with General Plan Policy 8.4.2.1. 23

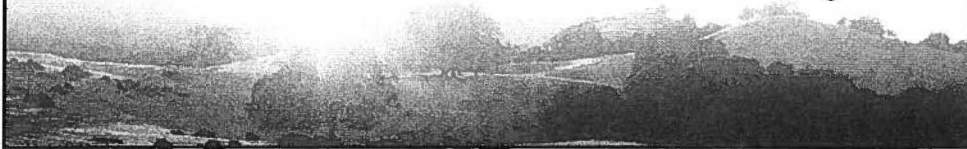
PD / Open Space (ROI OK)

Draft Ordinance

- Retain requirement for 30% but allow requirement to be met offsite

Range of Analysis

- Improved open space at a lesser ratio (pool, tot lot, gardens, pocket parks.
- Limit HDR/C/MUD/MFR
- STANDARD PLANS as alternative to PD
- PLAN is to encourage



Home Occupation Ordinance –HOO ROI ZO ok – Range of Analysis

Draft ZO

- **No employees**
-  **Banned Occupations (all food, no truck over 1 ton)**
- **Limited to primary residence**
- **No customers**
- **CUP**

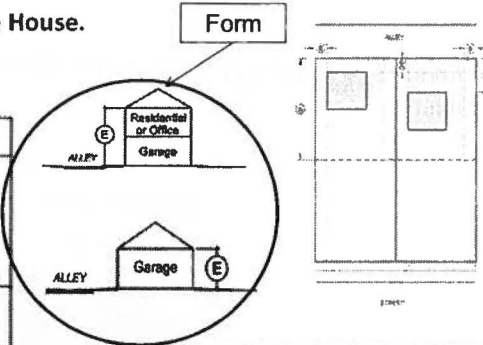
Expanded Scope

- **Employees based on Graduated Standards (parcel size, use, traffic)**
- **Structures / standards**
- **Customers by graduated standard RL 10 and up**
- **Retail Sales - standards**
- **Standards vs. CUP**

Zone Garage, Garage with Carriage House.

Table 6-6

Building Placement.	
Front build-to-line. The building shall be placed at the rear of the lot within the area identified by the parking limit line for the primary building on the lot.	A
Side setbacks: 5 feet minimum on each side.	B
Rear setbacks: 5 feet from the alley. 20 feet from the alley where tandem parking spaces are to be provided between the garage façade and the alley edge.	C D
Building Size and Massing.	
Building height: A garage without a carriage house shall be one-story with a maximum height of 20 feet. A garage with carriage house shall be two-stories.	E



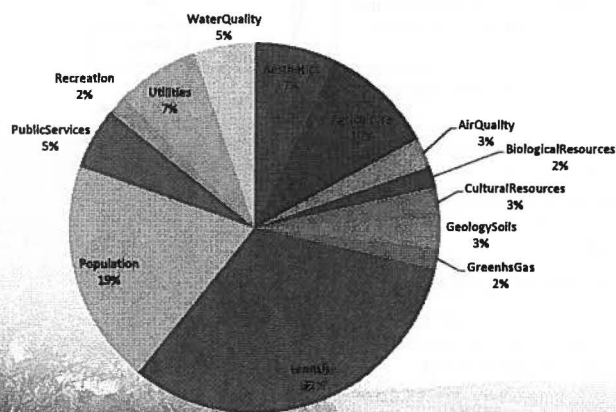
Summary

- No decisions have been made
- Purpose of workshop is review draft Ordinance and to receive Board, Planning Commission and public comments
- Staff to revise the draft Ordinance based on direction from the Board
- Revised documents to be presented to the Board once revisions are complete

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Summary of Public Comments

Comments Received During the Notice Of Preparation



28

Public Comments and Questions Captured

- Comments are being collected
- Comments will be considered when preparing Draft EIR
- Comments will be attached to the Draft EIR
- Comments will be provided to the Board of Supervisors



Most Common Inquiries

Why Amend & Update?

(General Plan 5 Year Review)

GP-11,000 Public Op. Truck Parc 10/20/07



Jobs

PERCENTAGE INCREASE FROM 2001 TO 2011



Housing



Sales Tax

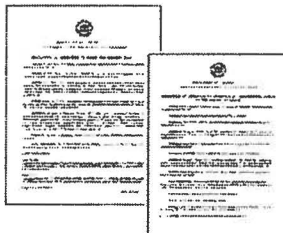
Agriculture



State

What is Being Considered?

Resolutions



Resolution of Intention to Amend the General Plan

Resolution of Intention to Undertake a Comprehensive Update of the Zoning Ordinance

Notice Of Preparation of an EIR

How does it Impact me?

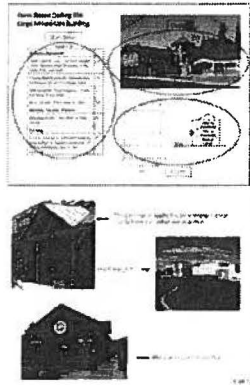
Environmental Checklist & Draft EIR



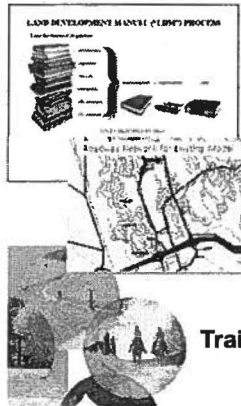
Identifies and Measures Impact

Major Public Comments Received

Aesthetics



Traffic & Circulation



Land Use Planning



Trails

← "Analysis of the Range of Options" →

Project Information @ Parcel Level

The image shows a screenshot of a 'Property Information Inquiry' web form. The form includes fields for Assessor's Parcel Number, Owner Name, Site Address, Current General Plan Land Use Designation, General Plan Land Use Amendment, Current Zoning Designation, Proposed Zoning Designation, Applicant District, Parcel Acreage, and Current Zoning Ordinance. Overlaid on the form is a printed document titled 'Targeted General Plan Amendment and Zoning Ordinance Update (TGPA/ZOU) Property Information Inquiry'. The document lists the name 'Chris' and address '1000 MARSHALL RD, 950-890-65'. It contains several questions and answers regarding the proposed TGPA/ZOU, including 'Does the proposed TGPA/ZOU contain a change to the parcel's zoning designation?' and 'Does the proposed Zoning Ordinance provide a designation for the parcel?'. The document also includes a 'Direct Public Review of the Zoning Ordinance Update' section.

