



Legislation Text

File #: 22-0675, **Version:** 1

Supervisor Parlin recommending the Board:

- 1) Consider the request from residents of Cool for the urgent need for a Design Review Combining Zone on commercial and multi-family parcels in their community; and
- 2) Direct staff to implement a Design Review Combining Zone for Cool/Pilot Hill and all other Community Regions and Rural Centers that are anxiously waiting for the County to implement Commercial/Multi-Family Residential Design Standards to protect their rural community character.

DISCUSSION / BACKGROUND

During Open Forum of the April 5, 2022 Board of Supervisors meeting, residents of Cool shared their concerns about the impending development activity on several commercial parcels in their community. While these same residents expressed their appreciation to the Board for allocating funding and resources for the new Commercial/Multi-Family Residential Design Standards project, their concern is that the Design Standards project is a several year process and that there is a very real threat that commercial/multi-family projects could be approved in the meantime without the benefit of a Design Review or Design Standards. Implementing a Design Review Combining Zone on commercial and multi-family designated parcels within Community Regions and Rural Centers would be a stopgap measure to alleviate those concerns and would add discretionary review to the Design Review Permit entitlement process. Once Design Standards are adopted for a Community Region or Rural Center, the Combining Zone would no longer be needed.

This is important to our county's future because the Custom, Culture, and Economic Stability section of the General Plan states, "The rural character of the County is its most important asset. Careful planning and management can maintain this character while accommodating reasonable growth and achieving economic stability."

ALTERNATIVES

The Board of Supervisors could choose not to add the Combining Zone. The current process for review of commercial and multi-family projects within Community Regions or Rural Centers will remain the same.

The Board of Supervisors could choose to add a Combining Zone to the Community Regions and the four Rural Centers previously authorized for development of Design Standards.

PRIOR BOARD ACTION

On December 5, 2017 (File No. 13-0561, Item No. 36), the Board directed staff to develop and return with a proposed scope of work to create custom design guidelines/standards for commercial/multi-family residential development in the communities identified in General Plan Policy 2.1.1.1. prior to issuance of a Request for Proposal.

On July 17, 2018 (File No. 18-0984, Item No. 20), the Board directed Planning and Building Staff to proceed with issuance of a Request for Proposals for Community Design Guidelines/Standards.

On December 4, 2018 (File No. 18-1834, Item No. 18), the Board approved and endorsed awarding Request for Proposal 19-918-013 to the De Novo Planning Group and authorized the Planning and Building Department to negotiate a three (3) year Agreement with a not-to-exceed amount of \$250,000 to assist in Community Planning efforts in Shingle Springs, Cameron Park, Diamond Springs/El Dorado, and El Dorado Hills. The Board also authorized the Purchasing Agent to execute said Agreement, contingent upon Counsel and Risk Management review and approval. On July 12, 2019 the Purchasing Agent signed Agreement 3687 with the De Novo Planning Group.

On March 17, 2020 (File No. 20-0326, Item No. 27), the Board approved and endorsed the Planning and Building Department, Planning Services Division, Long Range Planning (LRP), Project Prioritization Matrix for Fiscal Year (FY) 2020-21, which included the Commercial/Multi-Family Residential Design Standards project. As part of this item, the Board provided direction to staff under the Commercial/Multi-Family Residential Design Standards project to create custom design guidelines/standards for new commercial/multi-family development communities identified in County's General Plan Policy 2.1.1.1 (Cameron Park, El Dorado/Diamond Springs, El Dorado Hills, and Shingle Springs).

On September 1, 2020 (File No. 20-1065, Item No. 23), the Board approved and endorsed the Planning and Building Director to sign Termination Agreement for Agreement 3687 with the De Novo Planning Group.

On April 13, 2021 (File No. 21-0502, Item No. 21), the Board approved and endorsed the Planning and Building Department, Planning Division, LRP, Project Prioritization Matrix for FY 2021-22, that included the Commercial/Multi-Family Residential Design Standards project for Community Regions, and expanded the project to include four Rural Centers (Cool, Georgetown, Somerset and Fairplay).

On February 1, 2022 (File No. 22-0093), Item No. 16), the Board approved Agreement 5912 with Mintier Harnish to assist the County with creating custom design guidelines/standards for new Commercial/Multi-Family Residential Design Standards for communities identified in County's General Plan Policy 2.1.1.1 with a not-to-exceed amount of \$306,615, and a term of three (3) years effective upon execution.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Planning and Building, Chief Administrative Office.

CAO RECOMMENDATION / COMMENTS

FINANCIAL IMPACT

There are no financial impacts by adding a Design Review Combining Zone, however, there will be additional staff time needed for review and processing of commercial and multi-family projects in areas where the Design Review Combining Zone applies.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

The Economic Development goal of the Strategic Plan is to enable a prosperous and vibrant

community. The Strategic Plan identifies a supporting objective to “Nurture the County and Community’s business friendly environment”. The Strategic Plan further identifies that this objective will be achieved by “Implementing design standards in community regions and rural centers to provide clarity to businesses and developers.”

By implementing the Design Review Combining Zone, the unique community identity of Community Regions and Rural Centers are preserved and enhanced, making them more attractive for businesses as well as the residents and visitors that support the businesses. The Design Review Combining Zone will also provide clarity to businesses and developers on community expectations until such time that Design Standards are adopted.

GENERAL PLAN CONSIDERATIONS

The proposal supports the following General Plan objectives, policies and measures.

Objective 2.4.1: Community Identity

Identification, maintenance, and enhancement of the unique identity of each existing community.

Policy 2.4.1.1

Design control combining zone districts shall be expanded for commercial and multiple family zoning districts to include identified Communities, Rural Centers, historic districts, and scenic corridors.

Policy 2.4.1.2

The County shall develop community design guidelines in concert with members of each community which will detail specific qualities and features unique to the community as Planning staff and funds are available. Each plan shall contain design guidelines to be used in project site review of all discretionary project permits. Such plans may be developed for Rural Centers to the extent possible.

Measure LU-F

Create and adopt Community Design Review standards and guidelines and identify new Community Design Review Districts. This would include working with community groups to develop standards.

Measure LU-G

Amend the County Code to establish a Historic Design Review Combining Zone District. Identify suitable areas for application of the district and develop design standards or guidelines for such districts.

CONTACT

Supervisor Parlin