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ORDINANCE NO. _____

AN ORDINANCE ADOPTING AMENDMENTS TO TITLE 130 OF THE EL DORADO COUNTY ORDINANCE CODE

THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES ORDAIN AS FOLLOWS:

ARTICLE 2 - ZONES, ALLOWED USES, AND ZONING STANDARDS

Section 1. Section 130.27.050.F(4) entitled “Establishment of Community Design Review Areas; Guidelines and Standards” is amended as set forth below:

4. Until such time as new design guidelines and standards are adopted in compliance with Subsection F.3 (Establishment of Community Design Review Areas; Guidelines and Standards) above in this Section, design review of projects located within a community design review area shall utilize either the Interim Objective Design Standards for Streamlined Ministerial Projects (IODS) or the Interim Design Standards and Guidelines for Multifamily, Mixed-Use or Commercial Projects (IDSG), whichever is applicable, as adopted by the Board on December 3, 2024 (Resolutions No. XXX-2024 and XXX-2024, respectively). Projects located in the Design Review—Historic (-DH) Combining Zone shall be subject to the IODS and IDSG, whichever is applicable, and the Historic Design Guide (Resolution 072-2018), until such time as permanent design standards and guidelines are adopted for each applicable Community Region or Rural Center.

ARTICLE 4 – SPECIFIC USE REGULATIONS

Section 2. Section 130.40.180 entitled “Mixed Use Development” is amended as set forth below:

- B. General Requirements.** The following requirements shall apply to all mixed use development projects:
1. Commercial and residential uses shall be complementary and mutually supportive of each other and shall be integrated into the community or neighborhood where the development is located.
 2. The residential component shall be allowed on separate lots within the development.
 3. The residential component may include a full range of single-unit and/or multi-unit residential design concepts.

4. On commercially zoned land, the residential component shall be constructed concurrently with or following construction of the commercial component of the project site. On RM zoned land, timing provisions shall not apply.
5. Mixed use development projects may be phased.
6. Mixed use development may include live/work units. A live/work unit is defined as a single unit consisting of both a commercial/office and a residence that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant.
7. Mixed use development projects in Community Regions shall be designed consistent with the Mixed Use Design Manual, adopted by the Board on December 15, 2015 and reformatted on April 24, 2018 (Resolution 197-2015) and either the Interim Objective Design Standards for Streamlined Ministerial Projects or the Interim Design Standards and Guidelines for Multifamily, Mixed-Use or Commercial Projects, whichever is applicable, as adopted by the Board on December 3, 2024 (Resolutions No. XXX-2024 and XXX-2024, respectively). Mixed use projects that deviate from the standards of the Mixed Use Design Manual shall require a Design Review Permit.
8. Mixed use development projects in Rural Centers or the Rural Region shall be encouraged to comply with the standards and guidelines found in the adopted Mixed Use Design Manual.

ARTICLE 5 – PLANNING PERMIT PROCESSING

Section 3. Section 130.52.030 entitled “Design Review Permit” is amended as set forth below:

- A. **Applicability.** The Design Review Permit process is established in specific areas of the County to ensure compatibility with historical, scenic, or community design criteria. This process is applied only to commercial, industrial, mixed-use, and multi-unit residential projects in the following areas:
 1. Meyers Area Plan.
 2. Land adjacent to or visible from designated State Scenic Highway Corridors.
 3. Other areas where the Design Review-Community (-DC), -Historic (-DH), or Scenic Corridor (-DS) Combining Zones have been applied.
 4. Mixed use development projects in Community Regions that deviate from the Mixed Use Design Manual (adopted by the Board on December 15, 2015 and reformatted on April 24, 2018 (Resolution 197-2015).
- B. **Review Authority, Procedure, and CEQA.** The Director shall have the review authority of original jurisdiction for all projects that require a Design Review Permit with the exception of projects that are adjacent to or visible from designated state scenic highway corridors. The procedure shall be staff-level with public notice. The Commission shall have the review authority of original jurisdiction for those projects that are adjacent to or visible from designated state scenic highway corridors. The adoption and implementation of Interim Design Standards and Guidelines is exempt from CEQA under Sections 15061(b)(3), 15305, 15308, and 15378 of the CEQA

Guidelines. Therefore, until such time as permanent Design Standards and Guidelines are adopted for Community Regions and Rural Centers, County design oversight and CEQA conformance shall consist of the following:

1. Projects that qualify for state streamlined, ministerial review are considered ministerial, for purposes of CEQA, if designed consistent with the Interim Objective Design Standards (IODS) (Resolution XXX-2024).
2. Multifamily, mixed-use and commercial projects not subject to a Design Review Permit or other discretionary approvals are also considered ministerial for purposes of CEQA, if designed consistent with the Interim Design Standards and Guidelines for Multifamily, Mixed-Use and Commercial Projects (IDSG) (Resolution XXX-2024).
3. Approval of a Design Review Permit, where required, shall be a discretionary project pursuant to CEQA. Projects that are adjacent to or visible from designated state scenic highway corridors as referenced in subsection 130.52.030.A.2 and located outside of Community Regions and Rural Centers shall be encouraged to comply with the standards and guidelines found in the IDSG.
4. Any multifamily, mixed-use or commercial project that deviates from the requirements of IDSG (e.g. projects proposing an alternate architectural style or an architectural style not allowed in a project's location) shall be subject to a Design Review Permit. Deviation from other County standards referenced in this document (e. g. Chapter 130.40.180 [Mixed Use Development], Design Improvement Standards Manual) shall be processed according to those respective requirements.
5. The adoption of future permanent Design Standards in accordance with Subsection 130.27.050.F (Establishment of Community Design Review Areas; Guidelines and Standards) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title, is a discretionary project pursuant to CEQA. Upon adoption of those standards, the approval of a Design Review Permit will be considered a ministerial project pursuant to CEQA, when in compliance with the adopted Design Standards. If a project requires a Design Review Permit and one or more discretionary permits, the approval of the project will be considered discretionary and potentially subject to CEQA. The Design Review process shall be limited to consideration of compliance with established standards, provided that the use proposed for the project site is an allowed use within the zone.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the _____ day of _____, 2024, by the following vote of said Board:

ATTEST
KIM DAWSON
Clerk of the Board of Supervisors

Ayes:

Noes:

By _____

Deputy Clerk

Absent:

Chair, Board of Supervisors

APPROVED AS TO FORM
DAVID LIVINGSTON
COUNTY COUNSEL

By: _____

Title: _____