

**EL DORADO COUNTY DEVELOPMENT SERVICES
BOARD OF SUPERVISORS
STAFF REPORT**



Staff: Robert Peters

SUBDIVISION MAP AMENDMENT

FILE NUMBER: TM68-0001-C5

APPLICANT: Raymond E. Dito

REQUEST: Request to amend Final Subdivision Map E-20 to remove the 25-foot building setback for Lot 64, Glenridge Park, Unit No. 2. The removal of the setback line will allow an administrative reduction in zoning setback to 10 feet in compliance with both TRPA and County requirements.

LOCATION: On the south side of Sunnyview Drive approximately 0.25 miles southwest of the intersection with Glenridge Parkway, in the Meeks Bay Area, Supervisorial District V (Exhibit A).

APN: 016-583-19 (Exhibit B)

ACREAGE: 0.24 acres

GENERAL PLAN: Adopted Plan, TRPA Regional Plan, Plan Area Statement 151 (Exhibit C and D)

ZONING: One-Family Residential (TR1) (Exhibit E)

ENVIRONMENTAL DOCUMENT: Statutorily exempt pursuant to Section 15268(b) (3) of the CEQA Guidelines.

RECOMMENDATION: Staff recommends the Board of Supervisors take the following actions:

1. Certify that the Final Subdivision Map Amendment for E-20, Lot 64, (TM68-0001-C5) is Statutorily Exempt from the requirements of CEQA pursuant to Section 15268(b)(3); and
2. Approve Final Subdivision Map Amendment for E-20, Lot 64, (TM68-0001-C5) subject to the conditions in Attachment 1 based on the findings in Attachment 2.

BACKGROUND: Glenridge Park, Unit No. 2, Subdivision Map E-20 was recorded on October 7, 1968. There is a 25-foot front-yard setback line recorded on the map for all lots as listed on the cover page of the Plat of Glenridge Park Unit No. 2 sheet 1 of 2 (See Exhibit F).

STAFF ANALYSIS

Project Description: Request to amend Final Subdivision Map E-20 to remove the 25-foot building setback for Lot 64, Glenridge Park, Unit No. 2. The removal of the setback line will allow for an administrative reduction in zoning setback to 10 feet in compliance with both TRPA and County requirements (See Exhibit G).

Site Description: The 0.24 acre subject parcel is an undeveloped lot of Glenridge Park Unit No. 2 subdivision located at approximately 6,400 feet above mean sea level. The northern property line is bounded by Sunnyview Drive. There are existing residences to the west and east and undeveloped commercially zoned land to the south. The subject parcel has slopes ranging from 30 to 40+ percent, sloping downward from the driveway encroachment on the northern property line to the southwest.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	TR1, PAS 151*	AP (TRPA Regional Plan)	Undeveloped
North	TR1	AP	Undeveloped, Single-Family Residence
South	CT	AP	Undeveloped
East	TR1	AP	Undeveloped
West	TR1	AP	Undeveloped

* Plan Area Statement 151, Glenridge

Discussion: The subject parcel is surrounded on the west, east and south by undeveloped parcels. Sunnyview Drive bounds the project on the northern property line and undeveloped and developed residential parcels exist across Sunnyview Drive. Covered structures which utilize reduced front setbacks are common in the subdivision and in the greater Tahoe area because of the heavy snow conditions in the winter season.

General Plan: The County General Plan designates the subject parcel as Adopted Plan, which refers to the Tahoe Regional Planning Agency's Regional Plan. The parcel is located within TRPA Plan Area Statement (PAS) 151, Glenridge, which is primarily residential use (see Exhibit D). The proposed Final Subdivision Map amendment to reduce the front-yard setback would allow for construction of a single-family residence with garage, which are both allowed residential structures within the PAS. The granting of this Final Subdivision Map amendment, therefore, conforms to the Adopted Plan land use designation.

The County General Plan provides broad deference to the TRPA Regional Plan, for the implementation of related General Plan policies and for the review of County discretionary projects. With regard to the Tahoe Basin, the primary goal of the County General Plan is to integrate the County's regulations with those of TRPA, to eliminate inconsistencies with the Regional Plan and to simplify the regulatory environment in the Tahoe Basin, as articulated in *Goal 2.10* of the *County General Plan* and its associated policies.

Conclusion: As discussed above, staff finds that the amendment to the Final Subdivision Map, as proposed and conditioned, conforms to the County General Plan.

