



Legislation Text

File #: 18-0942, **Version:** 2

HEARING - To consider the recommendation of the Planning Commission on the proposed Title 130 Zoning Ordinance Minor Amendments and Minor Revisions to the Zoning Map submitted by El Dorado County. The minor changes include but are not limited to: 1) Corrections to typographical/grammatical/formatting errors; 2) Text modification for clarity; 3) Corrections of inaccurate or obsolete code and document references, including renumbered sections of Title 130; and 4) Consolidation/renumbering of the following adopted zoning regulations that were not part of the County's 2015 Zoning Ordinance Update adopted on December 15, 2015: (A) Airport Safety (Ordinance No. 4182 adopted on May 12, 1987); (B) Parcel Size Exception (Ordinance No. 4156 adopted on April 16, 1991); and (C) Signs (Ordinance No. 5025 adopted on July 28, 2015). The proposed Zoning Map changes are to correct documented mapping errors affecting 11 specific parcels; and recommending the Board take the following actions:

1) Approve the California Environmental Quality Act (CEQA) Addendum to the Targeted General Plan Amendment-Zoning Ordinance Update Environmental Impact Report consistent with Section 15164 of the CEQA Guidelines (Attachment 2B);

2) Approve the proposed minor amendments to the Zoning Ordinance and adopt an Ordinance adopting a comprehensive minor amendment to Title 130 of the El Dorado County Ordinance Code (Attachment 2C);

3) Approve the following proposed minor revisions to the Zoning Map correcting documented mapping errors:

(a) Rezone Assessor's Parcel Number 043-550-64 (Camino area), approximately 2.46 acres, from Planned Agricultural (PA-10) to Professional Office Commercial (CPO);

(b) Rezone Assessor's Parcel Number 046-840-55 (Somerset area), approximately 0.08 acre, from Limited Commercial (CL) to Single Unit Residential (R1);

(c) Rezone Assessor's Parcel Number 046-840-56 (Somerset area), approximately 10.37 acres, from Community Commercial (CC) to Single Unit Residential (R1);

(d) Rezone Assessor's Parcel Number 046-840-62 (Somerset area), approximately 0.02 acre, from Limited Commercial (CL) to Single Unit Residential (R1);

(e) Rezone Assessor's Parcel Number 046-840-69 (Somerset area), approximately 1.93 acres, from Community Commercial (CC) and Limited Commercial (CL) to Single Unit Residential (R1);

(f) Rezone Assessor's Parcel Number 060-361-95 (Garden Valley area), approximately 0.63 acre, from Limited Commercial (CL) to Estate Residential, 5 Acres (RE-5);

(g) Rezone Assessor's Parcel Number 074-042-02 (Cool/Pilot Hill area), approximately 160.15 acres, from Limited Agricultural, 20 Acres (LA-20) to Planned Agricultural, 20 Acres (PA-20);

(h) Rezone Assessor's Parcel Number 074-042-03 (Cool/Pilot Hill area), approximately 176.12 acres, from Limited Agricultural, 20 Acres (LA-20) to Planned Agricultural, 20 Acres (PA-20);

(i) Rezone Assessor's Parcel Number 121-280-15 (El Dorado Hills Area), approximately 1.84 acres, from Regional Commercial - Planned Development (CR-PD) to Regional Commercial (CR);

(j) Rezone Assessor's Parcel Number 123-630-09 (El Dorado Hills area), approximately 6.84 acres, from Single Unit Residential (R1) to Open Space-Planned Development (OS-PD) and approximately 9.96 acres from Single Unit Residential (R1) to Single Unit Residential - Planned Development (R1-PD); and

- (k) Rezone Assessor's Parcel Number 327-213-34 (Placerville area), approximately 3.62 acres, from Community Commercial (CC) to Residential, One Acre (R1A); and
- 4) Adopt Ordinance **5088** to rezone the 11 parcels listed above (Attachment 2D). (Est. Time: 15 Min.)

Clerks note: Ordinance 5090 was adopted 8/14/18, version 1 of this file (added to aid future searches).

DISCUSSION / BACKGROUND

Hearing to consider proposed Title 130 Zoning Ordinance Minor Amendments and Minor Revisions to the Zoning Map submitted by El Dorado County.

The minor changes include but are not limited to: 1) Corrections to typographical/grammatical/formatting errors; 2) Text modification for clarity; 3) Corrections of inaccurate or obsolete code and document references, including renumbered sections of Title 130; and 4) Consolidation/renumbering of the following adopted zoning regulations that were not part of the County's 2015 Zoning Ordinance Update adopted on December 15, 2015:

- (A) Airport Safety (Ordinance No. 4182 adopted on May 12, 1987);
- (B) Parcel Size Exception (Ordinance No. 4156 adopted on April 16, 1991); and
- (C) Signs (Ordinance No. 5025 adopted on July 28, 2015).

