

A08-0006/Z08-0015/Lomax – As recommended by the Planning Commission on February 12, 2009

Findings

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings should be made:

FINDINGS FOR APPROVAL

1.0 CEQA Findings

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgment of the Planning Commission and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 General Plan Findings

- 2.1 The proposed General Plan Amendment from High Density Residential to Multifamily Residential is consistent with all other applicable policies of the General Plan including 2.2.1.2, 2.2.5.21, and HO-1.2 because of the location in a Community Region, the current availability of supporting utilities and infrastructure, proximity to emergency responders, existing land use pattern adjacent to the site, and the County's intent to maintain an adequate supply of sites to meet the need for the development of a variety of density types..
- 2.2 In accordance with State law and pursuant to General Plan Policy 2.2.5.3, the County has evaluated the subject rezoning request based on the General Plan's general direction as to minimum parcel size or maximum allowable density and to assess whether changes in conditions are present that would support a higher density or intensity zoning district. The 19 specific criteria found within General Plan Policy 2.2.5.3 have been analyzed with regards to the above-referenced zone change request. Based on this analysis and the conclusions reached in the staff report, the site is found to be suitable to support the proposed density.

3.0 Zoning Findings

- 3.1 A rezone to Multifamily Residential-Design Control will allow the property to be consistent with the proposed General Plan designation of Multifamily Residential.
- 3.2 The rezone will meet the intentions of Policy 2.2.5.2 because the establishment of a new zone designation of Multifamily Residential-Design Control (RM-DC) and the ensuing uses it allows is consistent with the allowed uses intended by the Multifamily Residential (MFR) land use designation.
- 3.3 The rezone would meet the intentions of Policy 2.2.5.3 because the location in a Community Region, the current availability of supporting utilities and infrastructure, proximity to emergency responders, and the existing land use pattern.
- 3.4 The proposed project is consistent with the El Dorado County Zoning Ordinance designation of Multifamily Residential (RM) and the development standards within Section 17.28.160.