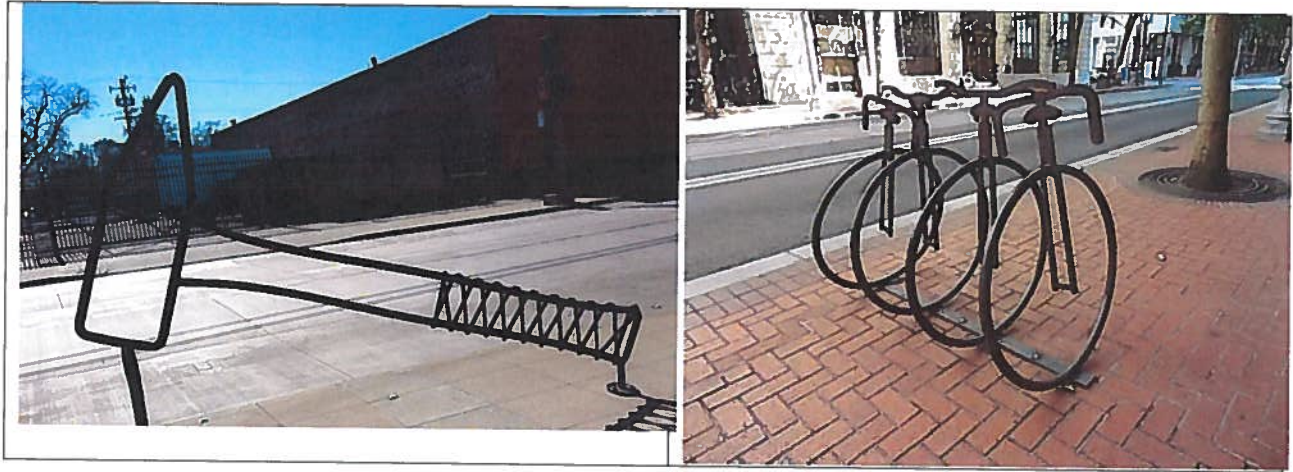


Mixed Use Development Manual

1. **Please clarify the intent of the MUD manual in the Introduction section.** As written, the Introduction uses “manual” and “guidebook” interchangeably at times, and makes statements that the “guidelines are not binding” (pg. 3) and “compliance with the guidelines is strictly voluntary” (pg. 4). Because of the term “guidebook”, I initially understood the entire manual to be voluntary. It wasn’t until page 16 and again on page 45 that I began to realize that the standards in Chapter 2 were meant to cross-reference back to the Zoning Ordinance, which are mandatory in nature, whereas the guidelines in Chapter 2 are meant to be voluntary.
2. **Please clarify the definition of Large-Scale Mixed Use on page 16.** The definition says that it is intended for “**a** parcel larger than two acres”, which I take to mean a **single** parcel. The illustrations on page 17 and 46 seem to represent very large development areas consisting of multiple parcels.
3. **If the standards in Chapter 2 are intended to recite the Zoning Ordinance, please include the ZO Chapter citation** (including a hyperlink if you can). The authors list the citations in the early topic areas (such as maximum building height, floor area ratio, etc.) but they seem to be left off a majority of the other topic areas (such as loading, mobility and access, signage, lighting, etc.). In other places, standards are listed that I don’t remember reading in the Zoning Ordinance. Perhaps I just missed them, but including the ZO chapter citation for all standards will ensure consistency between the **two** documents.
4. **Ensure the standards in the MUD manual properly recite the actual zoning ordinance text.** I noticed two examples of discrepancies, the first one minor and the second one a little more substantial:
 - a. The street classification table on page 22 of the MUD manual uses terms “2-Lane Regional Road” and “Major 2-Lane Road”. The ZO text uses “Major 2-lane Road – Community Region” and “Major 2-lane Road – Rural Center and Rural Region”.
 - b. On page 28 of the MUD manual, one of the parking standards says, “a minimum of 3 bicycle parking spaces shall be provided....for any project **with more than** 2,000 square feet...”. Using this definition, a 4,000 sf project requires 3 spaces. The ZO text under 17.40.180 says, “3 bicycle parking spaces **per** 2,000 square feet”. Using this definition, a 4,000 sf project requires 6 spaces.

5. **Page 29, Parking:** the guidelines say that a “U” rack or staple rack is preferred for bicycle parking. The guidelines should also encourage creative or artistic designs to add some character to the mixed-use area.



6. **Page 31, Mobility and Access:** one of the guidelines says that concrete curb and gutter designs are discouraged for Large-Scale Mixed Use. At the Planning Commission hearing, you explained that the MUD manual is largely intended for the historic main street concepts, but doesn't the MUD manual also apply to mixed-use projects in Community Regions, where concrete C&G are typical?
7. **Page 34, Lighting:** one of the standards says that lighting shall be extinguished or reduced at night to minimize impact on adjoining residential uses. Under what conditions would the “full” lighting be allowed”? Is the word “night” intended to apply to any dark sky condition (such as 5 pm on a winter night) or is it more intended for when the commercial business is closed?
8. **Page 38, Lighting:** Large-Scale Mixed Use projects are required to submit a project-wide lighting plan. Wouldn't any discretionary mixed-use project (H, V, or L) be required to submit a lighting plan per Section 3.3 of the Outdoor Lighting Standards in the LDM?
9. **Page 40, Windows:** One of the guidelines suggests using deep set windows to add interest to the façade. Headers, footers, awnings, shutters, etc. are other treatments that can add visual interest.