Tahoe Regional Planning Agency (TRPA): The 0.24 acre subject parcel has approximately 2,103 square feet of total coverage available. The proposed development of the site would utilize all 2,103 square feet for construction of the residential structure and garage structure. TRPA requires that *slopes of driveways shall not exceed the standards of the county of city in whose jurisdiction the driveway is located. Driveways shall not exceed ten percent slope...* pursuant to *TRPA Code of Ordinances Section 4, Chapter 24.2.C (5)*. Amending the Final Subdivision Map to remove the 25-foot building setback and utilizing an administrative setback reduction pursuant to *County Code Sections 17.14.020 (Main building) and/or 17.14.030 (single-story private garage)* would allow for a driveway encroachment with a three (3) percent slope. This driveway configuration would be consistent with both TRPA and El Dorado County requirements.

Tahoe Regional Planning Agency also requires a subdivision modification application for review and approval that is separate from the El Dorado County Map Amendment application process.

Conclusion: As discussed above, staff finds that the amendment to the Final Subdivision Map, as proposed and conditioned, conforms to the TRPA Regional Plan.

Zoning: The subject parcel is zoned Tahoe One-family Residential (TR1). The setbacks required by *County Code Section 17.56.040* are 20 feet in the front, five (5) feet on the sides and 15 feet in the rear. Without the Glenridge Park Unit No. 2 requirement for a 25-foot setback, any future building permit request would be subject to the setback requirements of the TR1 zone district and could seek up to a 50 percent reduction of said setback pursuant to *County Zoning Ordinance Section 17.14.020 (Main Building) and/or 17.14.030 (Single-story private garage)* which state:

17.14.020 Front setback reduction for slope. *Where the average slope of the front half of any building site is over one foot rise or drop in four feet, the required distance between*

the main building and the property line at the highway or county road may be reduced by fifty percent.

17.14.030 Setback variation for private garage. *Where the elevation at the required building line is more than six feet above or below the street elevation at the edge of the roadway, the required distance between a single story private garage and the property line may be reduced by up to fifty percent.*

County Code Section 17.18.060 requires two parking spaces not in tandem for a single family residence. The proposed garage will provide the applicant an enclosed area for vehicle parking and the ability to meet the parking requirement for two parking spaces not in tandem.

Conclusion: As discussed above, staff finds the Final Subdivision Map amendment, as proposed and conditioned, is consistent with all applicable provisions of *County Zoning Ordinance Title 17*.

Subdivision Ordinance: *County Code Chapter 16.72* allows amending of final maps by either filing a certificate of correction or amending the map. Should the Board of Supervisors approve the amendment, a certificate of correction is recommended to remove the 25-foot setback line from the recorded map (see Attachment 1, Conditions of Approval).

County Code Section 16.72.040 requires the approving authority make specific findings as set forth in Attachment 2.

Subdivision Map Act: *Section 66472.1 of the Subdivision Map Act* allows the amending of final maps by either filing a certificate of correction or amending the map. Should the Board of Supervisors approve the amendment, the map would be modified by a certificate of correction to remove the 25-foot setback line from the recorded map pursuant to *Section 66472.1* (see Attachment 1, Conditions of Approval). Pursuant to *Section 66474*, a legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision. (Amended by Stats. 1982, Ch. 518.)

Discussion: In order to approve the Final Subdivision Map amendment, the County must find that the modified map complies with the Government Code. Specific findings regarding *Government Code Section 66474* are set forth in Attachment 2. Accordingly, based on comments received from public agencies, and the analysis contained within this report, staff

finds that the Final Subdivision Map amendment complies with applicable sections of the Government Code, and would not be detrimental to the public health, safety and welfare and nor be injurious to the neighborhood.

