



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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June 14, 2022

Mitchell Goodis, DDS

magoodisDDS@gmail.com

RE: Zoning Verification Letter MISC22-0027

**Assessor's Parcel Number(s): 331-231-041-000 (6400 Pleasant Valley Road, El Dorado, Ca 95623)
Commercial Dental Office**

Mr. Goodis,

The subject parcel is zoned Mainstreet Commercial (CM) with a General Plan Designation of Commercial (C). The parcel size is approximately 6.43 acres. Surrounding properties are zoned as follows: Northwest, Northeast and Southeast zoned CM and Southwest zoned RM (Multifamily Residential). **There are NO open code cases on this parcel.**

The subject parcel is located within El Dorado/Diamond Springs Community Region and Historic Design Control – DH. The El Dorado County Historic Design Guide can be found here:

<https://www.edcgov.us/Government/planning/Documents/Historic-Design-Guide-Reformatted-Adopted-4-24-18.pdf>.

This parcel was formed from parcel 331-231-039-100 on 02/02/2001. The parcel is a legal parcel and is not flagged for eligibility review. Medical Services: Clinic and Offices: Medical are allowed uses by right per section Zoning Ordinance Code Section 130.22.020. Pertinent to the current zoning ordinances and regulations applicable to the property, the current structures and use is allowed by right.

Other uses for the subject parcel permitted by right include, but are not limited to, Veterinary Clinic, Banks and Financial Services, Bars and Drinking Establishments, Business Support Services, **Restaurant**, Retail Sales and Services: Indoor Sales. You will find a chart of allowed uses for CM zoning in the Zoning Ordinance Code Section 130.22.020 here:

https://library.municode.com/ca/el_dorado_county/codes/code_of_ordinances?nodeId=TIT130ZO_ART2ZOALUSZOST_CH130.22COZO_S130.22.020MAALUS. Note that a Drive-Through Facility would require approval through a

Conditional Use Permit because this parcel is adjacent to a residential zoned lot on the Southwest.

For further information or any questions relating to building permit applications and or certificate of occupancy, please complete the parcel Research Request Form located on the Building Services website and include a payment of applicable fees <http://www.edcgov.us/Building/Forms.aspx> or contact Building Division at (530) 621-5315.

If you have any question, please do not hesitate to contact Planning Services.

Sincerely,

Cerissa Deitchman

Cerissa Deitchman, Development Technician

Planning Division

cc: Permit Center Planning, MISC Zoning Verification Letter Database, File #MISC22-0027

CHAPTER 130.22 – COMMERCIAL ZONES

Sections:

- 130.22.010 Zones Established; Applicability
- 130.22.020 Matrix of Allowed Uses
- 130.22.030 Commercial Zone Development Standards

130.22.010 Zones Established; Applicability

- A. As provided in the General Plan Policy 2.2.1.2 (Land Use Designations), this Chapter establishes a number of commercial zones to direct specific categories of commercial uses to the appropriate areas of the County.
- B. This Chapter lists the uses that are allowed within the Commercial zones established by Section 130.12.020 (Zoning Map and Zones) in Article 1 (Zoning Ordinance Applicability) of this Title, describes the types of planning permit/approval required for each use and provides basic standards for site layout and building size.
- C. The various Commercial zones and the manner in which they are applied are as follows.
 - 1. **Commercial, Professional Office (CPO).** The CPO, Professional Office Commercial Zone is intended to regulate the development of land suitable for professional, administrative, and business offices and offices mixed with low to high intensity residential uses. It is intended that this zone be utilized as a transition between residential areas and higher intensity commercial uses by creating an environment which is compatible with surrounding residential uses while providing adequate economic incentive for development of such office space. Retail sales that are incidental to the primary office uses in this zone, are allowed subject to the provisions of the Ordinance.
 - 2. **Commercial, Limited (CL).** The CL, Limited Commercial Zone, designates areas suitable for lower intensity retail sales, office and service needs of the surrounding area while minimizing conflicts with the residential uses and outside traffic into the area. Mixed use development compatible with surrounding uses would also be appropriate.
 - 3. **Commercial, Main Street (CM).** The CM, Main Street Commercial Zone, allows a wide range of pedestrian-oriented retail, office, and service uses, and mixed use development comprised of commercial and residential uses. Flexible development standards are applied to facilitate preservation of historic structures and to encourage new development compatible with the identity of each unique community. This zone is generally appropriate for historic downtown areas or town centers.

