

**EL DORADO COUNTY DEVELOPMENT SERVICES  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** June 28, 2007  
**Item No.:** 7.b.  
**Staff:** Jonathan Fong

**REZONE/PLANNED DEVELOPMENT/SUBDIVISION MAP**

**FILE NUMBER:** Z06-0041/PD06-0028/1M06-1427

**APPLICANT:** David Long, Marlon LTD

**AGENT:** Carlton Engineering

- REQUEST:**
1. Rezone from Limited Multifamily Residential-Design Control-Airport Safety (R2-DC-AA) to Limited Multifamily Residential-Planned Development-Airport Safety (R2-PD-AA)
  2. Development plan to convert an existing 11-unit rental apartment complex into 11 airspace condominium units with common areas under management of a homeowner's association (HOA).
  3. Tentative Subdivision Map creating 11 airspace condominium units on one parcel 0.64 acres in size (Exhibit B).

A design waiver has been requested to allow the reduction of the sidewalk improvement requirement from six to four feet.

**LOCATION:** On the north side of Cimmarron Road, west of the intersection with Cimmarron Court, in the Cameron Park area, Supervisorial District I (Exhibit A).

**APN:** 116-312-05

**ACREAGE:** 0.64 acre

**GENERAL PLAN:** Multi-Family Residential (MFR) (Exhibit C)

**ZONING:** Limited Multifamily Residential-Design Control-Airport Safety  
(R2-DC-AA) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Categorically exempt pursuant to Sections 15305 and  
15301(k) of the CEQA Guidelines

**SUMMARY RECOMMENDATION:** Recommend conditional approval

**BACKGROUND:** The existing apartment complex was approved under Design Review DR87-0027. Building permits were issued on February 1, 1990, and were finalized on August 30, 1990. The permits were approved under the previous parcel number Assessor's Parcel Number 103-372-05.

**STAFF ANALYSIS:** Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the permit requests and issues for Planning Commission consideration are provided in the following sections.

**Project Description:** The request is for a rezone, planned development and a tentative subdivision map for an 11-unit condominium conversion project. The existing apartments would be converted into condominium units.

**Rezone:** The rezone request would add the Planned Development (PD) Zone overlay and remove the existing Design Control (DC) overlay. The inclusion of the PD would require the removal of the DC overlay, because the level of review of a PD application would exceed that of a design review application.

The parcel zoning would change from Limited Multifamily Residential-Design Control-Airport Safety (R2-DC-AA) to Limited Multifamily Residential-Planned Development-Airport Safety (R2-PD-AA). The AA zoning overlay would remain due to the project location within Safety Zone 3 of the Cameron Park Airport.

**Planned Development:** A planned development (PD) is requested which would allow flexibility with the creation of airspace units. The required 30 percent open space would be provided. The open space would be located within a 30-foot wide drainage canal and within a landscaped island between two of the buildings. Additional open space has been designated adjacent to each of the multifamily structures. The 30 percent open space would be approximately 13,000 square feet of the project site.

The planned development would also allow modification to the R2 Zone District development standards. The minimum parcel size in the R2 district is 2,000 square feet. However, the project would create lots that would be approximately 550 square feet. Because the project would create individual lots for the existing multifamily development, Planning Services staff has determined that the modification would be acceptable.

**Tentative Map:** The tentative map would create 11 individual parcels for each residential unit and the common open space lot. The residential parcels would be approximately 550 square feet.

**Site Description:** The site is relatively flat with slopes on-site falling in the 0 to 10 percent range. The parcel is currently developed as shown on the site plan. Three residential buildings surround the parking lot. Along the northern boundary of the parcel is a 30-foot wide drainage canal.

