

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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TO: Planning Commission **Agenda of:** February 12, 2009
FROM: Shawna Purvines, Senior Planner **Item #:** 9
DATE: January 5, 2009
RE: OR06-0006/Density Bonus Ordinance

The proposed amendment to County Zoning Ordinance, Title 17 addresses 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.

The project, being analyzed as part of the attached environmental document, is simply the Zoning Ordinance Amendment, and not any specific development proposal. In the future, each individual residential development project being proposed and requesting a density bonus pursuant to this Ordinance would need to undergo separate and specific review beyond this document, including in most cases a CEQA review.

The County will receive comment on the Initial Study and proposed Negative Declaration for consideration by the Planning Commission until Friday, February 7, 2009. Any person wishing to comment on the Initial Study and proposed Negative Declaration may submit comments in writing to the County of El Dorado, Planning Services, 2850 Fair Lane Court, Placerville, CA 95667, attn: Shawna Purvines.

Staff Recommendation:

Continue the item to February 26, 2009 to allow staff the opportunity to address public comments, and prepare and finalize documents for Planning Commission recommendation to the Board of Supervisors.

Attachments:

Exhibit A: Proposed Affordable Housing Density Bonus Ordinance
Exhibit B: California Code Section 65915 as amended on September 27, 2008
Exhibit C: Environmental Checklist Form and Discussion of Impacts