



County of El Dorado

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Legislation Details (With Text)

File #: 09-0156 **Version:** 10

Type: Agenda Item **Status:** Approved

File created: 1/28/2009 **In control:** Board Of Supervisors

On agenda: 12/8/2009 **Final action:** 12/10/2009

Title: Hearing to consider General Plan Amendment A08-0001/Ordinance OR08-0001/Mixed Use Development; and Planning Services staff recommending the Board take the following conceptual actions:

- 1) Adopt the Negative Declaration based on the Initial Study prepared by staff;
- 2) Approve A08-0001 amending General Plan Policies 2.1.1.3; 2.1.2.5; 2.2.1.2; and 2.2.1.3 Table 2-2 Land Use Densities and Residential Population Ranges; as shown in Attachment 2, based on the findings listed in Attachment 1;
- 3) Approve OR08-0001 as follows:
 - (a) Amend Zoning Ordinance Chapter 17.32 to include Mixed-Use Development as a permitted use within a Planned Development in Commercial Districts (C), Professional Office Commercial Districts (CPO), and Planned Commercial Districts (CP), as shown in Attachments 3 thru 6, based on the findings listed in Attachment 1; and
 - b) Adopt regulations for Mixed-Use Development as set forth in Zoning Ordinance Chapter 17.14 with the addition of section .220 allowing for a maximum residential density of 16 dwelling units per acre within Community Regions and a maximum residential density of 4 units per acre in Rural Centers or where public sewer hook up is not available, as shown in Attachment 6, based on the findings listed in Attachment 1; and
- 4) Continue item for final action to occur with the adoption of the Resolution approving the General Plan Amendments considered by the Board during the "General Plan Window", tentatively scheduled for December 8, 2009. (Cont'd 10/13/09, Item 25) (Est. Time: 30 Min.)

Ordinance 4836

Sponsors:

Indexes:

Code sections:

Attachments: 1. Fully Executed Ordinance 4836, 2. A - A08-0001 OR08-0001 Planning Commission Minutes 11-13-08.pdf, 3. B - A08-0001 OR08-0001 Planning Commission Minutes 10-09-08.pdf, 4. C - A08-0001 OR08-0001 Staff Memo 11-13-08.pdf, 5. D - A08-0001 OR08-0001 Staff Report 10-09-08.pdf, 6. E - A08-0001 OR08-0001 Attachment 1-Findings.pdf, 7. F - A08-0001 OR08-0001 Attachment 2-Proposed General Plan Policy Amendment.pdf, 8. G - A08-0001 Mixed Use Dev General Plan Resolution.pdf, 9. H - A08-0001 OR08-0001 Attachment 3-Proposed 17_32 Commercial.pdf, 10. I - A08-0001 OR08-0001 Attachment 4-Proposed 17_32 Planned Commercial.pdf, 11. J - A08-0001 OR08-0001 Attachment 5-Proposed 17_32 Professional Office and Commercial.pdf, 12. K - A08-0001 OR08-0001 Attachment 6-Proposed 17.14.220.pdf, 13. L - A08-0001 OR08-0001 Attachment 7-Staff Report 11-08-07.pdf, 14. M - A08-0001 OR08-0001 Environmental Checklist Form.pdf, 15. N - A08-0001 OR08-0001 Public Comment.pdf, 16. O - Mt. Dem Article 11_21_08.pdf, 17. P - Village Life Article 12_9_080001.pdf, 18. 2.A - Corrected APN for TMS Consortium letter. att'd 4-20-09, 19. 3.A - BOS MUD Workshop Staff Memo.pdf, 20. 3.B - BOS MUD Workshop Attachment 2-GP Amendment.pdf, 21. 3.C - BOS MUD Workshop Attachment 3-Commercial Districts.pdf, 22. 3.D - BOS MUD Workshop Attachment 4-Planned Commercial Districts.pdf, 23. 3.E - BOS MUD Workshop Attachment 5-Professional Office Commercial Districts.pdf, 24. 3.F - BOS MUD Workshop Attachment 6-Chapter 17_14 (marked-up copy).pdf, 25. 3.G BOS MUD Workshop Attachment 6-Chapter 17_14 (clean copy).pdf, 26. 3.H - emails from T. Mikich, M. Speegle, and Dr. Boylan att'd 5-11-09, 27. 3.I - Mixed Use Development MUD - Final.pdf, 28. 3.G - Attachment 6 with Notes.pdf, 29. 6.A - A08-0001 OR08-0001 Planning Commission Minutes 06-11-09.pdf, 30. 6.B - A08-0001 OR08-0001 Staff Memo 06-11-09 PC.pdf, 31. 6.C - A08-0001 OR08-0001 Attachment 1-Findings.pdf, 32. 6.D - A08-0001

OR08-0001 Attachment 2-Proposed General Plan Policy Amendment_BOSRev.pdf, 33. 6.E - A08-0001 OR08-0001 Attachment 3_17.32 C_BOSRev.pdf, 34. 6.F - A08-0001 OR08-0001 Attachment 4_17.32 CP_BOSRev.pdf, 35. 6.G - A08-0001 OR08-0001 Attachment 5_17.32 CPO_BOSRev.pdf, 36. 6.H - A08-0001 OR08-0001 Attachment 6_17.14.220_BOSRev.pdf, 37. 6.I - A08-0001 OR08-0001 Attachment 7-Initial Study.pdf, 38. 6.J - A08-0001 OR08-0001 Stakeholder's PPT presentation.pdf, 39. 6.K - Mixed Use Development Ord. attached 6-29-09.pdf, 40. 7A - Letter from S. Taylor att'd 8-3-09, 41. 7B - Email Requesting Continuance att'd 8-3-09, 42. 8A - 09-0156.00 - Staff Memo, 43. 10A - BOS MUD Memo 10-26-09.pdf, 44. 10B - Attachment 2 - Proposed GP Policy Amendment.pdf, 45. 10C - Attachment 3 - Chptr 17_32 C.pdf, 46. 10D - Attachment 4 - Chptr 17_32 CP.pdf, 47. 10E - Attachment 5 - Chptr 17_32 CPO.pdf, 48. 10F - Attachment 6 - Chptr 17_14_220.pdf, 49. 10G - EDAC Comments.pdf, 50. Letter from EDC Farm Bureau -J. Austin 12-1-09, 51. 10H - Summary Ord. and Ord., 52. Calendar 52-66-67-68 Email from Ken Greenwood.pdf, 53. S. Taylor - Attachment to MixedUse_12-09.pdf

Date	Ver.	Action By	Action	Result
10/1/2013	2	Board Of Supervisors	Continued	Pass
9/30/2013	3	Board Of Supervisors	Continued	Pass
12/10/2009	10	Board Of Supervisors	Approved	Pass
10/13/2009	8	Board Of Supervisors	Adopted As Amended	Pass
8/4/2009	7	Board Of Supervisors	Continued	Pass
6/30/2009	6	Board Of Supervisors	Continued	Pass
6/9/2009	5	Board Of Supervisors	Continued	Pass
3/3/2009	1	Board Of Supervisors	Continued	Pass

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Ordinance 4836

Background: A Staff Memo dated October 26, 2009, is attached, along with revised Attachments 2 - 6, as directed by the Board on October 13, 2009.

Contact: Roger P. Trout (5369)/Peter Maurer (5331)

