

FROM THE MINUTES OF DECEMBER 13, 2007

12. GENERAL PLAN UPDATE

a. **Workshop:** Mixed Use Development

This item was continued from the meeting of November 8, 2007.

Staff: Peter Maurer presented this item. Input was received from Valerie Zetner, El Dorado County Farm Bureau, Kim Beal, and Noel Abreo.

MOTION: COMMISSIONER MACHADO, SECONDED BY COMMISSIONER MATHEWS AND CARRIED BY THE FOLLOWING VOTE: AYES – COMMISSIONERS MAC CREADY, MACHADO, AND MATHEWS; ABSENT – COMMISSIONERS TOLHURST AND KNIGHT, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS REVISE THE ORIGINAL PROJECT DESCRIPTION AND CONSIDER THE FOLLOWING:

1. Amend General Plan Policy 2.1.1.3 to include mixed use development to occur horizontally as well as vertically and increase density to allow for up to 24 dwelling units per acre within Community Regions. Policy 2.1.1.3 would read as follows:

Mixed use developments which combine commercial, research and development, and residential uses on a single parcel are permissible and encouraged within Community Regions provided the commercial use is the primary and dominant use of the land. Within Community Regions, the mixed uses may occur vertically and horizontally. In mixed use projects, the maximum residential density shall be ~~10~~ 24 dwelling units per acre within Community Regions.

2. Amend Table 2-2 of Policy 2.2.1.3 to increase the range of population densities in the respective land use designation based upon the permitted range of dwelling units per acre and number of persons per acre.

TABLE 2-2 LAND USE DENSITIES AND RESIDENTIAL POPULATION RANGES			
Land Use Designation	Units Per Acre	Persons Per Housing Unit¹	Persons Per Acre
Multifamily Residential	5 – 24	2.3	11.5 - 55.2
High-Density Residential	1 – 5	2.8	2.8 - 19.6
Medium-Density Residential	1 – 0.2	2.8	2.8
Low-Density Residential	0.20 - 0.1	2.8	0.56 - 0.28
Rural Residential	0.1 – 0.025	2.8	0.28 - 0.07
Agricultural Lands	0.05	2.8	0.14
Natural Resource	0.025 – 0.00625	2.8	0.07 - 0.0175
Commercial	10/4² <u>24/4²</u>	<u>2.3/2.8</u>	28-55.2/11.2

Research & Development	10/4 ³	2.8	28/11.2
Industrial	–	–	–
Open Space	–	–	–
Public Facilities	–	–	–
Tourist Recreational	–	–	–
Notes:			
¹ 1990 U.S. Census			
² Maximum of 10 24 units per acre in Community Regions; maximum of 4 units per acre in Rural Centers			
³ Maximum of 10 units per acre in Community Regions; maximum of 4 units per acre in Rural Centers			

3. Amend Zoning Ordinance Chapter 17.32 to included Mixed Use Development as a use “by right” in all commercial zoned districts with a maximum residential density of 24 dwelling units per acres within Community Regions and a maximum residential density of up to 4 units per acre in Rural Centers.