

Interim Objective Community Design Standards/Guidelines

Board of Supervisors Hearing
December 3, 2024



Planning and Building Department, Long Range Planning

Presentation Overview

1. Project Materials Overview (Legistar Attachments)
2. Public Outreach / Engagement
3. Revisions to the Interim Objective Design Standards (IODS) and Interim Design Standards and Guidelines (IDSG)
4. Implementation of the IODS and IDSG
5. Planning Commission Discussion and Alternative Motion
6. Planning Commission Recommendation
7. Next Steps

Legistar Attachments

- A. BOS staff memo
- B. Redlined draft IODS
- C. Redlined draft IDSG
- D. Clean draft IODS
- E. Clean draft IDSG
- F. IODS draft revision summary table
- G. IDSG draft revision summary table
- H. Redlined draft Title 130 ordinance amendments
- I. Clean draft Title 130 ordinance amendments
- J. Adoption resolution for IODS
- K. Adoption resolution for IDSG

Public Outreach/Engagement

Ongoing public outreach to encourage community engagement throughout the review and adoption process:

- ✓ Social Media Postings
- ✓ Local Newspaper Ads (all West Slope publications)
- ✓ Public Notifications on Planning Division Webpage
- ✓ Notifications to Email Subscriber Lists
- ✓ Special Outreach to Stakeholders & Interested Parties
- ✓ Additional Public Review Periods for Draft Documents
- ✓ Standard Notices for Upcoming Board of Supervisors and Planning Commission Workshops & Adoption Hearings

Summary of Revisions to Draft IODS Following the Joint PC & BOS Workshop

- Building Additions/Alterations
- Building Wall Separation
- Parking Garage Height
- Children's Play Area
- Fencing and Screening
- Exterior Building Materials and Appearance
- New Visual Glossary
- Edits for Internal and External Consistency, Objectivity and Enforceability (Throughout Document)



Summary of Revisions to Draft IDSG Following the Joint PC & BOS Workshop

- Additions/Alterations to Existing Buildings
- Edits to Architectural Design Zones
- Alternative Styles & Deviations from Standards/Styles
- Fencing and Screening
- Access to Public Transportation and Trails
- Wood Alternatives
- New Visual Glossary
- Edits for Internal and External Consistency, Objectivity and Enforceability (Throughout Document)



Implementation

How to Apply the Interim Objective Design Standards

State Streamlined
Ministerial
Projects

Consistent with IODS
Document?