**Adjacent Land Uses:**

	Zoning	General Plan	Land Use/Improvements
Site	R2-DC-AA	MFR	Multi-family residential
North	R2-PD-AA	MFR	Single-family residential
South	R2-DC-AA	MFR	Multi-family residential
East	R2-AA	MFR	Multi-family residential
West	R2-DC-AA	MFR	Undeveloped residential parcel

The project site is developed with existing multifamily structures. No new development is proposed with the project; therefore, no alterations to the site would result as a part of the project. There would be no conflicts with the existing land uses in the project vicinity.

**General Plan:** The General Plan designates the subject site as Multifamily Residential (MFR), which permits a residential density range of 5 to 24 dwelling units per acre. The 0.64-acre site has been developed with 11 residential units. The overall density is 16.4 dwelling units per acre which is consistent within the MFR land use designation.

General Plan Policy HO3-g establishes that affordable rental housing is not eligible for condominium conversion for a period of 20 years. At the March 9, 2006, Planning Commission hearing an interpretation was approved by the Planning Commission which established that non-affordable housing multifamily projects would be restricted from condominium conversion for a period of 10 years.

Review of the building permit history for the project determined that the structures were finalized in February of 1990. The proposed condominium conversion would be consistent with Policy HO3-g.

**Zoning:** The subject site is zoned Limited Multifamily Residential-Design Control-Airport Safety (R2-DC-AA). The existing development is consistent with the development standards of the R2 zone district. The planned development would not propose any new development that is inconsistent within the R2 Zone District.

## OTHER ISSUES:

**Open Space:** General Plan Policy 2.2.3.1 requires residential planned developments to provide for a minimum of 30 percent open space. As shown on the site plan, the project has provided for 51 percent open space. The open space areas are landscaped with grassy areas and mature trees. Additional areas would be located within the existing drainage canal behind the multifamily structures.

Planned Development Required Open Space

<b>Parcel Size</b>	0.64-acres (approx. 28,000 square feet)
<b>Required Open Space</b>	0.3-acres (approx. 13,000 square feet)
<b>Proposed Open Space</b>	0.20-acres (approx 14,200 square feet)
<b>Percent Open Space Proposed</b>	51 percent

**Parking:** Section 17.18.060 of the Zoning Ordinance requires condominium developments to provide two spaces for each unit. As shown on the site plan, the onsite parking lot provides 24 spaces. The project would require one handicap space as required by Section 17.18.040 of the Zoning Ordinance. The project has been conditioned to provide the required handicap parking stall.

**Sidewalk Improvements:** Under General Plan Policy TC-5a, sidewalks and curbs are required of all residential subdivisions creating lots of 10,000 square feet or less. The Department of Transportation has conditioned the project to extend the sidewalk across the drainage easement to the project boundary.

**Design Waiver:** The applicant has requested a design waiver to reduce the sidewalk improvement requirement from six feet to four feet. Pursuant to Section 16.08 of the Subdivision Ordinance, a design waiver may be granted if the four required findings can be made. Staff supports the waiver and has provided a response to the findings in Attachment 1 of the staff report.

The Department of Transportation has reviewed the Design Waiver request and has determined the reduction from six feet to four feet would be acceptable. The required Design Waiver findings have been included in Attachment 1 of the staff report.

## ENVIRONMENTAL REVIEW

This project has been found to be Categorical Exempt from the requirements of CEQA pursuant to Section 15305 of the CEQA Guidelines stating that "Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which does 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 otherwise exempt." Pursuant to Resolution N. 240-93, a \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption.

