



# County of El Dorado

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## Legislation Text

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**File #:** 23-0888, **Version:** 1

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Hearing to consider: Planning and Building Department proposed County-initiated amendments to Title 130 (Zoning Ordinance) of the County Code (Z23-0003) and staff recommending the Planning Commission forward the following recommendations to the Board of Supervisors:

- 1) Find Rezone Z23-0003 exempt from CEQA under Section 15305 of the CEQA Guidelines (Minor Alterations in Land Use Limitations); and
- 2) Approve Rezone Z23-0003 to rezone 11 identified multifamily or commercially-zoned parcels, or portions of parcels, adding a new Design Review - Community Combining Zone (-DC) to the base zone of each commercial or multifamily-zoned parcel (Attachment B, Exhibit C)

### **DISCUSSION/BACKGROUND**

On December 15, 2015 (Legistar File No. 11-0356, Item No. 42) the Board of Supervisors approved a comprehensive update to Title 130 of the County Ordinance Code (Zoning Ordinance). Prior to the 2015 Countywide Zoning Ordinance Update (2015 ZOU), previous Zoning Ordinance regulations, including former Section 17.14.130 (Architectural Supervision), required a discretionary Planning Commission review of all new buildings or structures on commercial and multifamily-zoned parcels visible from a state highway, which included all commercial or multifamily-zoned parcels within the Cool Rural Center.

After adoption of the 2015 ZOU, staff discovered that the above architectural supervision regulations for commercial and multifamily-zoned lands fronting state highways were inadvertently removed from the Zoning Ordinance. This resulted in inconsistent design oversight for commercial and multifamily-zoned lands within the Cool Rural Center. While many parcels still require County design oversight because they are located within a Design Review-Community Combining Zone (-DC) or a Planned Development (-PD) Combining Zone, staff identified 11 individual commercial or multifamily-zoned parcels, or portions of parcels, that are not located within either of the above zoning overlays. Therefore, under current zoning regulations, no discretionary design approval is required prior to obtaining a building or grading permit on those parcels.

On March 7, 2023 (Legistar File No. 23-0256, Item No. 23), the Board of Supervisors directed staff to restore County design oversight for affected parcels by adding a new Design Review-Community Combining Zone (-DC) overlay to the remaining 11 commercial or multifamily-zoned parcels, or portions of parcels, that are not currently located within an existing (-DC) or (-PD) Combining Zone overlay.

The proposed Ordinance would be effective 30 days after final adoption by the County Board of Supervisors.

A staff memo is attached.

### **CONTACT**

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