



## COMMUNITY DEVELOPMENT AGENCY LONG RANGE PLANNING

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October 17, 2014

To: El Dorado County Board of Supervisors

From: Brendan Ferry, Long Range Planning Division

**Subject: Initiate Environmental Review for Draft Meyers Area Plan**

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Community Development Agency, Long Range Planning Division, recommending the Board hold a workshop to review the Draft Meyers Area Plan dated June 2014 (Attachments 2B and 2C), revisions recommended by the Planning Commission on October 16, 2014 as indicated in the attached Workshop Minutes (Attachment 2D) and summarized in this report, and associated public comments received; and then either:

1. Identify the Draft Plan dated June 2014 with the revisions recommended by the Planning Commission, along with any additional modifications identified by the Board of Supervisors during today's Workshop, as the proposed Draft Plan to be analyzed pursuant to the California Environmental Quality Act; and direct staff to prepare a Resolution of Intent to amend Title 17 of the County Code and the General Plan to accommodate adoption of the Draft Plan; and direct staff to proceed with the preparation of all necessary documentation and environmental review for the Draft Plan pursuant to CEQA;

**OR**

2. Direct staff to schedule a follow up Board workshop to provide more information as requested by the Board.

### **BACKGROUND**

On October 16, 2014 a special Planning Commission Workshop was held in Lake Tahoe to discuss the Draft Meyers Area Plan (Draft Plan). The purpose of the Workshop was to identify proposed Draft Plan language to be analyzed pursuant to the California Environmental Quality Act (CEQA). Staff provided a detailed overview of the Draft Plan and outstanding issues, answered questions, listened to public input, and requested and received feedback from the Planning Commission on the Draft Plan.

## **PLANNING COMMISSION WORKSHOP AND OUTCOMES**

Staff prepared a detailed report for the Planning Commission Workshop (Attachment 2E) to provide an overview of the Draft Plan, the process to date, next steps, and remaining outstanding issues. Staff also prepared a Draft Motion (Attachment 2F) and Key Issues Evolution Worksheet (Attachment 2G) for the Planning Commission to help facilitate the discussion and the formation of a recommendation. The Planning Commission received public comment and made the following recommendations on the key outstanding issues:

1. Maximum Height Limits - The Planning Commission favored the maximum height limits in the 2<sup>nd</sup> Draft Plan, with one change. Instead of a maximum height of 45' within the Meyers Community Center, they favored a maximum height of 42', which is consistent with the existing height limits in the existing Meyers Community Plan.
2. Commercial Floor Area (CFA) – The Planning Commission favored maintaining the CFA allocations outlined in the 2<sup>nd</sup> Draft Plan (Option a.) with elements of the CFA allocation language that was added in the 3<sup>rd</sup> Draft Plan (Option b.).
3. Density – The Planning Commission favored the language from the 2<sup>nd</sup> Draft Plan (40 units/acre for Tourist Accommodation Units and 20 units/acre for Multi-Family Residential).
4. Land Use – The Planning Commission favored maintaining the Community Center Land Use designation language in the 2<sup>nd</sup> and 3<sup>rd</sup> versions of the Draft Plan (Option a.).
5. Community Incentive Program – The Planning Commissioners favored reestablishing the top tier of the Community Incentive Program per the 2<sup>nd</sup> Draft Plan (Option a.).
6. Meyers Advisory Council (MAC) – The Planning Commission favored having the Meyers Advisory Council as a less formal body not subject to the Brown Act (Option b.). However, the Commissioners did still want the MAC to advertise their meetings, post their agendas and minutes and have open meetings.
7. CTC Asset Lands – The Planning Commission favored zoning all nine CTC Asset Lands parcels as Recreation and/or Conservation (Option b.).
8. Support for Small Businesses – The Planning Commission did not have a strong opinion on this issue. They suggested ensuring that the policy language in the Draft Plan promotes redevelopment while also promoting development of vacant parcels.

## **DISCUSSION**

Staff recommends the Board review the Draft Plan dated June 2014, the Planning Commission's recommended revisions from October 16, 2014, and any new public comments that may be received, and sanction a Draft Plan to be used for the required CEQA analysis. Once the environmental documentation is prepared, public hearings with the Planning Commission, Board of Supervisors, and the Tahoe Regional Planning Agency will be held to consider adoption of the Draft Plan.

### **STAFF RECOMMENDATION**

Community Development Agency, Long Range Planning Division, recommending the Board hold a workshop to review the Draft Meyers Area Plan dated June 2014 (Attachments 2B and 2C), revisions recommended by the Planning Commission on October 16, 2014 as indicated in the attached Workshop Minutes (Attachment 2D) and summarized in this report, and associated public comments received; and then either:

1. Identify the Draft Plan dated June 2014 with the revisions recommended by the Planning Commission, along with any additional modifications identified by the Board of Supervisors during today's Workshop, as the proposed Draft Plan to be analyzed pursuant to the California Environmental Quality Act; and direct staff to prepare a Resolution of Intent to amend Title 17 of the County Code and the General Plan to accommodate adoption of the Draft Plan; and direct staff to proceed with the preparation of all necessary documentation and environmental review for the Draft Plan pursuant to CEQA;

### **OR**

2. Direct staff to schedule a follow up Board workshop to provide more information as requested by the Board.

### **Next Steps**

Depending on Board direction, staff will either initiate the environmental review process and return to the Board with a draft Resolution of Intent for the Board's consideration or schedule a follow up Board workshop to provide more information as requested by the Board.