



RESOLUTION NO. 010-2022

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION AMENDING MEYERS AREA PLAN TO ADD ACCESSORY DWELLING UNITS

WHEREAS, on November 5, 1993, the Board of Supervisors adopted the Meyers Community Plan; and

WHEREAS, on December 12, 2012 the Tahoe Regional Planning Agency adopted an update to the 1987 Regional Plan that provided opportunities for local governments to develop conforming Area Plans; and

WHEREAS, on March 20, 2018 the Board of Supervisors adopted Resolution No. 036-2018 that approved and accepted the environmental documents filed on the Meyers Area Plan and adopted the proposed amendments to the General Plan; and

WHEREAS, on July 29, 2021 the Tahoe Regional Planning Agency adopted an update to the Code of Ordinances to include Accessory Dwelling Units; and

WHEREAS, on October 19, 2021 the County held a Meyers Advisory Council meeting on amendments to the Meyers Area Plan to add Accessory Dwelling Units; and

WHEREAS, on November 16, 2021 the Board of Supervisors adopted Zoning Ordinance amendments to bring the County's existing Accessory Dwelling Unit Ordinance into compliance with state law; and

WHEREAS, the Zoning Ordinance amendments adopted by the Board on November 16, 2021 included amendments to Chapter 130.26, Meyers Area Plan (MAP) Zone, specifically amendments to Table 130.26.050, "Allowed, Conditional Uses, and Prohibited Uses," Table 130.26.060, "Meyers Area Plan Development Standards," and Section 130.26.060 B., to allow Accessory Dwelling Units in the Meyers Area Plan Zone; and

WHEREAS, such amendments to the Zoning Ordinance related to Accessory Dwelling Units requires amendments to the Meyers Area Plan in order to update the MAP to be consistent with the adopted Zoning Ordinance amendments because the MAP has the same Use Table and Development Standards Table that appear in the Zoning Ordinance; and

WHEREAS, other amendments to the MAP are needed to comply with state law related to Accessory Dwelling Units; and

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA) consistent with Section 15282(h) of the CEQA Guidelines; and

WHEREAS, on November 18, 2021 the Planning Commission held a meeting on amendments to the Meyers Area Plan to add Accessory Dwelling Units and recommended that the Board approve them.

THEREFORE, BE IT HEREBY RESOLVED, that the El Dorado County Board of Supervisors authorizes the following amendments to the Meyers Area Plan to be consistent with the County's Zoning Ordinance and the Tahoe Regional Planning Agency's Code of Ordinances:

- Revise Table 2-1 to add Accessory Dwelling Units in zones MAP-1 and MAP-3

- Revise Table 2-2 to:
 - Remove the one-acre minimum parcel size
 - Add a disclaimer for the density in MAP-3
- Remove the requirement for a Design Review Permit for an Accessory Dwelling Unit
- Add definitions for Accessory Dwelling Unit and Junior Accessory Dwelling Unit consistent with the Zoning Ordinance
- Revise definitions for Multi-family and Single-family Dwelling for consistency with the Zoning Ordinance
- Revise language in Section 100.A.8. to be grammatically correct

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 11th day of December 2022, by the following vote of said Board:

Attest:

Ayes: Thomas, Hidahl, Turnboo, Novasel
Noes: Parlin
Absent: None

Clerk of the Board of Supervisors

By:


Deputy Clerk



Chair, Board of Supervisors
Lori Parlin