4. **Commercial, Community (CC).** The CC, Community Commercial Zone, provides for the retail sales, office, and service needs of the residents residing within the surrounding community and accommodates the commercial and service needs of visitors to the County. Mixed use development compatible with General Plan densities is appropriate in this zone.
5. **Commercial, Regional (CR).** The CR, Regional Commercial Zone, provides for large-scale retail services for a regional trade area. The CR zone applies to regional shopping centers that serve a market beyond the community and are located along arterials and at major intersections that provide convenient automobile access. Residential uses are generally inappropriate in the CR zone.
6. **Commercial, General (CG).** The CG, General Commercial Zone provides a mix of more intensive commercial uses, such as light manufacturing, automobile repair, and wholesale activity; where outdoor storage or activity commonly occurs; and where residential, civic, and educational uses are limited to avoid conflicts with allowed uses.
7. **Commercial, Rural (CRU).** The CRU, Commercial Rural Zone is utilized to provide limited commercial uses to support agricultural, tourism, recreational and resource based industry, as well as surrounding residential uses in the Rural Regions.

130.22.020 Matrix of Allowed Uses

Uses are allowed in commercial zones subject to the requirements of this Title as designated in Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones) below:

Table 130.22.020 – Allowed Uses and Permit Requirements for the Commercial Zones

CPO: Commercial, Professional Office CL: Commercial, Limited CM: Commercial, Main Street CC: Commercial, Community CR: Commercial, Regional CG: Commercial, General CRU: Commercial, Rural	P Allowed use (Article 4: Special Use Regulations) A Administrative permit required (130.52.010) TUP Temporary use permit required (130.52.060) CUP Conditional Use Permit required(130.52.021) MUP Minor use permit required (130.52.020) TMA Temporary mobile home permit (130.52.050) — Use not allowed in zone								Specific Use Regulation
Use Type	CPO	CL	CM	CC	CR	CG	CRU		
Commercial									
Animal Sales and Service: Kennel, commercial	—	—	—	P	P	P	CUP		
Pet Grooming and Pet Stores	—	P	P	P	P	P	—		
Veterinary Clinic	—	P	P	P	P	P	P		

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CC: Commercial, Community	CUP Conditional Use Permit required(130.52.021)							
CR: Commercial, Regional	MUP Minor use permit required (130.52.020)							
CG: Commercial, General	TMA Temporary mobile home permit (130.52.050)							
CRU: Commercial, Rural	— Use not allowed in zone							
Automotive and Equipment: Fuel Sales	—	P	CUP	P	P	P	CUP	
Paint and Body Shops	—	—	—	CUP	—	P	CUP	
Repair Shops	—	—	—	CUP	CUP	P	CUP	
Sales and Rental	—	—	—	CUP	CUP	P	CUP	
Vehicle Storage	CUP	—	—	CUP	—	P	CUP	130.40.320
Banks and Financial Services	P	P	P	P	P	P	P	
Bars and Drinking Establishments	CUP	P	P	P	P	P	P	
Brewery Large Commercial	—	—	CUP	P	CUP	P	CUP	
Micro Brewery	CUP	CUP	CUP	CUP	P	P	P	
Brewpub	CUP	P	P	P	P	—	P	
Broadcasting and Recording Studio	P	—	P	P	P	P	—	
Building Supply Store	—	—	—	P	P	P	P	130.40.220
Business Support Services	—	—	P	P	P	P	P	
Child Day Care Center	A	A	A	A	A	CUP	P	130.40.110
Commercial Cannabis	—	—	—	Commerical Cannabis Use Permit required (See Article 4 – Special Use Regulations – Chapter 130.41 – Commercial Cannabis)			—	
Commercial Recreation: Arcade	—	P	P	P	P	P	P	
Indoor Entertainment	—	—	P	P	P	—	—	
Indoor Sports and Recreation	—	P	—	P	P	P	—	
Large Amusement Complex	—	—	—	CUP	CUP	—	—	
Outdoor Entertainment	—	—	CUP	CUP	CUP	—	CUP	
Outdoor Sports and Recreation	—	—	—	—	CUP	—	CUP	130.40.210
Contractor’s Office: On-site	A	A	A	A	A	A	A	130.40.190

