

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



Agenda of: February 26, 2026

Item No.: 3

Staff: Evan Mattes

REZONE AND TENTATIVE PARCEL MAP

FILE NUMBERS: P25-0009, PD25-0004, Z25-0005, Ranney Condo Conversion

APPLICANT/OWNER: Sean Ranney

AGENT: Hogan Land Services Inc., Danielle Keenan

REQUEST:

1. Rezone from Multi-Unit Residential – Design Control (RM-DC) to Multi-Unit Residential – Planned Development (RM-PD-DC).
2. A development plan to convert an existing three (3) unit rental apartment complex into three (3) airspace condominium units with common areas under management of a homeowners' association (HOA).
3. A parcel map creating three (3) airspace condominium units on one (1) parcel consisting of approximately 0.21 acres (Exhibit F).

LOCATION: On the south side of Spruce Avenue, approximately 270 feet south of the intersection with Pony Express Trail, in the Pollock Pines Rural Center (Exhibit A).

SUPERVISOR

DISTRICT: 5

APN: 101-284-009-000 (Exhibit C)

ACREAGE: 0.21 Acres

GENERAL PLAN: Multifamily Residential (MFR) (Exhibit D)

CURRENT ZONING: Multi-Unit Residential-Design Control (RM-DC) (Exhibit E)

PROPOSED ZONING: Multi-Unit Residential-Planned Development (RM-PD-DC)

ENVIRONMENTAL DOCUMENT: Categorically exempt pursuant to Section 15301 and 15305 of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Determine that pursuant to CEQA Guidelines, find the project to be Categorically Exempt pursuant to Section 15301, Existing Facilities, and Section 15305, Minor Land Divisions; and
2. Approve Rezone (Z25-0005), Planned Development (PD25-0004) and Parcel Map (P25-0009) based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

This proposal would result in three (3) residential condominium units. A zone change, parcel map, and development plan are necessary to allow for the subdivision of three (3) parcels (units) and one (1) common area within an existing multi-unit two-story development. The rezone would add the PD overlay to allow zoning setback flexibility so that the new units could meet County standards. The project site is fully developed, and the resultant parcel map would not increase development potential. The condominium units would continue site access from Spruce Ave.

PROJECT BACKGROUND

The subject parcel, in its current 0.21-acre configuration, was created by the Pollock Pines Subdivision in 1937. The existing triplex residential development, including associated grading, access driveway from Spruce Avenue, was constructed in 1984. Since then, the triplex has been utilized as a rental property.

PROJECT DESCRIPTION

This project is a Rezone, PD and Tentative Parcel Map. The zone change from RM-DC to RM-PD-DC, would add the PD overlay to enable flexible development standards to allow for the

subdivision within an existing multi-unit two-story development. Unit 1 would be 1,095 sq ft, Unit 2 would be 944 sq ft, and Unit 3 would be 1,001 sq ft. Each parcel includes the entirety of each existing unit and outdoor patio/deck. Other onsite amenities such as parking and laundry areas would be included within the 0.18-acre common parcel. Unit 1 is located on the ground floor of the existing complex with Units 2 and 3 being located on the second story. Second story parcels are commonly referred to as “air space” parcels. The project site would continue to take access off Spruce Ave. There would be no increase of use. Existing parking facilities would continue to be consistent with RM standards. The subject parcel is served by Pacific Gas and Electric (PG&E) for electric and gas and El Dorado Irrigation District (EID) water with existing septic facilities. The PD utilizes flexible development standards to allow for the creation of the new parcels below the 2,000 sq ft minimum lot size requirement and to allow for a 0-foot setback, within the condominium project.

STAFF ANALYSIS

General Plan Consistency:

The project is consistent with all applicable General Plan policies including Policy 2.2.1.2. (High-Density Residential Land Use Designation), Policy 2.2.5.2 (General Plan Consistency), Policy 2.2.5.21(Compatibility with Adjoining Land Uses), Policy 5.1.2.1 (Adequacy of Public Services and Utilities), Policy 5.2.1.2 (Adequate Quantity and Quality of Water for all Uses, Including Fire Protection), Policy 5.7.2.1 (Fire Protection in Rural Regions and Rural Centers), Policy 6.2.3.2 (Adequate Access for Emergencies), Policy 7.4.4.4 (impacts to oak resources), and Policies TC-Xa through TC-Xi (Transportation and Circulation Element). Staff has determined that the project is consistent with these polies and related requirements in the El Dorado County General Plan, as discussed in more detail in Section 2.0 of the Findings section below.

