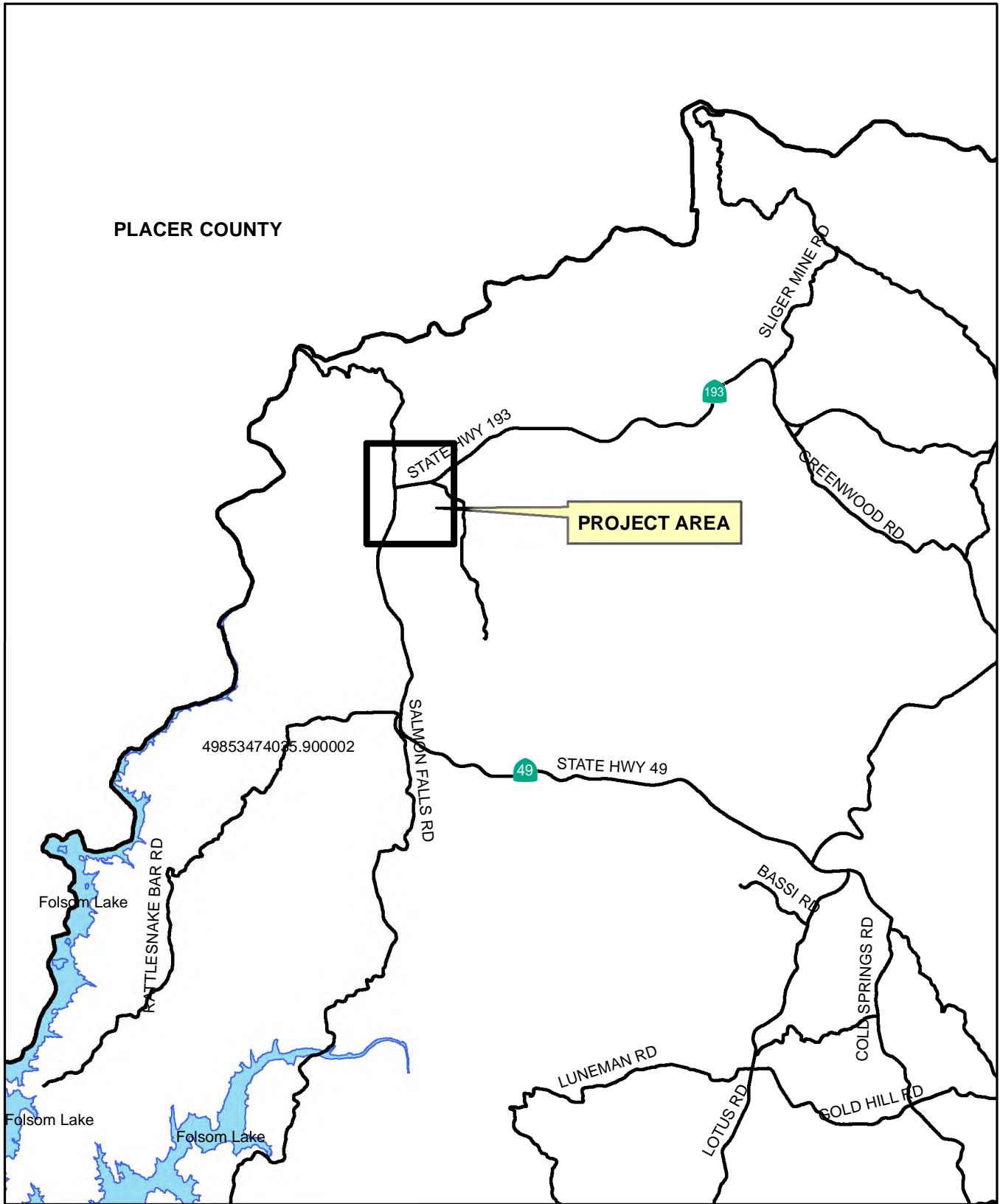
