

EL DORADO COUNTY PLANNING DEPARTMENT

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PROMONTORY SPECIFIC PLAN Sections 4.1 and 4.2

4.1 Introduction

Purpose and Intent

The purpose of this section is to establish land use standards and regulations tailored to The Promontory Specific Plan. Compliance with these standards also represents consistency with the General Plan.

These regulations will serve as the primary mechanism for regulating development of The Promontory Specific Plan. Implementation of the standards set forth in this section will insure that future development proceeds in a coordinated manner consistent with the Specific Plan. Future review of tentative maps, parcel maps and site plans, and other necessary, discretionary approvals by El Dorado County will ensure adherence to these standards.

Summary of Development Regulations

These regulations provide an appropriate degree of flexibility to respond to future needs. Development regulations are included for the following land uses: hillside large lot single family, large lot single family, medium lot single family detached, small lot single family detached, single family attached, multifamily, commercial, office, neighborhood service zoning district, parks, and open space.

All development within The Promontory Specific Plan area shall conform to the development standards as set forth in this Specific Plan. The County Zoning Ordinance shall have effect in areas which are not covered by the standards, including: nonconforming uses, variances, and other general provisions of the Zoning Ordinance. Where the regulations and requirements of the County Zoning Ordinance and this Specific Plan conflict, the Specific Plan shall take precedence.

Definitions

For the purposes of this Specific Plan, the definitions contained in the El Dorado County Zoning Ordinance shall apply. The County's glossary of terms and definitions has not been repeated within this document. Selected definitions are included in the text for purposes of clarity.

4.2 General Provisions

Code Compliance

All construction and development within the Specific Plan Area shall comply with applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, and fire codes as well as, water ordinances, grading and excavation ordinances, and the subdivision code, as currently adopted by the County.

Setbacks

The setback requirements are as specified within the development standards for each land use district within this Specific Plan. Unless otherwise described, all setbacks shall be defined as the perpendicular distance from the existing or planned street right-of-way line, or property line, to the foundation point of the closest structure, whichever is less. Where setbacks to parking areas are described, the perpendicular distance shall be measured to the edge of pavement for the parking area.

Existing Views from Abutting Homes

In an effort to minimize any impacts The Promontory may have on the views of existing homes, the following standards shall be adhered to in preparing tentative maps for those villages abutting existing homes.

Where the project site abuts existing homes, residential lot lines within the project shall be staggered from residential lot lines outside of the project so as to minimize the view shed impacts to existing homes.

Where the project site abuts existing homes, the minimum residential lot size within the project shall be 30,000 square feet. This will allow homes to be situated on such lots so as to minimize the impact to views of existing homes.

Process and procedures

If specific development standards have not been established, or if an issue, condition or situation arises or occurs that is not clearly understandable in the Specific Plan, then those regulations and standards of the El Dorado County Zoning Ordinance that are applicable for the most similar issue, condition or situation shall apply as determined by the County Planning Director.

These regulations are adopted pursuant to Sections 65450 through 65457 of the State of California Government Code. It is specifically intended by such adoption that the development standards herein shall regulate all development within the Specific Plan area.

Violations

Any person, firm or corporation, whether a principal, agent, employee or otherwise, violating any provisions of these regulations shall be made to comply with the County Zoning Ordinance pertaining to zoning violations and enforcement.

Unlisted Uses

Whenever a use has not been specifically listed as being a permitted use in a particular classification within the Specific Plan, it shall be the duty of the County Planning Director to determine if said use is (1) consistent with the intent of the classification, and (2) compatible with other listed permitted uses. Any person aggrieved by the Planning Director's determination may appeal that decision to the County Planning Commission and, subsequently, the Board of Supervisors under the County Zoning Ordinance appeal procedures.