Zoning Ordinance Review

Today's Review:

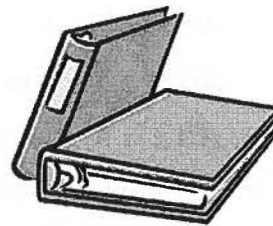
- Ordinance structure / format
- Table of Contents
- Glossary
- Article 1
- Article 2
- Difference between current and proposed
- Discussion of issues identified



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Structure of the Zoning Ordinance

- Comprehensive revision
- Organized to be more user friendly
- Format similar to other jurisdictions
- Structured to accommodate future revisions



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Ordinance Structure

Outline format

Title 17 – Zoning Ordinance
Article 1, 2, 3, 4, 5, 6, 7, and 8
Chapter 17.xx
Section 17.xx.xxx
A. Subsection
1. Paragraph
a. Subparagraph
(1) Subparagraph
(a) Subparagraph



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Table of Contents

- Article 1 – Zoning Ordinance Applicability
- Article 2 – Zones, Allowed Uses, and Zone Standards
- Article 3 – Site Planning and Project Design Standards
- Article 4 – Specific Use Regulations
- Article 5 – Planning Permit Processing
- Article 6 – Zoning Ordinance Administration
- Article 7 – Fees
- Article 8 – Glossary



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Table of Contents & Glossary

- Discussion items identified:
 - Purpose and Intent in each section
 - Article 8 – Glossary does not include definitions specific to individual articles, chapters, sections
 - Allowance of crops and livestock on smaller lots
 - Definition of “commercial” crops
 - Allowance for residential unit on TPZ



37

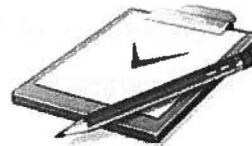
Article 1 Zoning Ordinance Applicability

- How current projects will be processed with adoption of new ordinance
- Delineates administrative responsibilities
- Application of Rules
- Anomalies and unique situations
- Appeal process
- Mapping rules
(scheduled for discussion July 19th)

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Article 1 Zoning Ordinance Applicability

- Discussion items identified:
 - Objective identified to reduce regulations, permitting time and fees



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Article 2 Zones, Permitted Uses and Development Standards

- Identifies land uses permitted in a specific zone
- What type of permit is required
- Special use regulations
- Matrix format

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Article 2 Agricultural and Resource Zones

- Select Agricultural zone (SA-10) merged with the Planned Agricultural zone (PA)
- Residential Agricultural zone replaced with new Rural Lands zone (RL)
- Forest Resources zone (FR)
- New Agricultural Grazing zone (AG)

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Article 2 Commercial Zones

- Four new commercial zones added
 - Regional Commercial
 - Community Commercial
 - Limited Commercial
 - Mainstreet Commercial
- Existing Commercial Zones Retained
 - Commercial Professional Office
 - General Commercial

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Article 2 Industrial Zones

- Industrial-Platted Lands zone (I-PL)
 - Identifies Industrial designated lands in Rural Regions
 - Limits uses to resource-based activities
 - Agriculture, timber or mining uses



Article 2 Residential Zones

- Multi-unit Residential zone (RM)
 - Combines Limited Multi-family (R2) and Multi-family (RM) zones
 - Residential Estate zones RE-5 and RE-10 combined into single zone for use matrix
 - 5 or 10 acre minimum lot size retained
 - Uses are identical



Article 2 Special Purpose Zones

- Consolidates Zones
 - Transportation Corridor (TC)
 - Open Space (OS)
 - Recreational Facilities (RF-H and RF-L)
- Mobile Home Park District (MP) and Mineral Resource District (MR) converted to combining zone
- Tourist Residential changed to Multi-unit Residential or Commercial zone depending on land use designation

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Article 2 Combining Zones - Existing

- Planned Development -PD
 - New provisions for condominium conversions
 - Density bonus for open space dedication
 - Affordable housing bonus
 - Common vs. public benefits
 - Revised 30% open space provisions
- Design Review-Community –DC
- Design Review-Historic -DH

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Article 2 Combining Zones - New

- Avalanche Hazard –AV
- Dam Failure Inundation –DFI
- Ecological Preserve –EP
- Mobile/Manufacture Home Park –MP
- Noise Contour –NC
- Platted Lands –PL
- Design Review-Scenic Corridor –DS
- Tahoe Basin –T
- Mineral Resources –MR

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Article 2 Discussion Items



- Discussion items identified:
 - Planned Development and 30% Opens Space
 - Platted lands
 - Limited commercial lands in availability especially in Rural Centers and Rural Regions
 - Support for Individuality of Communities, Community Design, Historical Overlay and Community ID
 - Promote Rural Commerce (expanded Rural and Ag uses) as alternative to lot splits
 - Lot splits in Dam Failure Inundation Zones

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Zoning Ordinance Workshop

End of Presentation for July 16, 2012

✓ Daily Wrap Up



12-0837.4G.26

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