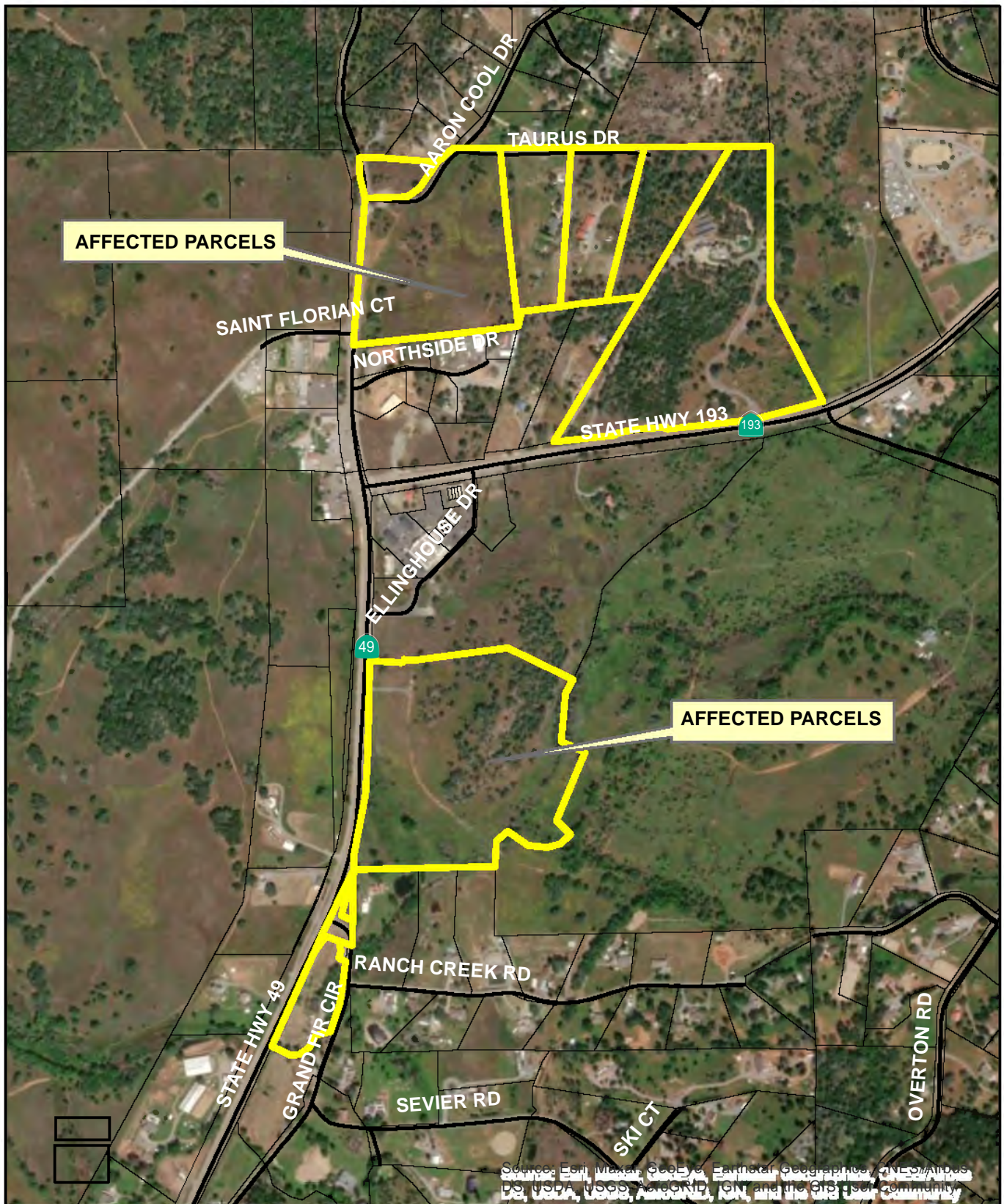


