



Legislation Text

File #: 18-0542, Version: 1

Planning and Building Department recommending the Board:

- 1) Approve the following reformatted Design Guides:
 - a) Adopt and authorize the Chair to sign Resolution **071-2018** for Community Design Guide;
 - b) Adopt and authorize the Chair to sign Resolution **072-2018** for Historic Design Guide;
 - c) Adopt and authorize the Chair to sign Resolution **073-2018** for Sierra Design Guide; and
 - d) Adopt and authorize the Chair to sign Resolution **074-2018** for Missouri Flat Design Guidelines; and
- 2) Approve minor revisions to the Mixed Use Design Manual as authorized in Resolution 197-2015.

FUNDING: N/A

DEPARTMENT RECOMMENDATION

Planning and Building Department recommending the Board

- 1) Approve Resolutions adopting the following reformatted Design Guides:
 - a) Community Design Guide;
 - b) Historic Design Guide;
 - c) Sierra Design Guide; and
 - d) Missouri Flat Design Guidelines; and
- 2) Approve minor revisions to the Mixed Use Design Manual as authorized in Resolution 197-2015.

DISCUSSION / BACKGROUND

The Community Design, Historic, and Sierra Design Guides were produced prior to electronic format technology. Scanned copies of the original hard copy documents are posted on the County website: https://www.edcgov.us/Government/Planning/pages/Development_Standards_and_Design_Guidelines.aspx

Due to poor print quality, these documents have been converted into electronic format. However, the original photographs could not be reproduced. For purposes of consistency, photographs of similar buildings, features or architectural theme(s) were used whenever possible. The Missouri Flat Design Guidelines and Mixed Use Design Manual were produced in electronic format. For purposes of readability, minor layout/typeface changes were made to various sections of the five documents. Additional changes made to each guide are summarized below:

Community Design Guide (Attachment B)

- Added Reformatting Notes to page following cover page.

Historic Design Guide (Attachment D)

- Added Reformatting Notes to page following cover page.
- Ordinance Excerpts on the third page of the original document referenced obsolete code sections 9395.4 and 9395.5 [a]. These obsolete code sections are superseded by new and/or updated regulations in the County Zoning Ordinance (Title 130). This page has been deleted from the reformatted document. See *Reformatting Note 3*.

Sierra Design Guide (Attachment F)

- Added Reformatting Notes to page following cover page.

Missouri Flat Design Guide (Attachment H)

- Renumbered the pages.
- Removed Section 2.3 “Mountain Architecture”
- Replaced bottom photo on renumbered page 47 (previous photo was of a building in Cameron Park)
- Added the following Reformatting Notes:

¹ As recommended by the El Dorado-Diamond Springs Community Advisory Committee (CAC), Section 2.3 “Mountain Architecture” (original pp. 2.4 and 2.5) has been removed.

² As recommended by the El Dorado-Diamond Springs Community Advisory Committee (CAC), the bottom image on previous page 3.34 (renumbered page 47), captioned “Building entries should be emphasized with architectural details”, has been replaced with an image of a more typical retail building entry, as the previous image was deemed not representative of architectural styles discussed in this manual.

³ For purposes of readability, minor layout/typeface changes have been made to various section(s) of this document and all pages have been renumbered in conventional format. With the exceptions listed in notes 1 and 2 above, no changes were made to the text.

Mixed Use Design Manual (Attachment J)

Resolution 197-2015 allows the “minor reformatting, as needed, for consistency with the County’s code of ordinances, and to maintain internal consistency with applicable section(s) of the Zoning Ordinance.”

- Changes are detailed in Errata sheet included as Attachment L.
- After Board adoption, the cover page will be updated with the Board adoption date.

This is the reformatting of the existing Design Guides and is not the establishment of new Design Guidelines (or Standards) pursuant to 130.27.050.F and 130.27.060. The approval of the reformatting of the existing Design Guides is strictly an administrative and organizational action with no substantive changes that would result in a direct or indirect physical change to the environment and, as such, is not considered a project under the California Environmental Quality Act. CA Code of Regulations, Title 14, Chapter 3, Section 15378(b)(5).

ALTERNATIVES

The Board could determine to not amend the Design Guides, or to make changes other than those recommended by staff.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel

CAO RECOMMENDATION

It is recommended that the Boad approve this item.

FINANCIAL IMPACT

There is no financial impact associated with this agenda item.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A.

STRATEGIC PLAN COMPONENT

Good Governance

CONTACT

Roger Trout, Director

Planning and Building Department