The proposed Zoning Map changes are to correct documented mapping errors affecting 11 specific parcels identified with the following Assessor's Parcel Numbers (APNs):

(1) APN 043-550-64 (Camino area): Rezone approximately 2.46 acres from Planned Agricultural (PA-10) to Professional Office Commercial (CPO) for consistency with the parcel's General Plan Land Use Designation of Commercial (C);

(2) APN 046-840-55 (Somerset area): Rezone approximately 0.08 acres from Limited Commercial (CL) to Single Unit Residential (R1) for consistency with the parcel's split General Plan Land Use Designations of High Density Residential (HDR) and Commercial (C);

(3) APN 046-840-56 (Somerset area): Rezone approximately 10.37 acres from Community Commercial (CC) to Single Unit Residential (R1) for consistency with the parcel's split General Plan Land Use Designations of High Density Residential (HDR) and Commercial (C);

(4) APN 046-840-62 (Somerset area): Rezone approximately 0.02 acres from Limited Commercial (CL) to Single Unit Residential (R1) for consistency with the parcel's split General Plan Land Use Designations of High Density Residential (HDR) and Commercial (C);

(5) APN 046-840-69 (Somerset area): Rezone approximately 1.93 acres from Community Commercial (CC) and Limited Commercial (CL) to Single Unit Residential (R1) for consistency with the parcel's split General Plan Land Use Designations of High Density Residential (HDR) and Commercial (C);

(6) APN 060-361-95 (Garden Valley area): Rezone approximately 0.63 acres from Limited Commercial (CL) to Estate Residential, 5 Acres (RE-5) for consistency with the parcel's split General Plan Land Use Designations of Commercial (C) and Medium Density Residential (MDR);

(7) APN 074-042-02 (Cool/Pilot Hill area): Rezone approximately 160.15 acres from Limited Agricultural,

20 Acres (LA-20) to Planned Agricultural, 20 Acres (PA-20) for consistency with the Board of Supervisors May 25, 2012 TGPA-ZOU zone mapping criteria;

(8) APN 074-042-03 (Cool/Pilot Hill area): Rezone approximately 176.12 acres from Limited Agricultural, 20 Acres (LA-20) to Planned Agricultural, 20 Acres (PA-20) for consistency with the Board of Supervisors May 25, 2012 TGPA-ZOU zone mapping criteria;

(9) APN 121-280-15 (El Dorado Hills Area): Rezone approximately 1.84 acres from Regional Commercial - Planned Development (CR-PD) to Regional Commercial (CR). A Development Plan (-PD) zoning overlay was never established and is depicted on this parcel in error;

(10) APN 123-630-09 (El Dorado Hills area): Rezone approximately 6.84 acres from Single Unit Residential (R1) to Open Space-Planned Development (OS-PD) and rezone approximately 9.96 acres from Single Unit Residential (R1) to Single Unit Residential - Planned Development (R1-PD) for consistency with the approved development plan for Serrano Village M, adopted May 6, 2008 (Ordinance No. 4759); and

(11) APN 327-213-34 (Placerville area): Rezone approximately 3.62 acres from Community Commercial (CC) to Residential, One Acre (R1A) for consistency with the parcel's split General Plan Land Use Designations of Commercial (C) and Medium Density Residential (MDR).

(County Planner: Tom Purciel) (California Environmental Quality Act Addendum to the 2015 Targeted General Plan Amendment-Zoning Ordinance Update [TGPA-ZOU] Project Environmental Impact Report prepared)

The Planning Commission considered this item on June 28, 2018 (Legistar #18-0942) and unanimously (3-0) recommended Board approval of the Title 130 Zoning Ordinance Minor Amendments as recommended by staff. By request of the Commission, staff provided a brief presentation of proposed Zoning Map corrections associated with this item. One written comment was submitted regarding septic system easements on one of the 11 parcels proposed for a Zoning Map correction. At the hearing, three commenters spoke in general support of the project. One of the three commenters also requested clarification about nonconforming structures as a result of the proposed Zoning Map corrections.

ALTERNATIVES

The Board may elect to approve the project with changes; Continue the item to a date certain for additional information and future action; Continue the item off-calendar, which would require a new public notice for future consideration and action; or Deny the project.

CLERK OF THE BOARD FOLLOW-UP ACTIONS

- 1) Clerk to obtain Chair's signature on the original copies of the Ordinances.
- 2) Clerk to forward one (1) fully executed copy of each Ordinance to the Community Development Services, Planning and Building Department, attention of Char Tim, Clerk of the Planning Commission.

CONTACT

Anne Novotny, Principal Planner
Roger Trout, Director

Community Development Services, Planning and Building Department