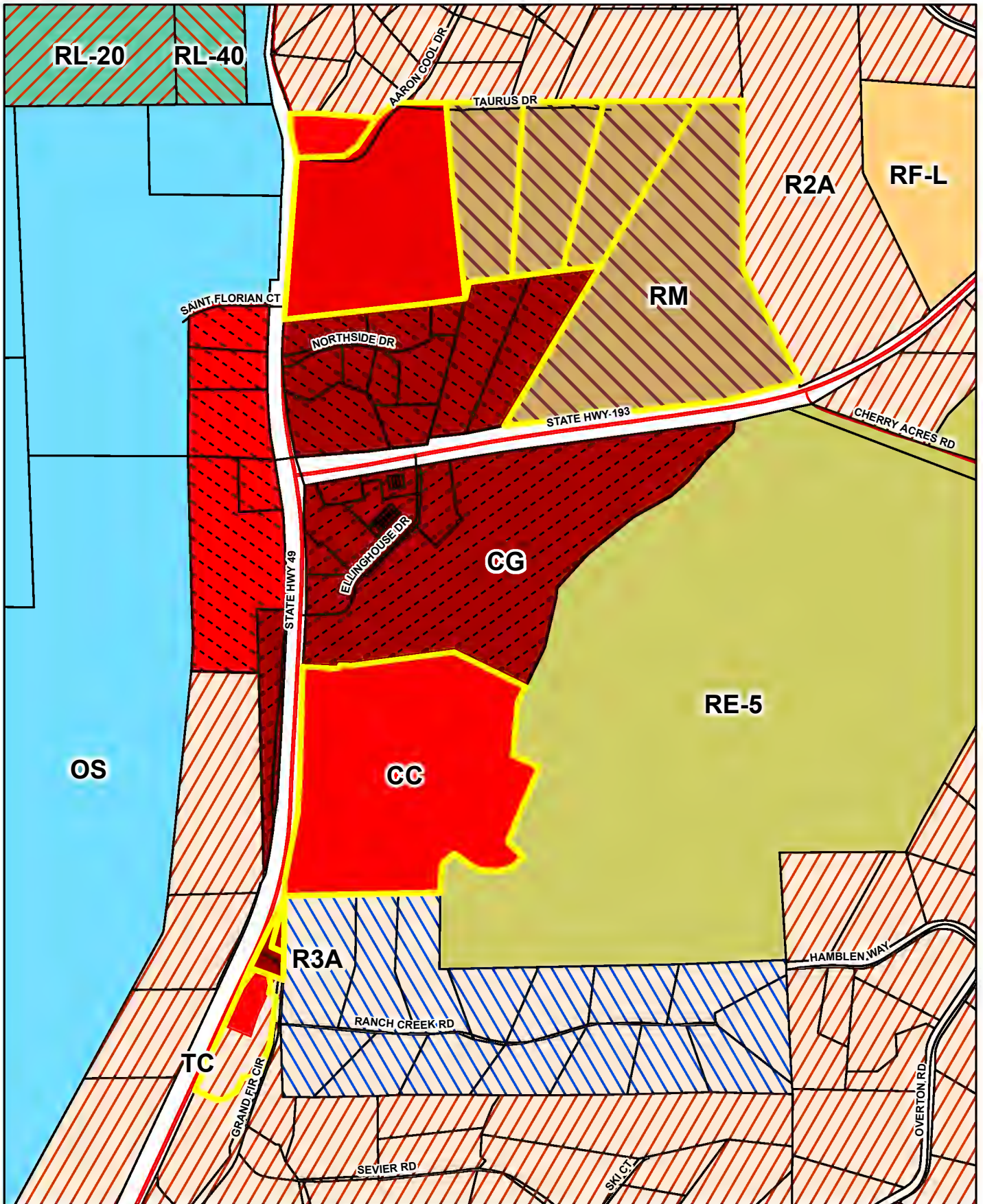
# Z23-0003 COOL DESIGN REVIEW OVERLAY EXHIBIT A - VICINITY MAP




