



Legislation Details (With Text)

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Title: HEARING - To consider the recommendation for approval from the Planning Commission on the proposed amendments to the Meyers Area Plan for the addition of Accessory Dwelling Units (ADUs) to Zones MAP-1 and MAP-3, and recommending the Board take the following actions:
 1) Approve the California Environmental Quality Act (CEQA) Exemption consistent with Section 15282 (h) of the CEQA Guidelines pursuant to Section 21080.17 of the California Public Resources Code (Attachment D); and
 2) Approve the proposed amendments to the Meyers Area Plan for the additional use of ADUs and adopt Resolution 010-2022 (Attachment C) as presented by staff.

FUNDING: N/A

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Blue Route Proposed MAP Amendments, 2. B - Blue Route MAP Amendments Resolution, 3. C - Draft Resolution, 4. D - CEQA Notice of Exemption, 5. E - Summary Table of Proposed MAP Amendments, 6. F - Proposed MAP Amendments with Track Changes, 7. G - Proposed MAP Amendments - Clean, 8. H - Executed Ordinance 5152, 9. I - TRPA Code of Ordinances Adopted Revisions, 10. J - Planning Commission Meeting Minutes 11.18.21 Final, 11. K - MAP ADU Presentation, 12. RECEIPT Notice of Exemption, 13. Executed Resolution 012-2022, 14. FILED Notice of Exemption

Date	Ver.	Action By	Action	Result
1/11/2022	1	Board of Supervisors	Approved	Pass

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 1) Approve the California Environmental Quality Act (CEQA) Exemption consistent with Section 15282(h) of the CEQA Guidelines pursuant to Section 21080.17 of the California Public Resources Code (Attachment D); and
 2) Approve the proposed amendments to the Meyers Area Plan for the additional use of ADUs and adopt Resolution **010-2022** (Attachment C) as presented by staff.

FUNDING: N/A

DISCUSSION / BACKGROUND

The proposed amendments to the Meyers Area Plan (MAP) will add ADUs as an allowed use to Zones MAP-1 and MAP-3, which already allow residential dwellings and mixed use development. While brief, the proposed changes are essential to provide consistency between Title 130 of the El Dorado County Ordinance Code (Zoning Ordinance) and the Tahoe Regional Planning Agency's (TRPA) Code of Ordinances. Both of these documents have been amended to reflect the required ADU changes to comply with California state law.

The proposed amendments include:

- Adding ADUs to the list of allowed uses;
- Updating the density of ADUs;
- Removing the one (1) acre minimum parcel size;
- Clarifying the process for a Design Review application and explicitly exempt ADUs; and
- Adding definitions for ADUs and Junior ADUs.

On October 19, 2021 the Meyers Advisory Council recommended the County approve the proposed amendments to the MAP.

On November 16, 2021 (File No. 21-1698, Item No. 38), the Board approved and adopted Ordinance 5152 for comprehensive minor amendments to the Zoning Ordinance relating to ADUs.

On November 18, 2021 (File No. 21-1781, Item No. 6), the Planning Commission approved recommending the aforementioned proposed amendments to the MAP to the Board for consideration and approval.

The purpose of this hearing is to provide the public with an opportunity to comment on the proposed amendments to the Meyers Area Plan (Project SP-R21-0001) and to obtain approval from the Board of Supervisors.

ALTERNATIVES

The Board may choose to not approve the proposed MAP amendments as presented, which would result in the MAP being inconsistent when compared to the Zoning Ordinance and TRPA Code of Ordinances.

PRIOR BOARD ACTION

See Discussion/Background above.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Tahoe Regional Planning Agency and County Counsel

FINANCIAL IMPACT

There is no fiscal impact or change to Net County Cost associated with this item; however it should be noted that the proposed amendments to the MAP to allow for ADUs will result in a slight increase to associated permit fee revenue for the Department.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) The Clerk of the Board will obtain the Chair's signature on the original copy of the Resolution; and
- 2) The Clerk of the Board will provide two (2) certified Resolution copies to Planning and Building Department, attention Christopher Smith.

STRATEGIC PLAN COMPONENT

Good Governance: Evaluate requests and recommendations based on complete assessment of the best available information, with the goal of reaching well informed decisions.

CONTACT

Brendan Ferry, Deputy Director Tahoe Planning and Stormwater Division

Planning and Building Department

Christopher Perry, Interim Director
Planning and Building Department