



Legislation Text

File #: 10-1250, **Version:** 1

Development Services Department Staff recommending the Board adopt a Resolution of Intention initiating an amendment to the Zoning Map to add a Historic Design Review Combining District on selected parcels within the El Dorado/Diamond Springs Community Region, as requested by the El Dorado/Diamond Springs Community Advisory Committee.

Resolution 179-2010

Fiscal Impact/Change to Net County Cost: Future costs to the County are unknown. Staff processing time and CEQA review is not expected to be great, perhaps 30 to 40 hours of staff time.

Background: There are two provisions in the County Code for design review. Section 17.14.130 requires Planning Commission review of the architectural design for any proposed commercial or multi-family building or structure that faces a state highway. Chapter 17.74 establishes Design Review (also called Design Control) districts, and provides for establishing Design Review Committees. Three such districts exist: Cameron Park, Pollock Pines and Meyers. This request would initiate the creation of a fourth district, centered on the historic communities of Diamond Springs and El Dorado, and would fall under the provisions of Section 17.74.050, "Design historic districts."

The CAC has determined that historic design control is needed for the historic town sites of El Dorado, Diamond Springs, and the local surrounding roadways. On October 21, 2010, the Committee adopted Resolution 2010.01 requesting the Board of Supervisors begin the process of adopting historical zoning, as allowed in the 2004 General Plan.

According to Section 17.10.010 B and Board Policy J-3, a Zoning Ordinance amendment may be initiated by Board of Supervisors' Resolution. The requested action would not set the historic district boundaries at this time, but simply initiates the process. Subsequent actions would include consideration of boundary alternatives, CEQA analysis, and public hearings before the Planning Commission and Board of Supervisors to adopt the district boundaries. Existing Historic Design Review Guidelines would be used for review of development projects within the adopted boundaries once the zone change is approved.

The Chief Administrative Office would like to note that this request is not one of the top priority General Plan implementation or long range planning items identified by the Board earlier this year. Currently the Department is estimating staff time of approximately 40 hours to implement this request.

Action to be taken following Board approval: Development Services Department to proceed with the preparation of the Historic Combining Zone District.

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Concurrences: El Dorado/Diamond Springs Community Advisory Committee