Land Development Manual, Vol. 3

1. Landscaping and Irrigation Standards, pg. 7, Section 1.6.:

- a. There is a reference to conifer trees under Section A.2.d (2). However, there are not many conifer trees in the natural setting of the lower foothills, particularly El Dorado Hills, and other vegetative treatments can be applied to provide sufficient screening. Is it possible to expand the definition to include the underlined text?

(1) A ten foot landscape buffer with an ornamental masonry wall not less than six feet in height installed at the property line and extending to within 15 feet of any road right-of-way or easement. Within the buffer, a row of evergreen conifer trees or other vegetation shall be planted to provide continuous screening.

- b. I have a little bit of concern about the specificity of the circled text below for a couple of reasons. First, I think the standards can be construed as a “one-size fits all” approach that does not take into consideration unique site conditions. What if there were a retained oak woodland per GP Policy 7.4.4.4 on a commercial piece adjoining residentially zoned properties? How could an applicant install the minimum plantings without interfering with the health of the woodland? What if a retaining wall or series of retaining walls were needed near the property boundaries? Could the minimum amount of plantings be accommodated? Second, the standards set forth minimum tree standards without consideration for the species of tree. The dripline of a sycamore tree is much wider in diameter than a crepe myrtle.

2. Property Lines.



- a. The required buffer along property lines shall be a minimum of five feet in width.
- b. Where multiple lots are developed as a single project under common ownership, the landscape buffers shall only be required along the perimeter of the project.
- c. Should two or more adjoining lots under separate ownership be designed as a single project with shared uses of access and parking, the required five foot landscape buffer adjacent to the common property line shall not be required when a shared parking covenant and reciprocal easement is recorded between all concerned parties in a form approved by the County.
- d. Where industrial, research and development, commercial, civic, or utility uses adjoin residentially zoned lots, either of the following shall be required:
 - (1) A 30 foot-wide landscape buffer with a minimum of eighteen trees and 72 shrubs per 100 feet of length; or
 - (2) A ten foot landscape buffer with an ornamental masonry wall not less than six feet in height installed at the property line and extending to within 15 feet of any road right-of-way or easement. Within the buffer, a row of evergreen conifer trees shall be planted to provide continuous screening.

B. General Landscape Requirements.

Volume 3: Community Design Standards and Guidelines

Chapter 1: Special Purpose Standards and Guidelines / Landscaping and Irrigation Standards

1. **A minimum of six trees and 24 shrubs shall be provided per each 100 linear feet of required landscape buffer along the property boundaries and public roads, with the exceptions under Paragraph A.2.d, above.**

I am not against the idea of providing a sufficient amount of landscaping, as it is very important to the overall aesthetics of a project and enhances the outdoor setting. If these minimum landscaping standards cannot be met because of other requirements, such as oak woodland retention and replacement, topography, protection of riparian areas, etc., what method can an applicant seek to modify potentially adjust these standards to suit site conditions?

2. **Parking and Loading, pg 33-34, Section 4.4.A.3:** Is it possible to add item H as an additional consideration?
 3. *In considering requests for an increase or decrease in the number of parking spaces, the review authority shall consider:*
 - a. *Size and type of use or activity;*
 - b. *Composition and number of tenants;*
 - c. *Peak traffic and parking loads;*
 - d. *Rate of turnover based on the following criteria, as applied in Table 17.35.040.1:*
 - (1) *High intensity areas are those having rapid turnover of less than two hours;*
 - (2) *Medium intensity areas are those where vehicles are parked from two to four hours;*
 - (3) *Low intensity areas have minimum turnover and few repeat users, such as long-term and employee parking lots.*
 - e. *Availability of public transportation including carpools or employer-provided transportation.*
 - f. *Payment of in-lieu fees authorized by the County Transit Authority for public transportation facilities, if available, or other options that support mass transportation alternatives.*
 - g. *The extent and effectiveness of a proposed TDM program including its monitoring plan.*
 - h. *Shared parking or reciprocal parking agreements or arrangements.*

3. **Parking and Loading, pg. 37-38, Section 4.4.H – Drive-Thru:** The highlighted text is very specific and does not consider existing or proposed site conditions. We own a wide and narrow commercial property along Saratoga Way that adjoins residentially zoned lands, but currently buffered by an 18-20 foot tall sound wall. With the existence of the sound wall, would the 50 foot setback still be needed? Is it possible to add the underlined text for flexibility to respond to site conditions?