Yes

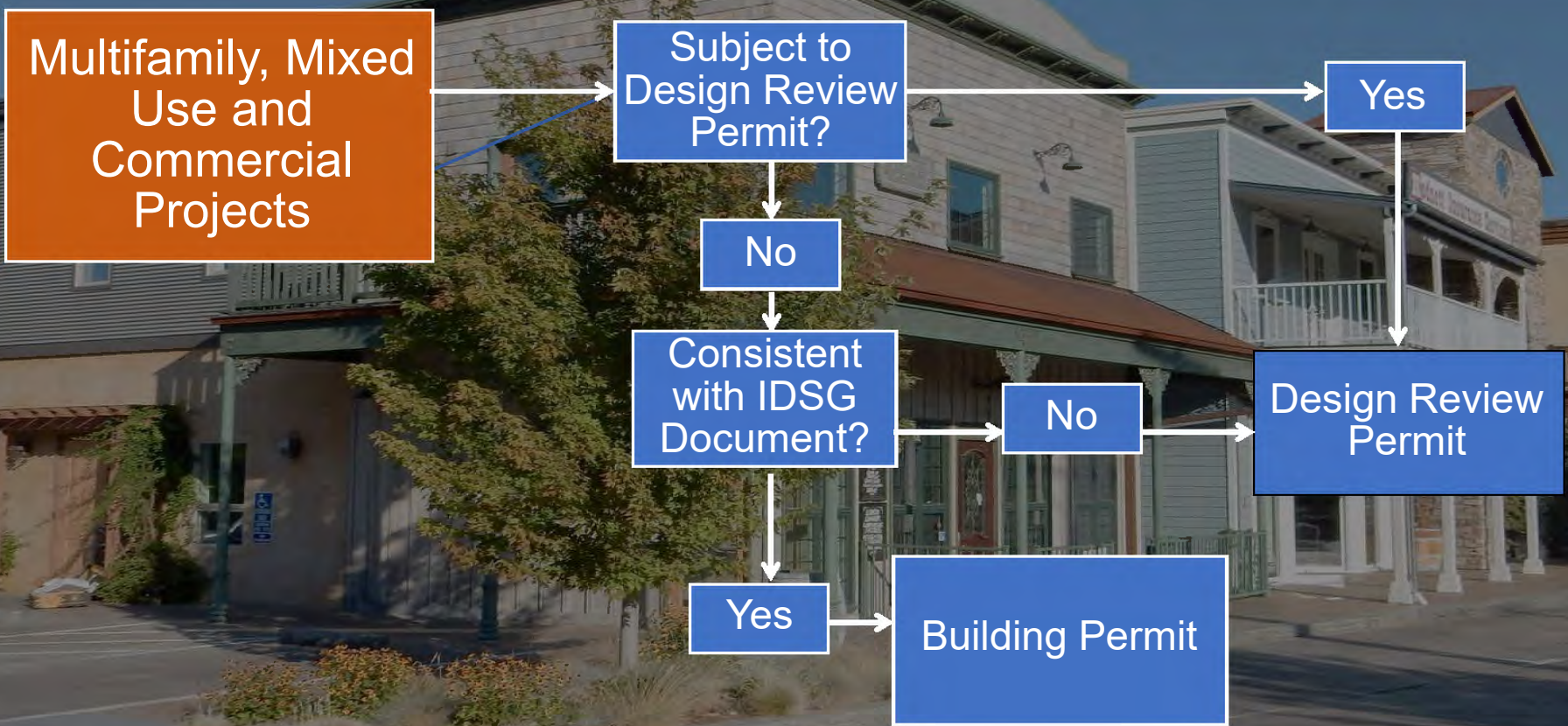
No

Building Permit

Refer to IDSG Process

Implementation

How to Apply the Interim Design Standards and Guidelines



Planning Commission Discussion

- Deviation from standards / alternatives to styles
 - Process and cost
- Staff cost for reviewing design standards
- Applicant cost in preparing required materials
- Process and timeline for permanent design standards
- Integrating interim design standards and Sign Ordinance
- Applicability of IDSG
 - In El Dorado Hills and Cameron Park Community Regions
 - Areas outside Community Regions or Rural Centers
 - Projects in process
- Design Choices
- Subsequent review by the Planning Commission

Planning Commission Alternative Motion

	Approved Motion	Alternative Motion
1. Find Project exempt from CEQA.	Yes	Yes
2. Approve Ordinance Text Amendment (OR24-0002) to amend Zoning Ordinance.	Yes	Yes
3. Adoption resolutions to approve IODS and IDSG.	Yes	IDSG: Recommend that architectural style standards only be applied to Shingle Springs
4. Direct staff to provide progress update to Planning Commission by end of 2025.	Yes	Yes

Planning Commission Recommendation

Staff recommends the Board take the following actions based on the Planning Commission recommendation:

1. Find the Project exempt from CEQA under Sections 15061(b)(3) (Commonsense exemption), 15305 (Minor Alterations in Land Use Limitations), 15308 (Actions by Regulatory Agencies for Protection of the Environment) and 15378 (Definition of a “Project”) of the CEQA Guidelines;
2. Approve Ordinance Text Amendment OR24-0002 to amend applicable sections of Article 2 (Zones, Allowed Uses and Zoning Standards), Article 4 (Specific Use Requirements) and Article 5 (Planning Permit Processing) of the Zoning Ordinance to update the requirements for County design oversight and CEQA review related to implementation of the new interim design standards;
3. Adopt Resolutions to approve the Interim Objective Design Standards (IODS) for state streamlined, ministerial multifamily and mixed-use projects and Interim Design Standards and Guidelines (IDSG) for Multifamily, Mixed-Use and Commercial Projects in the County’s Community Regions and Rural Centers; and
4. Direct staff to provide a progress update to the Planning Commission on the implementation of the IODS and IDSG prior to the end of 2025.

Next Steps

Action	Estimated Date
Effective Date of IODS and IDSG Adoption	January 3, 2025
Staff presents revised contract scope to Board for development of permanent design standards/guidelines for Community Regions	March 2025
Outreach to development community and development of implementation materials (e.g., checklists, flow charts, guides)	Ongoing
Staff presents progress update to Planning Commission	December 2025

Get Involved:

- Provide questions or comments:
Tom Purciel, Senior Planner
(530) 621-5903
EDCdesignstandards@edcgov.us
- Subscribe to project email updates:
https://service.govdelivery.com/service/subscribe.html?code=CAELDOR_196
- Check for Project updates, upcoming workshops and hearings at the [Long Range Planning](#) or [Public Notices](#) webpages