



Legislation Text

File #: 24-1552, **Version:** 1

Planning and Building Department, Planning Division, Long Range Planning Unit, hosting a joint informational workshop for the Board of Supervisors and Planning Commission to solicit input, provide direction, and encourage public participation for developing:

- 1) Draft West Slope Interim Objective Design Standards for multifamily and mixed-use projects that qualify for state streamlining and ministerial review (Attachment B); and
- 2) Interim Design Standards and Guidelines for multifamily, mixed-use, and commercial projects in the County's Community Regions and Rural Centers (Attachment C).

FUNDING: Discretionary Transient Occupancy Tax (DTOT) 100%.

DISCUSSION / BACKGROUND

Planning Division, Long Range Planning (LRP) Unit will host a joint informational workshop for the Board of Supervisors and Planning Commission. The purpose of the workshop is to solicit input and encourage public participation for developing West Slope Interim Objective Design Standards for multifamily residential and mixed-use development projects that qualify for state streamlining and ministerial review (Attachment B). The workshop will also review draft West Slope Interim Design Standards and Guidelines for commercial, mixed-use, and multifamily residential development projects in the County's Community Regions and Rural Centers (Attachment C). These interim standards and guidelines would remain in effect until such time as they are replaced by permanent design standards and guidelines. No formal action will be taken.

The County's West Slope Interim Objective Design Standards would apply to multifamily residential and mixed-use projects that qualify for streamlined and ministerial review through various state laws, such as SB 35 (amended Government Code Sections 65400 and 65582.1 and added Section 65913.4) and AB 2011 (Affordable Housing and High Road Jobs Act of 2022, Government Code 65912.100 et seq.), and are only subject to existing objective design standards. The Interim Objective Design Standards would provide a clear and predictable path for the development of affordable housing while ensuring that basic community design standards are met. This document would provide a basic level of standards and protection until permanent objective design standards are adopted. The Interim Objective Design Standards would also give members of the public an opportunity to identify and understand the components of objective (measurable) design standards and the language needed to comply with state legislation. The Interim Objective Design Standards would be the template and launching pad for the permanent Objective Design Standards effort.

Concurrently, the County is developing Interim Design Standards and Guidelines for commercial, multifamily, and mixed-use projects within the County's Community Regions and Rural Centers. The Interim Design Standards and Guidelines would enhance existing community design guidelines and preserve the distinct character and design of local communities by making design standards enforceable for all multifamily residential and mixed-use projects that do not qualify for streamlined, ministerial review as well as all commercial projects. These interim standards and guidelines will then be used as the basis for further community input and customization by each Community Region and Rural Center.

Staff plans to return to the Planning Commission and Board before the end of this year for final adoption hearings. Staff will provide a final draft of the Interim Objective Design Standards for projects that qualify for state streamlining and ministerial provisions, a final draft of the Interim Design Standards and Guidelines, along with any implementing ordinances, all of which will reflect comments from today's workshop and written public comments received.

ALTERNATIVES

N/A

PRIOR BOARD ACTION

On December 5, 2017 (Legistar File 13-0561), the Board directed staff to develop and return with a proposed scope of work to create custom design guidelines/standards for commercial/multi-family residential development in the communities identified in General Plan Policy 2.1.1.1. prior to issuance of a Request for Proposal.

On July 17, 2018 (Legistar File 18-0984), the Board directed Planning and Building Staff to proceed with issuance of a Request for Proposals for Community Design Guidelines/Standards.

On December 4, 2018 (Legistar File 18-1834), the Board approved and endorsed a proposal from the De Novo Planning Group and authorized the Planning and Building Department to negotiate a three (3) year Agreement with a not-to-exceed amount of \$250,000 to assist in Community Planning efforts in Shingle Springs, Cameron Park, Diamond Springs/El Dorado, and El Dorado Hills.

On March 17, 2020 (Legistar File 20-0326), the Board approved and endorsed the Planning and Building Department, LRP, Project Prioritization Matrix for Fiscal Year (FY) 2020-21, which included the Commercial/Multi-Family Residential Design Standards project. As part of this item, the Board provided direction to staff under the Commercial/Multi-Family Residential Design Standards project to create custom design guidelines/standards for new commercial/multi-family development communities identified in County's General Plan Policy 2.1.1.1 (Cameron Park, El Dorado/Diamond Springs, El Dorado Hills, and Shingle Springs). The Commercial/Multi-Family Residential Design Standards project has been included on the following subsequent LRP Work Plans: 4/13/2021, File No. 21-0502; 6/28/2022, File No. 22-1101; 6/13/23, File No. 23-1059, 7/30/24, File No. 24-1332.

On February 1, 2022 (Legistar File 22-0093), the Board approved Agreement 5912 with Mintier Harnish to assist the County with creating custom design guidelines/standards for new Commercial/Multi-Family Residential Design Standards for communities identified in General Plan Policy 2.1.11 with a not-to-exceed amount of \$306,615, and a term of three years upon execution.

On March 7, 2023, Legistar File 23-0272, the Board approved the Resolution of Intention (ROI) 040-2023 to initiate an Amendment to Title 130 of the County Zoning Ordinance to revise applicable sections in Article 2 (Zones, Allowed Uses and Zoning Standards) and Article 5 (Planning Permit Processing) associated with adoption and implementation of new objective multi-family residential, commercial, mixed-use and historic design standards for the County's Community Regions and Rural Centers.

On July 23, 2024 (Legistar File 24-1158), the Board unanimously decided to direct staff to immediately develop County-wide interim design standards for new commercial, horizontal mixed-

use and multifamily residential projects by December 2024.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Chief Administrative Office
County Counsel
Risk Management
Air Quality Management District

CAO RECOMMENDATION

Receive and file the information as recommended.

FINANCIAL IMPACT

There is no change to Net County Cost associated with this item. Funding for the Interim Objective Design Standards project has been included in the Fiscal Year 2024-25 budget. Specifically, \$180,141 of DTOT requests for staff funding were approved for Fiscal Year 2024-25 to assist with the creation of interim and then comprehensive Community Design Standards. Funding for services beyond Fiscal Year 2024-25 will be included in subsequent budgets accordingly.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

N/A

CONTACT

Rob Peters, Deputy Director of Planning
Planning and Building Department