**RECOMMENDATION:** Recommend approval

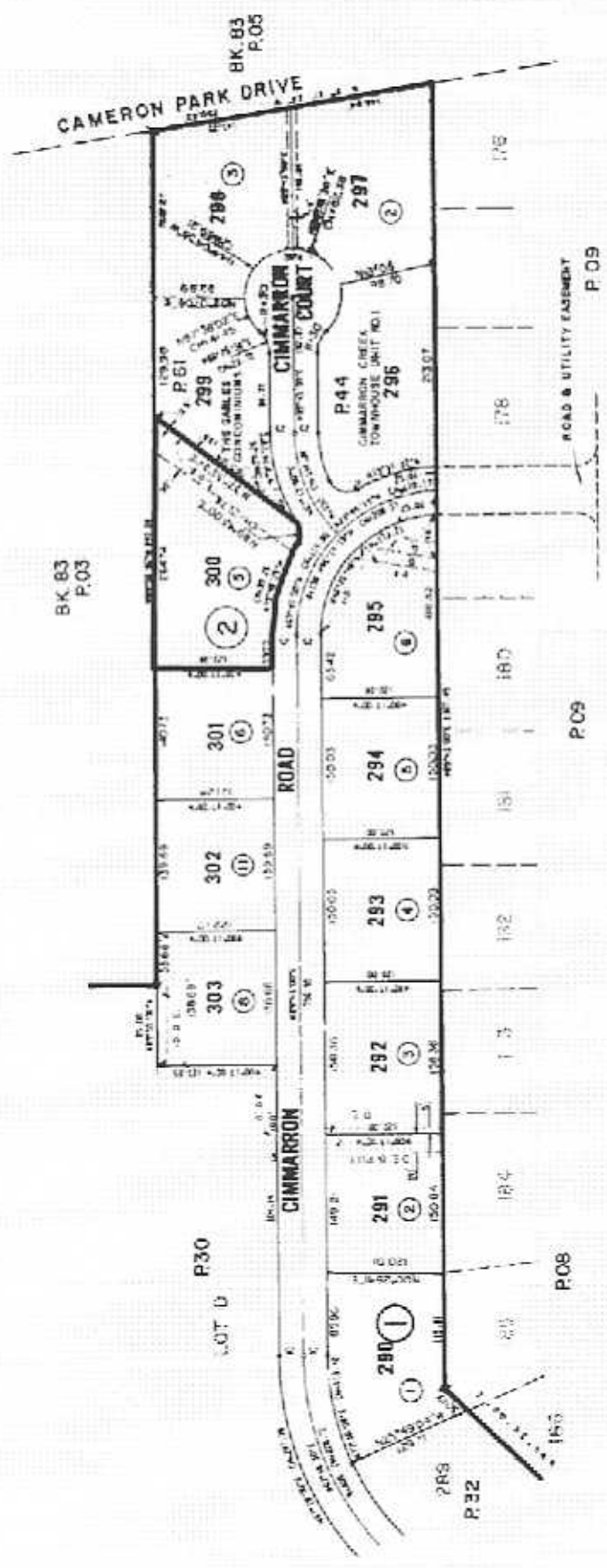
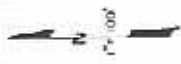
### SUPPORT INFORMATION

**Attachments to Staff Report:**

- Exhibit A ..... Vicinity Map
- Exhibit B ..... General Plan Land Use Map
- Exhibit C ..... Zoning Map
- Exhibit D ..... Parcelization Map
- Exhibit E ..... Tentative Subdivision Map

