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TO: Honorable Board of Supervisors

FROM: Tom Purciel, Senior Planner, Long Range Planning Unit (LRP)

DATE: June 6, 2023

RE: LRP 2023-24 Work Plan - Community Design Standards Project Executive Summary

Community Design Standards Project Executive Summary

Project Background:

2018: On June 12, 2018, the County Board of Supervisors (Board) directed Long Range Planning staff to begin a project to create design standards for commercial and multi-family residential development in each of the County's four Community Regions as directed by General Plan Policy 2.4.1.2 (Legistar File No. 18-0865).

2019: On July 12, 2019, the Board approved a consultant contract with the De Novo Planning Group (County Agreement No. 3687) to assist Long Range Planning staff with completion of the above Community Region design standards. After contract approval, staff and the consultant team began initial work including research and community outreach.

2020: As a result of mutual disagreements, both the County and the De Novo Planning Group mutually decided to terminate the above contract on September 1, 2020 (Legistar File No. 20-1065).

2022: On February 1, 2022, the County approved a new contract with Mintier Harnish Consulting (County Agreement No. 5912) to re-initiate work on this project. Staff and the new consultant team began initial work including preliminary research, meetings with staff, community assessments and development of initial design prototypes.

2023 (Project Revisions as a Result of New Affordable Housing Legislation): As a result of new affordable housing legislation enacted in late 2022 (e.g., AB 2081, SB 6), staff and the consultant team reviewed the new legislation and recommended extensive modifications to the project scope to comply with state law. As a result, a revised consultant contract will be submitted to the Board in mid-2023 which incorporates the necessary changes. The primary changes included expanding the scope of the project to create objective design standards for both the County's West Slope Community Regions and Rural Centers. In addition, as the Board authorized a separate Long Range Planning effort to create a new Historic Design zoning overlay, and corresponding design standards, for the Georgetown Rural Center on June 28, 2022 (Legistar File No. 22-1101), this effort has been combined with the overall Community Design Standards Project to utilize staff and consultant resources most efficiently.

Project Overview:

This project will create objective*, community-based commercial, mixed-use and multifamily design standards for the County's Community Regions and Rural Centers along the West Slope, excluding the Lake Tahoe Basin. Altogether, the project consists of the following five components:

1. **Interim objective* design standards applying to Both the County's Community Regions and Rural Centers.** These interim standards will provide temporary countywide objective design standards to serve in the interim while work on the remainder of the project (Components 2 through 5 below) is underway. Similar to the standards developed for Component 3 (below), these design standards will be divided into three (3) separate sets of standards based on the elevation of each Community Region or Rural Center above sea level in order to help capture the unique design features of each community.

Estimated Completion Date: Fall 2023.

2. **Objective* design Standards for the County's Community Regions (General Plan Policy 2.1.1.1):** As previously directed by the Board, the Shingle Springs standards will be completed first as a template for other Community Regions to follow. Standards for the other Community Regions will be developed next, following adoption of the Shingle Springs standards.

- a. Shingle Springs (Completed first as a prototype/template)

Estimated Completion Date: Late 2024 or Early 2025

- b. El Dorado/Diamond Springs, Cameron Park and El Dorado Hills.

Estimated Completion Date: Mid-2025

3. **Objective* design standards for the County's Rural Centers (General Plan Policy 2.1.2.1)** (excluding the Georgetown Rural Center – See Component 4 below). In order to best capture the unique design features of each community, these design standards will be divided into three (3) separate sets of standards based on the characteristics unique to the lower, foothill and High Sierra geographic areas of the County.

Estimated Completion Date: Mid-2026

4. **Objective* design standards for a new Historic District zoning overlay within the Georgetown Rural Center.** This component consists of the creation of a new Historic District for commercial and multifamily zoned properties within the historic Georgetown townsite and the development of corresponding design standards for those same properties.

Estimated Completion Date: Mid-2026

5. **Convert the adopted 2015 Mixed Use Guidelines into objective* development standards** and integrate applicable pieces of the updated standards into the above components one through four (1-4) as applicable. NOTE: This is not technically a separate component but will require significant work/budget as a result of the new housing legislation.

*Objective development standards conforming to the new state housing legislation (e.g. AB 2011, SB 6), effective July 1, 2023.

Qualifying multifamily housing development may be allowed as a ministerial ("by-right") use in all commercial zones. Such development shall only be required to conform to existing objective development standards in place at the time a qualifying housing application is submitted to the County.

Estimated Completion Date: Completed with Each Above Component