A drive-through facility, including stacking areas for vehicles awaiting service, shall be a minimum of 50 feet from the nearest property line of any residentially zoned lot, unless other mitigation measures (barriers, landscape buffers, etc.) reduce impacts to the residentially zoned lot.

Draft Zoning Ordinance

1. General comments:

- a. For the final document, please update the Table of Contents with page numbers for the various sections and chapters. There are many cross-references between sections/chapters that are difficult to find without page numbers and require the user to flip through multiple pages.
- b. There are many references to “site planning and design manual”. I believe this refers to the LDM. Please ensure nomenclature consistency between documents.
- c. Also for user ease, cite the actual section number, rather than the document in general. For example, Table 17.22.030 (Commercial Development Standards) requires a 10 or 30 foot side or rear setback. Footnote 5 directs readers to the Landscaping Ordinance in the “site planning and design manual”. Having a detailed section to refer to would be helpful. Having a hyperlink would be better.

2. Chapter 17.22 – Commercial

The definition of Regional Commercial says that residential uses are generally inappropriate. Does this mean any residential use that is exclusive of a mixed-use development is inappropriate, but the residential component of a mixed-use development is appropriate?

Table 17.22.020 – Allowed Uses:

- Would a hardware store be included in the definition of Building Supply Store? If so, Building Supply Stores are prohibited in the CM zone and seems like it could be an appropriate use. (Example: Placerville Hardware on Main Street)

- Why are Restaurants not allowed in the CG zone? A majority of Town Center is zoned CG and they have several restaurants. (Examples: Bistro 33, Chili's, Togo's etc.)
- Printing and Publishing is not allowed in a CPO zone, but depending on scale, could be a complimentary use with a CUP?
- Commercial Retail Nursery is prohibited in the CR zone. Consider making it permissible with a CUP to allow for a facility such as Green Acres, which seems to be an appropriate use at major intersections and serving a large trade area.
- If an applicant wanted to build a health club, under what use category is that included? There is no use type listed under Recreation, except swimming pool and tennis courts and these uses are not allowed in CPO, CR, and CG. El Dorado Hills Fitness is an existing use in Town Center (zoned CG), and depending on scale, could be a complimentary use in an office park. Consider making it permissible with a CUP.

If a health club is included in the definition of Churches and Community Assembly (Indoor), consider it permissible with a CUP in the CR zone.

3. Chapter 17.24.030 – Residential Development Standards:

- a. There is an asterisk next to the side yard setback, but no definition. Does this refer to the additional 1-foot setback for structures over 25 feet in height? If so, include the chapter citation.
- b. Check with the Building Official about the minimum side yard setback for residential structures equipped with automatic fire sprinklers. I believe the state building codes allows for 3 feet.

4. Chapter 17.30.050 - Cross Visibility Area: This standard does not take into consideration topography, roadway volumes, and intersection controls, and would preclude certain perimeter walls and retaining walls that exist in Serrano today. Does the restriction include retaining walls, pilasters at residential driveways, and monument signs at commercial centers (example: La Borgata on EDH Boulevard)? For flexibility as site conditions dictate, is it possible to include an exemption if demonstrated by a licensed professional that such walls or fences do not impede line of sight?

5. **Chapter 17.40.130 – Communication Facilities:** Is it possible to expand the text as follows? “For facilities proposed to be located on residentially-zoned land or other lands governed by a homeowners association, the applicant shall identify any homeowners association.....” (Example: A carrier is proposing a new communication site in Serrano on non-residential lands in which the HOA has governing authority for architectural design and access requirements.)

H. Permit Application Requirements. In order to protect the visual character of established neighborhoods and to protect school children from safety hazards that may result from a potentially attractive nuisance, in addition to the noticing requirements of Article 5, the following notification shall occur:

1. **School District Notification.** If the proposed wireless facility is located within 1,000 feet of a school, the appropriate school district shall be notified during the initial consultation.
2. **Homeowners Association Notification.** For facilities proposed to be located on residentially-zoned land, the applicant shall identify any homeowners association which might govern the property and homeowners associations that are adjacent to the property. Any that are identified shall be notified during the initial consultation.

6. **Chapter 17.40.180 – Mixed Use Developments:** Is it possible to add the following as additional considerations?

- iii. *The project site is located in proximity to a transit stop.*
- iv. *The project developer or owner establishes a Transportation Demand Management plan.*

b) The Director may reduce the minimum off street parking requirements by up to 100 percent for mixed-use projects meeting at least one of the following requirements:

- i. The project is sited within one-quarter mile of a public or private parking lot that can accommodate the off-street requirements.
- ii. The project developer or owner contributes into a “public parking lot development fund” based upon the number of required off-street parking spaces.

7. **Chapter 17.58 – Development Agreements:** There is a placeholder to consider a maximum 30 year term. I support this consideration for the large-scale, long-term developments such as the Serrano master planned community, which are subject to the highs and lows of the market and can decades to achieve build out.