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Off-site	TUP	—	TUP	TUP	TUP	TUP	TUP	
Distillery, Craft	CUP	CUP	CUP	CUP	P	P	P	
Drive-Through Facility	P/ CUP ⁶	P/ CUP ⁶	P/ CUP ⁶	P/ CUP ⁶	P/ CUP ⁶	P/CUP ⁶	P/CUP ⁶	130.40.140
Employer-sponsored Child Day Care Center	A	A	—	A	A	A	A	130.40.110
Food and Beverage Retail Sale	—	P	P	P	P	P	P	
Free Food Distribution Center	—	—	—	—	—	CUP	CUP	
Funeral and Internment Services	—	P	CUP	P	—	P	CUP	
Lodging Facilities: Bed and Breakfast Inn	—	CUP	P	P	—	—	P	130.40.170
Health Resort and Retreat Center	—	—	—	P	—	—	P	
Hotel and Motel	CUP	—	P	P	P	—	P	
Maintenance and Repair	—	—	CUP	P	P	P	P	
Medical Services: Hospital	CUP	—	—	P	CUP	CUP	—	
Clinic	CUP	P	P	P	P	—	P	
Long-Term Care Facility	—	CUP	—	P	—	—	CUP	
Mobile/Manufactured Home Sales Lots	—	—	—	A	—	P	—	130.40.220
Offices: Professional	P	P	P	P	CUP	P	P	
Medical	P	P	P	P	CUP	P	P	
Recycling Facilities	—	—	—	P/A	—	P/A	CUP	130.40.280
Restaurant	CUP	P	P	P	P	P	P	
Retail Sales and Service: Indoor Sales	—	P	P	P	P	P	P	
Outdoor Sales	—	CUP	CUP	P	CUP	P	P	130.40.220
Temporary Outdoor Sales	A/ TUP	TUP ¹	TUP ¹	A/ TUP	A/ TUP	A/ TUP	A/ TUP	

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CR: Commercial, Regional	MUP Minor use permit required (130.52.020)							
CG: Commercial, General	TMA Temporary mobile home permit (130.52.050)							
CRU: Commercial, Rural	— Use not allowed in zone							
Personal Services	P/ CUP	P	P	P	P	P	P	
Property Services	—	P	—	P	—	P	P	
Specialized Education and Training	P	P	P	P	—	CUP	—	130.40.230
Storage, Self	—	—	—	CUP	—	P	CUP	130.40.320
Trade School: Indoor	CUP	CUP	—	CUP	—	P	CUP	
Outdoor	—	—	—	—	—	CUP	CUP	
Winery: Production	—	—	CUP	—	—	P	P	
Full-service Facilities	—	P	CUP	P	—	P	P	
Industrial								
Laundries, Commercial	—	CUP	—	CUP	—	P	P	
Light Manufacturing	—	—	CUP ²	CUP	—	P	CUP	
Ceramic products	—	—	CUP ²	CUP	—	P/CUP ³	CUP	
Lightweight nonferrous metal casting foundry	—	—	CUP ²	CUP	—	P/CUP ³	CUP	
Mineral Exploration and Mining	See Table 130.29.070.1 (Mineral Exploration and Mining)							
Printing and Publishing	—	—	—	CUP	—	P	—	
Research and Laboratory Services	P	—	—	P	—	P	P	
Storage Yard, Equipment and Material: Permanent	—	—	—	—	—	P	CUP	130.40.320
Temporary	TUP	—	—	TUP	TUP	TUP	TUP	
Wholesale Storage and Distribution	—	—	—	CUP	—	P	CUP	
Agricultural								
Nursery, commercial retail	—	P	CUP	CUP	—	P	P	
Packing: off -site products	—	CUP	—	—	—	P	P	

