

# Commercial/Multi-Family Residential Design Standards/Guidelines for Community Regions



## General Plan

The El Dorado County's General Plan supports community planning efforts. General Plan Goal 2.4 (Existing Community Identity) states: "Maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of County residents."

This is achieved by General Plan Objective 2.4.1: Community Identity: "Identification, maintenance, and enhancement of the unique identity of each existing community." General Plan Policy 2.4.1.2 helps fulfill this objective: *"The County shall develop community design guidelines in concert with members of each community which will detail specific qualities and features unique to the community as Planning staff and funds are available. Each plan shall contain design guidelines to be used in project site review of all discretionary project permits. Such plans may be developed for Rural Centers to the extent possible. The guidelines shall include, but not be limited to, the following criteria:*

- A. *Historic preservation*
- B. *Streetscape elements and improvements*
- C. *Signage*
- D. *Maintenance of existing scenic road and riparian corridors*
- E. *Compatible architectural design*
- F. *Designs for landmark land uses*
- G. *Outdoor art."*

## Project Description

In June 2019, County planning staff will begin working on creating community design standards/guidelines for new commercial and multi-family residential development. To assist with this effort, the County has contracted with the De Novo Planning Group, a local consulting firm located in El Dorado Hills. The scope of work includes two components. Component 1 will focus on creating custom design standards for the Shingle Springs Community Region. Component 2 will use the Shingle Springs design standards as a prototype to develop design standards for the other three Community Regions: Cameron Park, El Dorado Hills, and Diamond Springs/El Dorado. County planning staff will be reaching out to each of the communities asking them to each form a community advisory team (CAT) to provide input into the development of the design standards. The final design standards will be presented to the Board of Supervisors for adoption. The adopted design standards will streamline the process for future new commercial and multi-family residential development that meets the design standards requirements. This effort is anticipated to take two to three years to complete. The project will also undergo environmental review before being adopted by the Board.



## Background



Community planning discussions have been ongoing since at least 2009 when the County's Community and Economic Development Advisory Committee (CEDAC) presented the need for a community planning process framework. In 2012, AIM Consulting was brought on board to assist CEDAC with this effort that resulted in a Community Planning Guide presented to the Board in November 2014. In April 2016, the Board held a special workshop to discuss community planning efforts and options to consider. In December 2017, staff revisited the options and the Board directed staff to create custom design guidelines/standards and prototypes for communities identified in General Plan Policy 2.1.1.1 (Cameron Park, Diamond Springs/El Dorado, El Dorado Hills, and Shingle Springs), with Shingle Springs as the lead prototype.

**For more information on the Community Design Guidelines/Standards project, please contact Anne Novotny at 530-621-5931 or [anne.novotny@edcgov.us](mailto:anne.novotny@edcgov.us).**