Zoning Ordinance Consistency:

Staff has determined that the proposed project, as conditioned, is consistent with all applicable standards and requirements of Title 130 of the County Ordinance Code (Zoning Ordinance). The subject parcel is currently zoned RM-DC and the proposal includes a rezone request to RM-PD. The establishment of -PD overlay is to allow for the utilization of flexible development standards. To allow for the condominium parcel map, the setbacks would be reduced to 0 feet and the minimum lot size would be reduced to 944 sq ft. The project has been analyzed in accordance with all applicable development standards for the RM zone district. As proposed, the resultant parcels will conform with the applicable development standards of the RM zone, with the approval of the Development Plan.

County Subdivision Ordinance:

Staff has determined the project is consistent with all applicable standards and requirements of the

County Subdivision Ordinance (Title 120 of the County Ordinance Code) for Tentative Parcel Maps including consistency with the General Plan, consistency with zoning regulations and the Minor Land Division Ordinance, and consistency with other specific findings for subdivision map approval. Such findings include documentation that the site is physically suitable for the proposed type and density of development and documentation that the proposed subdivision is not likely to cause substantial environmental damage. Further details are discussed in the Findings section below.

Public and Agency Comments:

The project was distributed to all applicable public agencies and organizations for review and comment including the County Department of Transportation (DOT), the County Environmental Management Department (EMD), EID, El Dorado County Sheriff's Office, the County Surveyor's Office, and El Dorado County Fire Protection District (EDCFPD). None of these agencies had any significant issues or concerns regarding the project. Comments received have been considered and if applicable, incorporated as Conditions of Approval from each of the agencies listed above. To date, no public comments have been received for the project.

Environmental Review:

The Project has been found Categorical Exempt pursuant to Section 15301 (Class 1; Existing Facilities) and 15305 (Class 5; Minor Alterations in Land Use Limitations) of the CEQA Guidelines. The Class 1 exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The Class 5 exemption consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density.

The proposed three (3) lot and one (1) common lot condominium conversion of an existing triplex would not result in an expansion of an existing or former use. The project site is currently developed and is on a grade less than 20%. The applicant may, in accordance with CEQA Guidelines Section 15062, initiate a 35-day statute of limitations on legal challenges to the County's decision that the project is exempt from CEQA. The applicant may submit a \$50.00 recording fee within 48 hours of project approval to the Planning Division in order for the County Recorder to file the Notice of Exemption.

Public Outreach:

Pursuant to California State Government Code Section 66427.1(2)(A), the tenants of the proposed condominium project shall receive written notification 60 days prior to the filing of a tentative map. The project applicant provided written notification, to tenants, in the format identified in California State Government Code Section 66452.18, 60 days prior to applying for the

condominium conversion project.

Additionally, tenants shall receive written notification of the property owner's intention to convert existing residential units to condominium units 180-days prior to termination of tenancy due to the conversion or proposed conversion. This notification may not occur prior to local authority approval of a tentative map. Tenants shall receive a notice of an exclusive right to contract for the purchase of their respective unit upon the same terms and conditions that the unit will be initially offered to the general public or terms more favorable to the tenant. The exclusive right to purchase shall run for a period of not less than 90 days from the date the subdivision public report is issued. These State notification requirements are to be completed by the project applicant after approval of the tentative map, and prior to recordation of the parcel map.

No formal public outreach was conducted by the County, and a public outreach plan was not required for this project pursuant to the County Zoning Ordinance. However, the project was duly noticed per County Code Section 130.52.030 with a public notification range of 1,000 feet and a legal advertisement was published in applicable local newspapers.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Vicinity Map

Exhibit B.....Aerial Map

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

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

Exhibit E.....Zoning Map

Exhibit F.....Tentative Parcel Map

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