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Use Type								Specific Use Regulation
	CPO	CL	CM	CC	CR	CG	CRU	
Residential								
Caretaker Unit: Permanent	A	A	A	A	A	A	A	130.40.120
Temporary	TMA	TMA	TMA	TMA	TMA	TMA	TMA	
Child Day Care Home ^{5,6} Small family day care home	—	A	—	A	—	—	A	130.40.110
Large family day care home	—	A	—	A	—	—	A	
Community Care Facility: Small or Large	CUP	P	—	P	—	—	P	
Dwelling (as part of a Mixed Use Development)	Permitted by Design Review (See Section 130.52.030 – Design Review Permit in Article 5 – Planning Permit Processing, of this Title)							
Emergency Shelter	—	—	—	CUP	—	P	—	
Employee Housing: Commercial Caretaker, permanent	A	A	A	A	A	A	A	130.40.120
Commercial Caretaker, temporary	TMA	TMA	TMA	TMA	TMA	TMA	TMA	
Construction	—	—	—	—	—	A	A	130.40.190. B.5
Home Occupation ⁴	See Table 130.40.160.1 (Home Occupation Use Matrix)							
Transitional Housing: Large, only	—	—	—	CUP	—	A	—	130.40.360
Recreation and Open Space								
Golf Course	—	—	—	CUP	—	—	CUP	130.40.210
Marina: Motorized Craft	—	—	—	CUP	—	CUP	CUP	
Non-Motorized Craft	—	—	—	P	—	—	P	
Parks: Day Use	A	A	A	A	A	—	A	130.40.210
Nighttime Use	CUP	CUP	CUP	CUP	CUP	—	—	
Snowplay Area	—	—	—	CUP	—	CUP	CUP	
Special Events, Temporary	TUP	TUP	TUP	TUP	TUP	TUP	TUP	
Swimming Pool, Public	—	CUP	—	CUP	—	—	—	130.40.210

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Tennis Courts, Public	—	CUP	—	CUP	—	—	—	
Trail Head Parking and Staging Area	—	—	—	CUP	—	CUP	P	
Civic								
Cemeteries	—	—	—	CUP	—	CUP	—	
Churches and Community Assembly	CUP	CUP	P	P	—	CUP	CUP	
Indoor								
Outdoor	CUP	CUP	CUP	CUP	CUP	—	CUP	
Community Services: Intensive	—	—	—	CUP	CUP	CUP	CUP	
Minor	P	P	P	P	P	—	P	
Schools: College and University	P	—	CUP	P	CUP	—	—	130.40.230
Elementary and Secondary, private	CUP	—	CUP	CUP	—	—	—	
Transportation								
Airports, Airstrips and Heliports	—	—	—	CUP	—	CUP	CUP	
Intermodal Facility	CUP	CUP	CUP	CUP	CUP	P	—	
Parking Lot	P	P	P	P	P	P	P	
Utility and Communications								
Communication Facilities	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	130.40.130
Public Utility Service Facilities: Intensive	CUP	—	—	CUP	CUP	CUP	CUP	130.40.250
Minor	P	P	P	P	P	P	P	
Wind Energy Conversion System	See Table 130.40.390.1 (WECS Use Matrix)							130.40.390

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							Specific Use Regulation										
CPO	CL	CM	CC	CR	CG	CRU											
<p>NOTES:</p> <p>¹ Excluding Subsection 130.40.220.E (Garage Sales) in Article 4 (Specific Use Regulations) of this Title. ² Limited to small-scale, artisanal production of goods (See Article 8 (Glossary: “Light Manufacturing”) of this Title. ³ CUP for larger scale, ‘general industrial’ use. ⁴ As part of the residential component of a mixed use development. ⁵ As a rental of an existing legal nonconforming residential structure. ⁶ CUP required when adjacent to any residential zoned lot or residential use.</p>																	

130.22.030 Commercial Zones Development Standards

Allowed uses and associated structures shall comply with the following development standards listed in Table 130.22.030 (Commercial Zones Development Standards) below in this Section, in addition to any other applicable requirements of this Title unless a variance is obtained in compliance with Section 130.52.070 (Variance) in Article 5 (Planning Permit Processing) of this Title, or standards are modified pursuant to a Development Plan permit in compliance with Section 130.52.040 (Development Plan Permit) in Article 5 (Planning Permit Processing) of this Title.