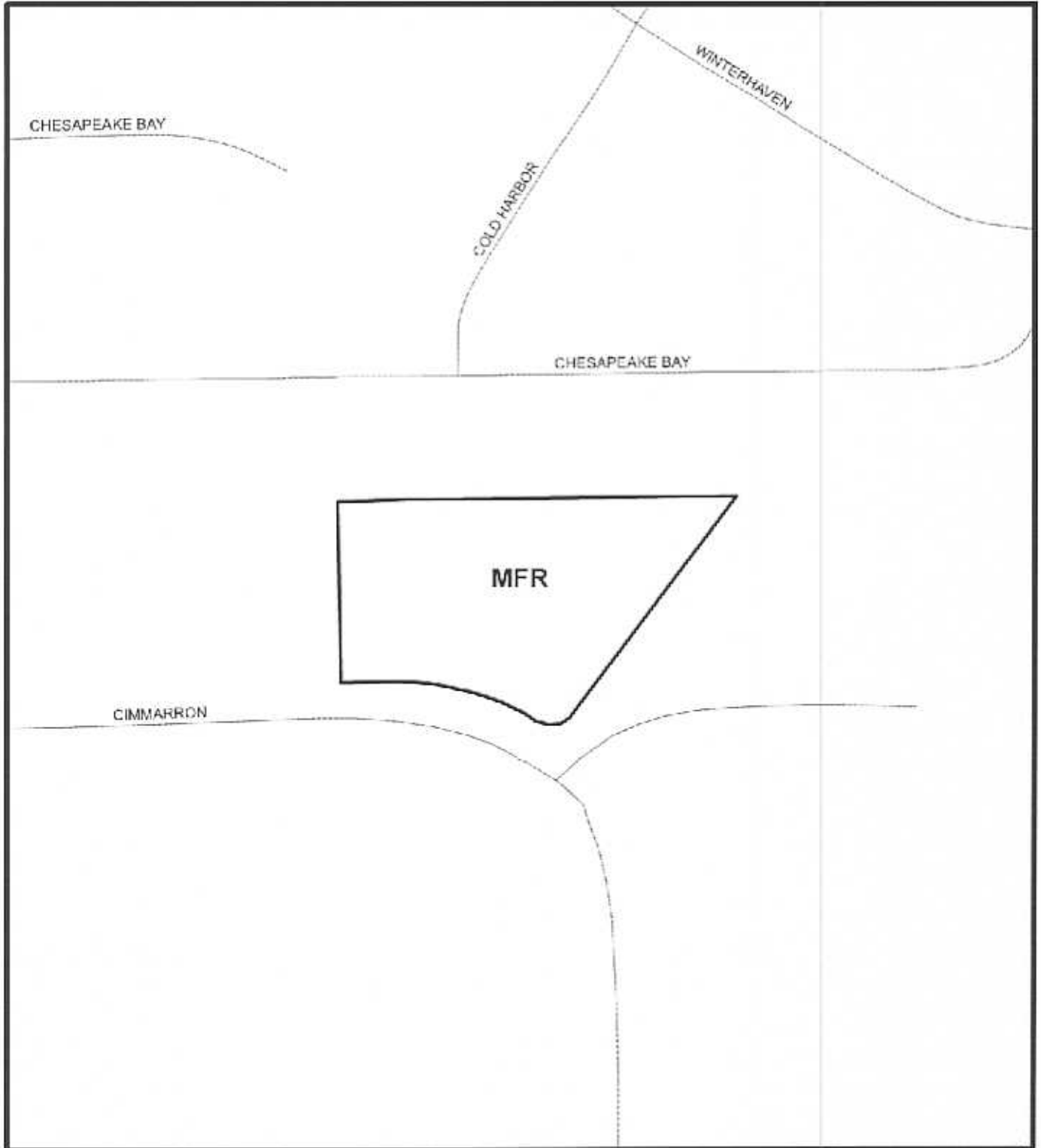
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CAMERON PARK UNIT NO. 12  
POR. SECS. 28 & 29 T. 10 N., R. 9 E., M. D. M.



Assessor's Map  
County of El Dorado, Calif.

Clearview Condominiums  
Z06-0041/P D06-0028/ TM06-1427  
General Plan Land Use Map

