

**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Agenda of: December 14, 2023
Staff: Evan Mattes

DEVELOPMENT PLAN REVISION

FILE NUMBER: PD-R23-0004/Diamond Village Apartments Covered Parking

APPLICANT/AGENT: Millennium Planning & Engineering

OWNER: Diamond Village Apartments, LP

REQUEST: A revision to approved Planned Development PD17-0002 requesting to reduce the amount of covered parking spaces from 61 spaces to 51 spaces.

LOCATION: The south side of Black Rice Road, approximately 0.25 mile east of the intersection with State Route 49, in the Diamond Springs area, Supervisorial District 3 (Exhibit A).

APN: 051-461-068 (Exhibit C)

ACREAGE: 5.01 acres

GENERAL PLAN

LAND USE DESIGNATION: Multifamily Residential (MFR) (Exhibit D)

ZONING DESIGNATION: Multi-Unit Residential-Planned Development (RM-PD) (Exhibit E)

ENVIRONMENTAL DOCUMENT: Previous Mitigated Negative Declaration and Initial Study pursuant to Section 15162(b) of the CEQA Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Find that Development Permit Revision PD-R23-0004 is covered by the scope of the previous Negative Declaration and pursuant to Section 15162(b) of the CEQA

Guidelines, no further documentation is necessary; and

2. Approve Development Plan Permit Revision PD-R23-0004, based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of the Development Plan Permit Revision, PD-R23-0004, would reduce the number of proposed covered parking spaces from 61 covered parking spaces to 51 covered parking spaces, for a previously approved 80 unit affordable housing apartment complex. The project was analyzed for consistency with the applicable General Plan Policies and the Zoning Ordinance. Planning staff is recommending approval due to the location of El Dorado Irrigation District (EID) easements encumbering the property and limiting the number of feasible covered parking. Condition of Approval 1 has been revised to be consistent with the Development Plan Revision request.

EXISTING CONDITIONS/SITE CHARACTERISTICS

The project site is vacant and consists of 5.01 acres and is located at approximately 1,700 feet above mean sea level. The site is surrounded to the east, west, and south by multi-unit residential developments, similar to the proposed project. Large lot single-family residences exist north of the project site across Black Rice Road. The project is traversed by two (2) roads, Deuce Drive and Service Way.

PROJECT HISTORY

The original adopted Development Plan for Diamond Springs Village Apartments (PD17-0002) was approved by the Planning Commission on June 28, 2018. The project proposed the construction of 10 multifamily residential buildings consisting of a total of 80 residential units as well as a community building with one (1) on-site manager unit. The proposed buildings would be two (2) stories and would range in size from 3,667 square feet to 36,880 square feet. The cumulative square footage would be 78,401 square feet. The project was approved to provide 182 parking spaces, of which 61 would be covered, seven (7) would be compact and 12 would be accessible parking.

Since the Development Plan approval, Parcel Map Waiver P21-0011 was approved and recorded which split the 10.72 lot into two (2) lots of 5.01 acres and a split zone lot of 5.72 acres. The project applicant has acted upon the Development Plan with building and grading permits being issued.

PROJECT DESCRIPTION

Project Description: The project applicant proposes to reduce the amount of covered parking from 61 covered parking spaces to 51 covered parking spaces (Exhibit F). Multi-unit residential units with two (2) or more bedrooms are required to provide two (2) parking spaces, one (1) of which must be covered. The project proposes 61 units with two (2) bedrooms or more. The initial

project was approved with a proposal of 61 covered parking spaces. During the building and grading permit phase, EID determined that the covered parking spaces would encroach into their water easements and that the covered parking as approved would not be allowable per EID. The project proposes to remove all covered parking from EID easements and to utilize the flexible development standards allowed within the Development Plan to reduce the amount of required covered parking spaces from 61 covered parking spaces to 51 covered parking spaces. Building and grading permits will not be finalized until covered parking is constructed.

ENVIRONMENTAL REVIEW

Staff has determined that the project revision is consistent with the scope and analysis of the previous Negative Declaration (Exhibit G) prepared for PD17-0002 and pursuant to Section 15162(b) or the CEQA Guidelines, no further documentation is required.

A Notice of Determination (NOD) will be filed. A \$50.00 filing fee for the NOD is required and the NOD must be filed within five (5) working days from the project approval. The filing of the NOD begins the statute of limitations time period for when litigation may be filed against the County's action on the project. If the NOD is filed, the statute of limitations ends 30 days from its filing. If no NOD is filed, it ends 180 days from the date of final action by the County.

SUPPORT INFORMATION

Attachments to Staff Report

Findings

Conditions of Approval

Exhibit A.....Location Map

Exhibit B.....Aerial Map

Exhibit C.....Assessor's Parcel Map

Exhibit D.....General Plan Land Use Designation Map

Exhibit E.....Zoning Designation Map

Exhibit F.....Site Plans

Exhibit G.....Previous Mitigated Negative Declaration and Initial
Study