

Findings

1.0 CEQA Finding

1.1 The project has been found to be Categorically Exempt from CEQA pursuant to Section 15305 stating that “Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density”, and 15301(k) that applies to the “Division of existing multiple family or single-family residences into common-interest ownership . . . where no physical changes occur which are not otherwise exempt.” The site is level and no physical changes are proposed as part of this project.

2.0 General Plan Finding

2.1 The proposed use and design conforms to the General Plan in that the parcel is located within a community region, the proposed use and developmental density are consistent with both land use designation and floor area ratio policy and the natural resources on site will be protected pursuant to related policies in the General Plan.

2.2 As proposed and conditioned, the project is consistent with General Plan Policies Ho-3g, TC5a, and 2.2.3.1 concerning affordable housing, pedestrian access, and the Planned Development Overlay.

3.0 Rezone/Planned Development Findings

3.1 That the PD zone request is consistent with the general plan.

The proposed zone change request to rezone the property from Limited Multifamily Residential (R2) to Limited Multifamily Residential–Planned Development (R2-PD) is consistent with its land use designation and Policy 2.2.5.3 regarding rezones in general, as the project is an existing development previously approved under ministerial building permit. Additionally, the General Plan contains several policies pertinent to the project whose consistency was discussed under the General Plan section of the staff report.

3.2 That the proposed development is so designed to provide a desirable environment within its own boundaries.

The development plan is consistent with the existing and surrounding development within the project vicinity.

3.3 That any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography.

No exceptions to the development standards are proposed other than minimum lot size for each unit.

3.4 That the site is physically suited for the proposed uses.

The site is a new condominium development that is located within a developed high density residential community region.

3.5 That adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities.

The existing development has been adequately served with water, sewer, and electric and gas utilities. Each unit will continue to be separately metered and served by PG&E for electricity. Gas, water, and sewer services will be administered by the Homeowners Association, and no additional meters will be required or requested from the El Dorado Irrigation District (EID).

3.6 That the proposed uses do not significantly detract from the natural land and scenic values of the site.

The new development conforms to its multi-family residential surroundings. Added landscaping required for approval will not detract from the appearance of the site.

4.0 Tentative Map Findings

4.1 The proposed tentative map, including design and improvements, is consistent with the General Plan policies and land use map.

As proposed, the tentative map conforms to the Multifamily Residential (R2) General Plan land use designation.

4.2 The proposed tentative map conforms to the applicable standards and requirements of the County's zoning regulations and the Major Land Division Ordinance.

As proposed, the tentative map conforms to the development standards within the Limited Multifamily Residential (R2) Zone District and the Major Land Division Ordinance.

4.3 The site is physically suitable for the proposed type and density of development.

The site is physically suitable for the proposed type and density of development as it is of relatively flat topography, and is located in an area of similar multi-family development.

4.4 The proposed subdivision is not likely to cause substantial environmental damage.

The proposed tentative map is not likely to cause substantial environmental damage, as it is a condominium conversion of a new multi-family complex.