



## Legislation Details (With Text)

**File #:** 09-0408      **Version:** 1

**Type:** Agenda Item      **Status:** Approved

**File created:** 3/20/2009      **In control:** Board Of Supervisors

**On agenda:** 4/21/2009      **Final action:** 4/21/2009

**Title:** Hearing to consider the recommendation of the Planning Commission on General Plan Amendment A07-0004R/Housing Element:  
 (1) Certify the project is exempt from environmental review pursuant to Section 15061(b)(3) of the CEQA Guidelines;  
 (2) Direct staff to use "will" in regards to ..."revise fees, as necessary, for impacts on the cost and supply of residential development, including revising the proportion of traffic improvements paid by residential versus commercial and ensure TIM fees do not constrain development of a variety of housing types"...for Implementation Measure HO-31;  
 (3) Approve A07-0004R revising the Housing Element as proposed, including direction from item 2 above, to address changes necessary for certification of the Element by the State Department of Housing and Community Development; and  
 (4) Adopt Resolution approving the amendment to the 2008-2013 Housing Element to the General Plan.  
 Resolution 083-2009

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A07-0004R Planning Commission Minutes 03-12-09.pdf, 2. A07-0004R 2009 HE Amendment Resolution.pdf, 3. A07-0004R Staff Report.pdf, 4. A07-0004R Attachment 1-Findings.pdf, 5. A07-0004R Attachment 2-HCD Housing Element Comments.pdf, 6. A07-0004R Attachment 3-Draft (Mark-up) Housing Element.pdf, 7. A07-0004R Attachment 4-Draft (Final) Housing Element.pdf, 8. Attachment email from P. Mc Dougall att'd 3-30-09, 9. Mixed Use Development Power Point

Date	Ver.	Action By	Action	Result
4/21/2009	1	Board Of Supervisors	Approved	Pass

Hearing to consider the recommendation of the Planning Commission on General Plan Amendment A07-0004R/Housing Element:

- (1) Certify the project is exempt from environmental review pursuant to Section 15061(b)(3) of the CEQA Guidelines;
- (2) Direct staff to use "will" in regards to ..."revise fees, as necessary, for impacts on the cost and supply of residential development, including revising the proportion of traffic improvements paid by residential versus commercial and ensure TIM fees do not constrain development of a variety of housing types"...for Implementation Measure HO-31;
- (3) Approve A07-0004R revising the Housing Element as proposed, including direction from item 2 above, to address changes necessary for certification of the Element by the State Department of Housing and Community Development; and
- (4) Adopt Resolution approving the amendment to the 2008-2013 Housing Element to the General Plan.

**Resolution 083-2009**

Planning Services staff also recommending the Board adopt the Resolution approving the amendment to the 2008-2013 Housing Element to the General Plan based on the reasons set forth in

the staff report and Planning Commission's actions.

Background: Request to consider General Plan Amendment A07-0004R/Housing Element initiated by EL DORADO COUNTY to amend the Housing Element of the General Plan adopted by the Board of Supervisors on July 1, 2008 to address comments contained in the State Housing and Community Development Departments (HCD) review letters, dated June 2, 2008 and October 21, 2008, with changes necessary for certification. The amendment consists of modifications to the text and implementation program only. Key revisions include: Changes to the land inventory, including the addition of a limited number of underutilized parcels, to accommodate the RHNA; additional analysis regarding the needs of extremely low-income households; expanded discussion of known environmental constraints; clarification of how TIM fees are applied to single family and multi-family developments; description of modifications to Measure Y to facilitate multi-family housing (passed by County voters in November 2008); expanded discussions of at-risk housing and emergency housing (required by SB2); and numerous revisions to Implementation Measures to address HCD comments. (Exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines)

This application was considered by the Planning Commission on March 12, 2009, and was unanimously (5-0) recommended for approval. The minutes from this meeting are attached.

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