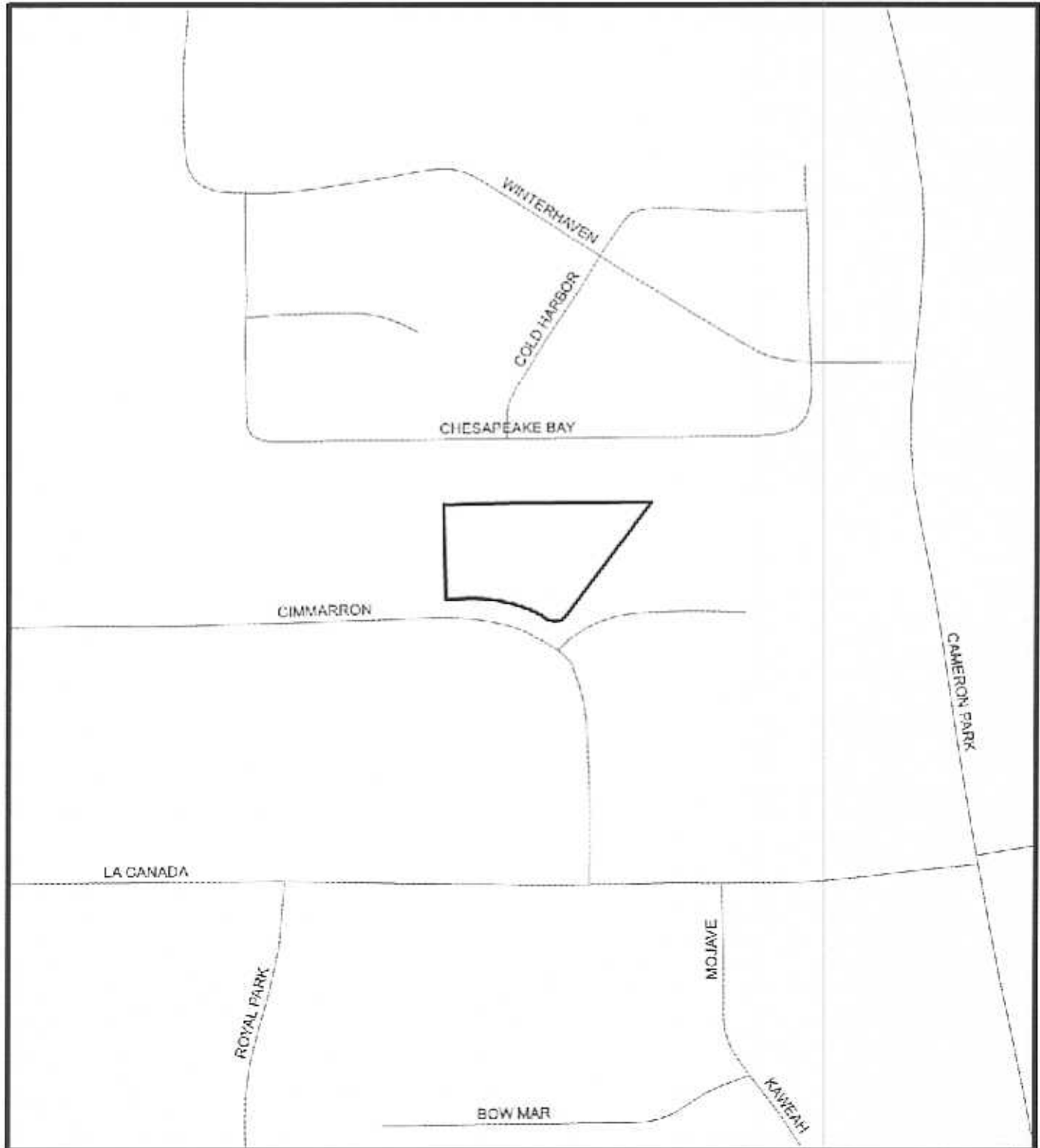


Map prepared by:  
Jonathan Forig  
El Dorado County  
Planning Services



Exhibit B

Clearview Condominiums  
Z06-0041/P D06-0028/ TM06-1427  
Vicinity Map



Map prepared by:  
Jonathan Fong  
El Dorado County  
Planning Services

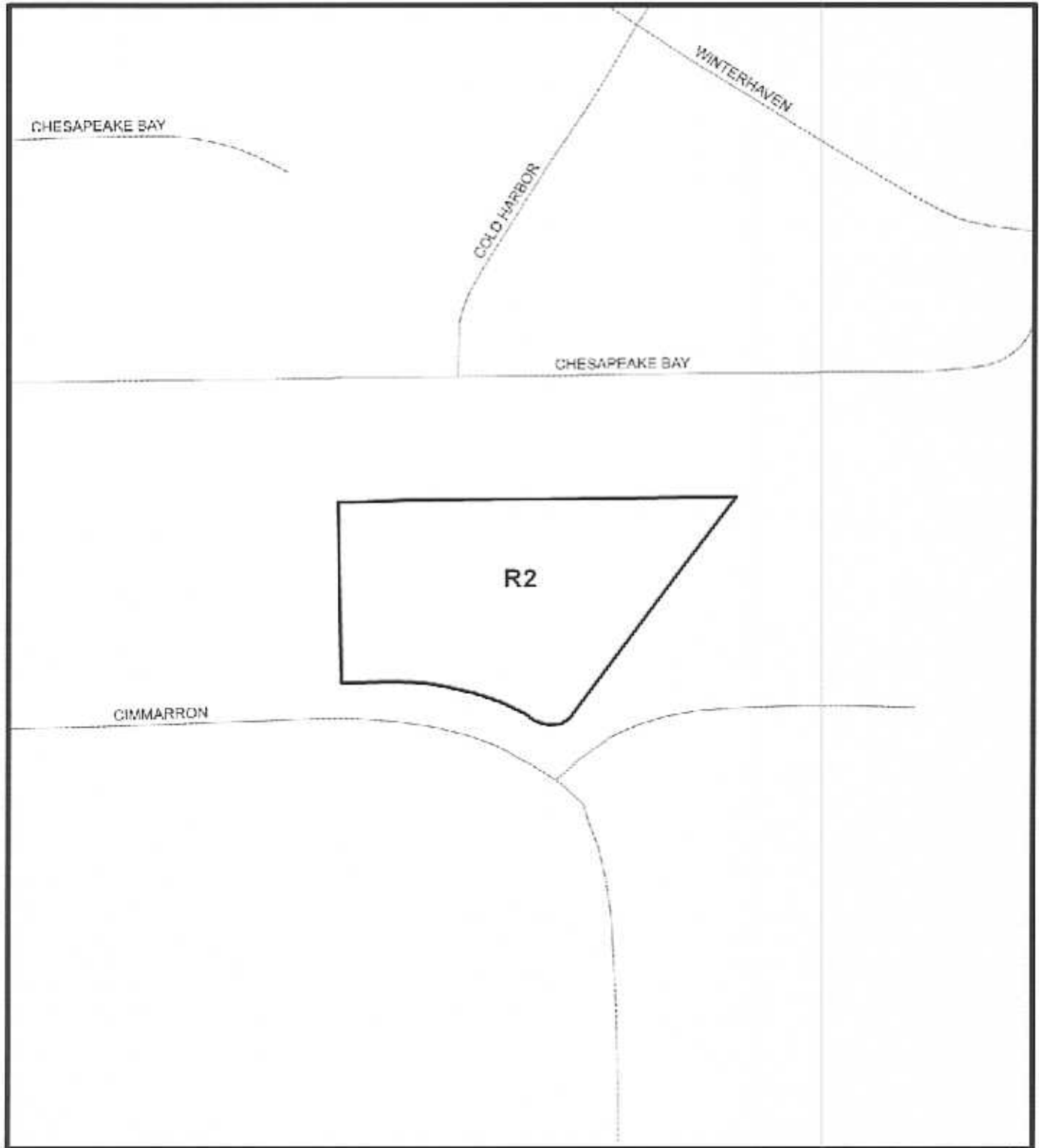
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Exhibit A

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Clearview Condominiums  
Z06-0041/P D06-0028/ TM06-1427  
Zoning Map



Map prepared by:  
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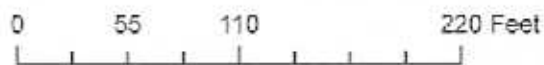


Exhibit C