# Z23-0003 COOL DESIGN REVIEW OVERLAY EXHIBIT B - SITE AERIAL PHOTO



# Z23-0003 COOL DESIGN REVIEW OVERLAY EXHIBIT C - AFFECTED PARCELS MAP



 COMM & MFR MISSING OVERLAY



0 0.05 0.1 0.2 0.3 Miles

Z23-0003 - COOL DESIGN REVIEW OVERLAY  
EXHIBIT D - BOARD OF SUPERVISORS RESOLUTION OF INTENTION NO. 39-2022



**RESOLUTION NO. 039-2022**

**RESOLUTION OF INTENTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO TO AMEND THE ZONING CODE (TITLE 130)**

**WHEREAS**, the County of El Dorado is mandated by the State of California to maintain an adequate and proper General Plan; and

**WHEREAS**, the County of El Dorado adopted a General Plan in 2004; and

**WHEREAS**, many policies, programs, and implementation measures are implemented through the Zoning Ordinance; and

**WHEREAS**, on December 15, 2015, the El Dorado County Board of Supervisors adopted a comprehensive Zoning Ordinance Update, including Countywide updates to both the Zoning Ordinance and Zoning Map, which became effective on January 15, 2016; and

**WHEREAS**, prior to the 2015 Zoning Ordinance Update, previous Zoning Ordinance regulations, including former Section 17.14.130 (Architectural Supervision), required a discretionary Planning Commission review of all new buildings or structures on commercial and multifamily-zoned parcels visible from a state highway in order to ensure new development would be compatible with the architectural character of the neighborhood and not impair the desirability of investment or occupation in the neighborhood; and

**WHEREAS**, as virtually all commercial and multifamily-zoned parcels within the Cool Rural Center either directly front or are visible from State Highways 49 or 193, previous zoning regulations therefore required a discretionary Planning Commission design review of all significant new development within the Cool Rural Center; and

**WHEREAS**, after implementation of the 2015 Zoning Ordinance Update, a number of minor changes and corrections were identified in order to correct errors and omissions; and

**WHEREAS**, the previous architectural supervision regulations for commercial and multifamily-zoned lands fronting state highways were inadvertently removed as part of the 2015 Zoning Ordinance Update, which resulted in a patchwork of inconsistent design regulations for commercial and multifamily-zoned lands within the Cool Rural Center based on the development standards of each individual zone district and also whether a parcel is located within a Design Review-Community Combining Zone (-DC) or a Planned Development (-PD) Combining Zone overlay; and

**WHEREAS**, On XX DATE, in order to restore County design oversight on all commercial and multifamily-zoned parcels within the Cool Rural Center and to allow for a consistent development review process, the Board of Supervisors directed staff to add a new Design Review-Community Combining Zone (-DC) overlay to approximately 10 commercial and multifamily-zoned parcels that are not currently located within an existing (-DC) or (-PD) Combining Zone overlay.

Z23-0003 - COOL DESIGN REVIEW OVERLAY  
EXHIBIT D - BOARD OF SUPERVISORS RESOLUTION OF INTENTION NO. 39-2022

Resolution 039-2023  
Page 2 of 2

**WHEREAS**, pursuant to Section 130.63.020 of the Zoning Ordinance, which requires Zoning Ordinance amendments to be initiated by a Resolution of Intention;

**NOW, THEREFORE, BE IT RESOLVED**, that the El Dorado County Board of Supervisors will set a public hearing to consider proposed amendments to the El Dorado County Zoning Code (Title 130) of the County Code of Ordinances, as generally described below and incorporated herein:

- A. Limited parcel-specific amendments to the Zoning Map to add a Design Review-Community Combining Zone (-DC) overlay to approximately 10 commercial or multifamily-zoned parcels in the Cool Rural Center that are not already located within an existing Design Review- Community (-DC) or Planned Development (-PD) Combining Zone; and
- B. Minor text modifications for clarity as needed.

**BE IT FURTHER RESOLVED** that the Board of Supervisors hereby authorizes the Planning and Building Department - Long Range Planning, to proceed with the preparation of all necessary documentation and environmental review requirements pursuant to the California Environmental Quality Act; and

**BE IT FURTHER RESOLVED** that the Planning Commission and Board of Supervisors will hold public hearings to consider the proposed amendments.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Supervisors hereby authorizes the Planning and Building Department - Long Range Planning, to proceed with the preparation of the above stated amendments/updates to the Zoning Ordinance.

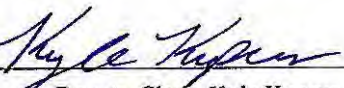
PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 7th day of March, 2023, by the following vote of said Board:

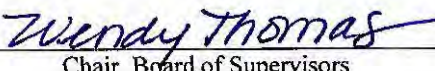
Ayes: Thomas, Hidahl, Turnboo, Parlin, Laine

Attest:

Kim Dawson  
Clerk of the Board of Supervisors

Noes: None  
Absent: None

By:   
Deputy Clerk, Kyle Kperus

  
Chair, Board of Supervisors  
Wendy Thomas