



## Community Development Department MEMORANDUM

AGENDA DATE: February 8, 2011  
TO: Mayor Machado and Placerville City Council  
FROM: Steve Calfee, Community Development Director, Retired  
PROJECT: Form-Based Code Development and Implementation  
SUBJECT: Adopt a resolution in support of the City's application for an Infill Streamlining Program Grant.

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### Discussion:

The City Council has supported a number of planning and economic development efforts for the Placerville Drive Planning Area over the past few years. These include the adoption of the Placerville Drive Development and Implementation Plan (PDIP), as well as a Multi-Modal Transportation Plan, Non-Motorized Transportation Plan and streetscape plan for the corridor. What is now needed is a tool that incorporates the above efforts for their implementation. Staff believes that the development and implementation of form-based code for the Placerville Drive commercial corridor can be an excellent tool for the realization of these planning efforts. Form-based codes are a relatively new mechanism in terms of planning and community development, but can be briefly summarized:

Form-based codes place their primary emphases on building types, dimensions, parking location and façade features, and less emphasis on land uses. They stress the appearance of the streetscape, or public realm, over long lists of different use types. These codes generally have the following characteristics:

- Zoning Districts – Form-based codes are defined around districts, neighborhoods and corridors where conventional zoning districts may bear no relationship to the transportation framework or the larger area.
- Regulatory Focus – Form-based codes de-emphasize density and use regulation in favor of rules for building form. They recognize that uses may change over time, but the building will endure.
- Uses – Form-based codes emphasize mixed commercial uses and a mix of housing types to bring destinations into close proximity to housing and provide housing choices to meet many individuals' needs at different times in their lives.
- Design – Greater attention is given to streetscape and the design of the public realm, and the role of individual buildings in shaping the public realm. Form-based codes recognize how critical these public spaces are to defining and creating a "place."

- **Public Participation** – A design-focused public participation process is essential to assure thorough discussion of land use issues as the code is created. This helps reduce conflict, misunderstanding and the need for hearings as individual projects are reviewed.

The development of a form-based code is a relatively specialized endeavor in terms of development and implementation. Also, given the size and complexity of the Placerville Drive Planning Area, the development of form-based code is a significant undertaking for which the City has neither sufficient resources, nor the necessary level of technical background. Therefore, this is an ideal opportunity to seek grant funding for the development of form-based codes in the Placerville Drive area.

The scope of work includes many tasks, not the least of which include community outreach and education on what form-based codes can accomplish for the community. Staff understands that the decisionmakers have not received an informative presentation on form-based codes, but hopefully the above summary is useful. Supporting the submittal of the grant application in no way obligates the City Council to accept the grant, should the City be successful in its application, but from Staff's perspective, this is an excellent opportunity, even though accompanied by a very compressed submittal deadline.

Staff is available to answer any questions, should any Councilmember wish to schedule an appointment.

**Cost:** None.

**Budget Impact:** None.

**Recommendation:**

Staff respectfully requests that the City Council take the following action:

1. Adopt a resolution in support of the City's application for an Infill Streamlining Program Grant.

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Steve Calfee, Community Development Director, Retired

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M. Cleve Morris, City Manager

***Attachment A – RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE SUPPORTING THE SUBMITTAL OF AN INFILL STREAMLINING PROGRAM GRANT REQUEST OFFERED BY THE SACRAMENTO AREA COUNCIL OF GOVERNMENTS VIA THE LOCAL GOVERNMENT COMMISSION FOR PLACERVILLE DRIVE PLANNING AREA***