

FROM THE PLANNING COMMISSION MINUTES OF FEBRUARY 12, 2009

9. ZONING ORDINANCE AMENDMENT

a. **OR06-0006/Density Bonus** initiated by EL DORADO COUNTY for a proposed amendment to County Zoning Ordinance, Title 17 addressing the requirements of Chapter 4.3 §65915 of California Code requiring local governments to provide incentives that will encourage developers to build affordable housing in the form of both: 1) a density bonus, and 2) exceptions from normally applicable zoning and other development standards. The State law requires each city and county to adopt an ordinance that specifies how compliance with this section will be implemented. The adoption of the proposed ordinance also would achieve the requirement of General Plan Housing Element Implementation Measure HO-7, which was adopted July 1, 2008 to ensure these State standards are met. The Ordinance would apply to all areas of the County where residential uses are permitted. (Negative declaration prepared)*

Shawna Purvines presented this item to the Commission with a request to receive public comment and continue the item to the February 26, 2009 meeting for action.

Chair Mathews inquired on the donation of land and requested clarification on “buildable”.

Commissioner Heflin asked if Agricultural Districts would be applicable for this. Staff confirmed that they could apply.

There was discussion on the difference between this amendment, which is State law, and the County’s code on this issue in regards to rural areas. Peter Maurer indicated that it would be very unlikely to have affordable housing developed in rural areas.

Noah Briel stated that the way El Dorado County is being developed is not working and there should be consideration on how to combine providing affordable housing and rural atmosphere (i.e., villages instead of suburbia).

CJ Freeland, El Dorado County Housing Authority, supports this amendment as it meets the requirements and provides a variety of housing for all income types.

No further discussion was presented.

Motion: Commissioner MacCready moved, seconded by Commissioner Mathews, and unanimously carried (4-0), to continue the item to the February 26, 2009, meeting.

AYES: Rain, Heflin, Mathews, MacCready

NOES: None

ABSENT: Tolhurst