

FROM THE PLANNING COMMISSION MINUTES OF JANUARY 8, 2009

12. ZONING ORDINANCE AMENDMENT

OR07-0004 initiated by EL DORADO COUNTY to incorporate the Lot Line Adjustment section into Title 16 with a cross reference in Title 17 of the El Dorado County Code. The draft Ordinance codifies current requirements under the Subdivision Map Act and Chapter 16.53 of the County Code; incorporates General Plan Policy 2.2.5.12 by codifying a 20 percent maximum reduction in minimum lot size requirements under the applicable zone, and extends this to existing substandard lots, and applying the 20 percent reduction to development standards of existing structures; provides a solution to indeterminate lot lines through a Lot Line Agreement process; clarifies instances where improvements ensuring adequate access, utilities, drainage facilities or fire safety can be required to insure public health, safety and welfare; and streamlines the permit process by: omitting common practice of reviewing for the potential of one or more lots being enlarged to allow further subdivision, limiting agencies' considerations to conformance to General Plan policies as well as local zoning and building ordinances and to the relocation of existing utilities, infrastructure, or easements, clarifying process and approval responsibilities as to Department title, and providing clear direction to staff and the public through a new Zoning Ordinance provision. (Exempt pursuant to Section 15601(b.3) of the CEQA Guidelines)

Lillian MacLeod presented the item to the Commission with a recommendation of approval to the Board of Supervisors. Ms. MacLeod explained that due to the modifications made after the Board's review on September 23, 2008, it was determined to request the Planning Commission review the draft ordinance prior to bringing it back to the Board for approval.

Commissioner Mathews stated that he liked the flexibility in the ordinance.

No further discussion was presented.

Motion: Commissioner Mathews moved, seconded by Commissioner MacCready, and unanimously carried (5-0), to recommend the Board of Supervisors take the following action: 1. Certify the project is exempt from environmental review pursuant to Section 15061 of the CEQA Guidelines; 2. Approve OR07-0004 incorporating the Lot Line Adjustment Ordinance into Title 16 of the County Code, as an update to Chapter 16.53; and 3. Approve Zoning Ordinance Section 17.14.085, which provides a cross reference to the Lot Line Adjustment Ordinance under Title 16.