

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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TO: Planning Commission **Agenda of: November 13, 2008**

FROM: Shawna Purvines, Senior Planner **Item #: 11**

DATE: October 15, 2008

RE: Revisions to A08-0001 Mixed-Use Development General Plan Amendment and Ordinance

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On October 9, 2008, the Planning Commission held a hearing on General Plan Amendment A08-0001 and related ordinances for Mixed-Use Development. At the hearing, two items were identified as requiring further review by staff and the hearing was continued until the November 13th meeting.

The first item of concern was with the design of horizontal mixed-use projects, particularly that horizontal mixed-use projects might not promote and ultimately achieve intergraded uses. Staff has updated the draft ordinance amendment to Sec. 17.14.220 to include additional language to ensure that horizontal mixed-use projects are complementary and connected and the project promotes a truly intergraded design. An additional option the Planning Commission may wish to consider is requiring a –PD zone designation for all projects proposing horizontal mixed-use development. However, this does not achieve the objective encouraged by Board of Supervisors to promote best-planned projects with the most streamlined process. Should the Planning Commission feel that this overlay is necessary to achieve well designed projects; staff recommends it remain in affect only until such time as the Board of Supervisors adopts Mixed-use development design guidelines and standards, proposed as part of phase two in the Mixed-use General Plan Amendment.

The second item was the concern of how this amendment may affect the Community Region of Camino/Pollock Pines. Two members of the public spoke to this concern, and feared how the amendment may create projects that are disproportionate or out of scale for the community. Staff discussed that even if projects were planned with maximum density allowed by these proposed amendments, they would still be controlled by other constraints on development in this area (i.e. sewer, slope, and infrastructure). In addition, this amendment does not modify the Floor Area Ration (FAR) adopted last year allowing for a FAR of .85 on Commercial sites,

which ultimately manages the size and scale of any project, not just in mixed-use developments. Per the direction of the Commission, staff will schedule a workshop on Community Regions and Rural centers. However, staff requests that the Planning Commission continue with A08-0001, to ensure timely delivery to the Board of Supervisors.

Finally, staff would like to recommend on additional changes to policy 2.2.1.2 that was inadvertently over looked in the first draft. The policy should be amended to include a strike through of “or primary” as shown below. Without this additional change, mixed use projects as proposed by this amendment and ordinance would still be inconsistent with the General Plan.

Policy 2.2.1.2:

Commercial (C): The purpose of this land use category is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. Mixed-use development of commercial lands within Community Regions and Rural Centers, which combine commercial and residential uses, shall be permitted ~~provided the commercial activity is the primary and dominant use of the parcel~~. The residential component of the project shall only be implemented following or concurrent with the commercial component. Except for Community Care Facilities described in Objective 4.1.2, developments in which residential usage is the sole ~~or primary~~ use shall be prohibited on commercially designated lands. Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.