ENVIRONMENTAL REVIEW

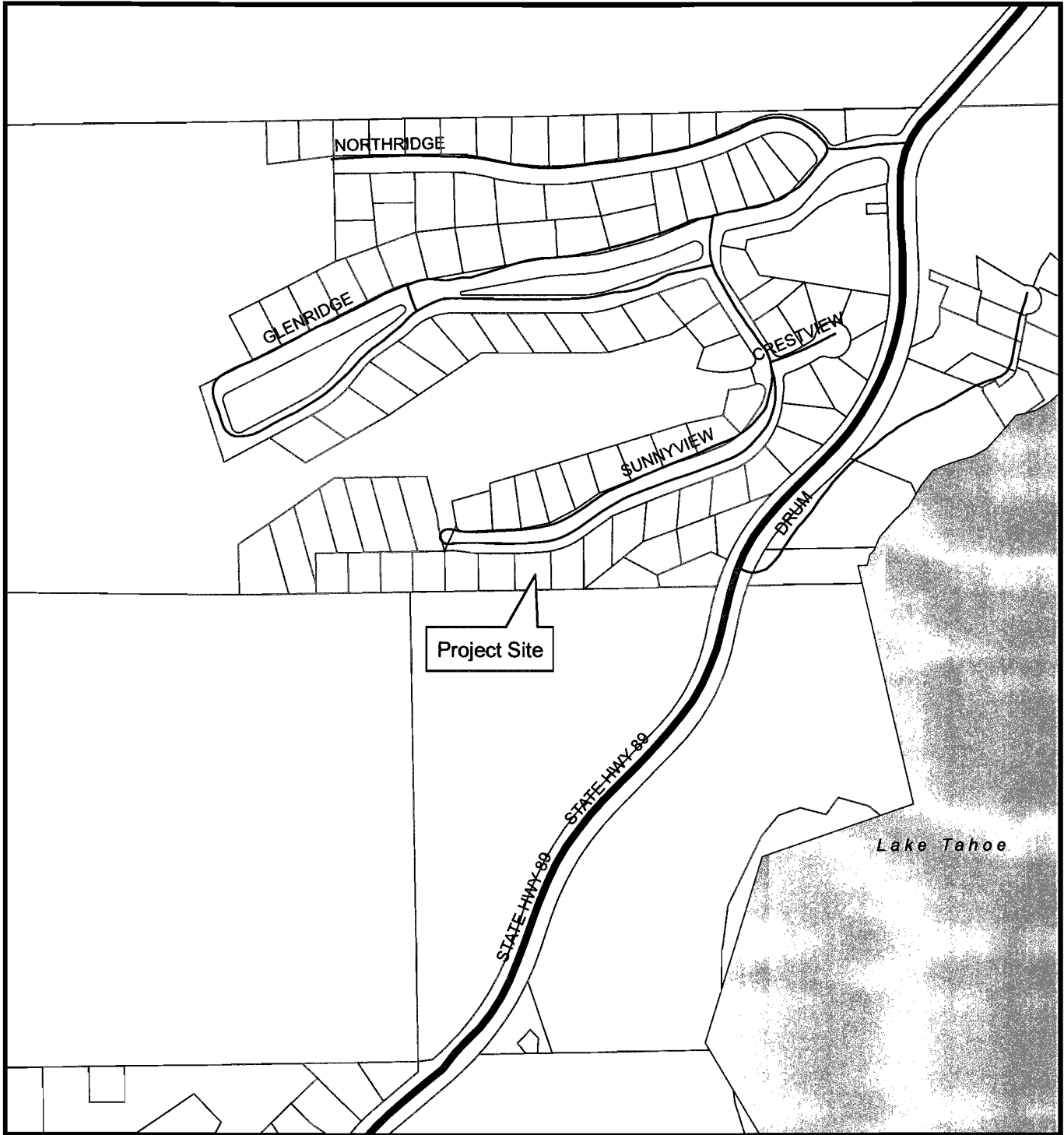
The map correction project has been found to be Statutorily Exempt from the requirements of CEQA pursuant to *Section 15268(b)(3)* stating that the approval of final subdivision maps is presumed to be ministerial and is exempt from further environmental review. Pursuant to Resolution No. 240-93, a \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption.

SUPPORT INFORMATION

Attachments to Staff Report:






- Exhibit AVicinity Map
- Exhibit B.....Assessor's Parcel Map
- Exhibit C.....General Plan Land Use Map
- Exhibit D.....TRPA Plan Area Statement Maps
- Exhibit E.....Zoning District Map
- Exhibit F.....Approved Plat
- Exhibit G.....Site Plan

Vicinity Map



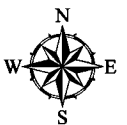
TM68-0001-C5

413 Sunnyview Drive - APN 016-583-19

-  Parcels
-  Lakes
-  Rivers
-  Highway
-  Roads

0 250 500 1,000
Feet

1:5,000

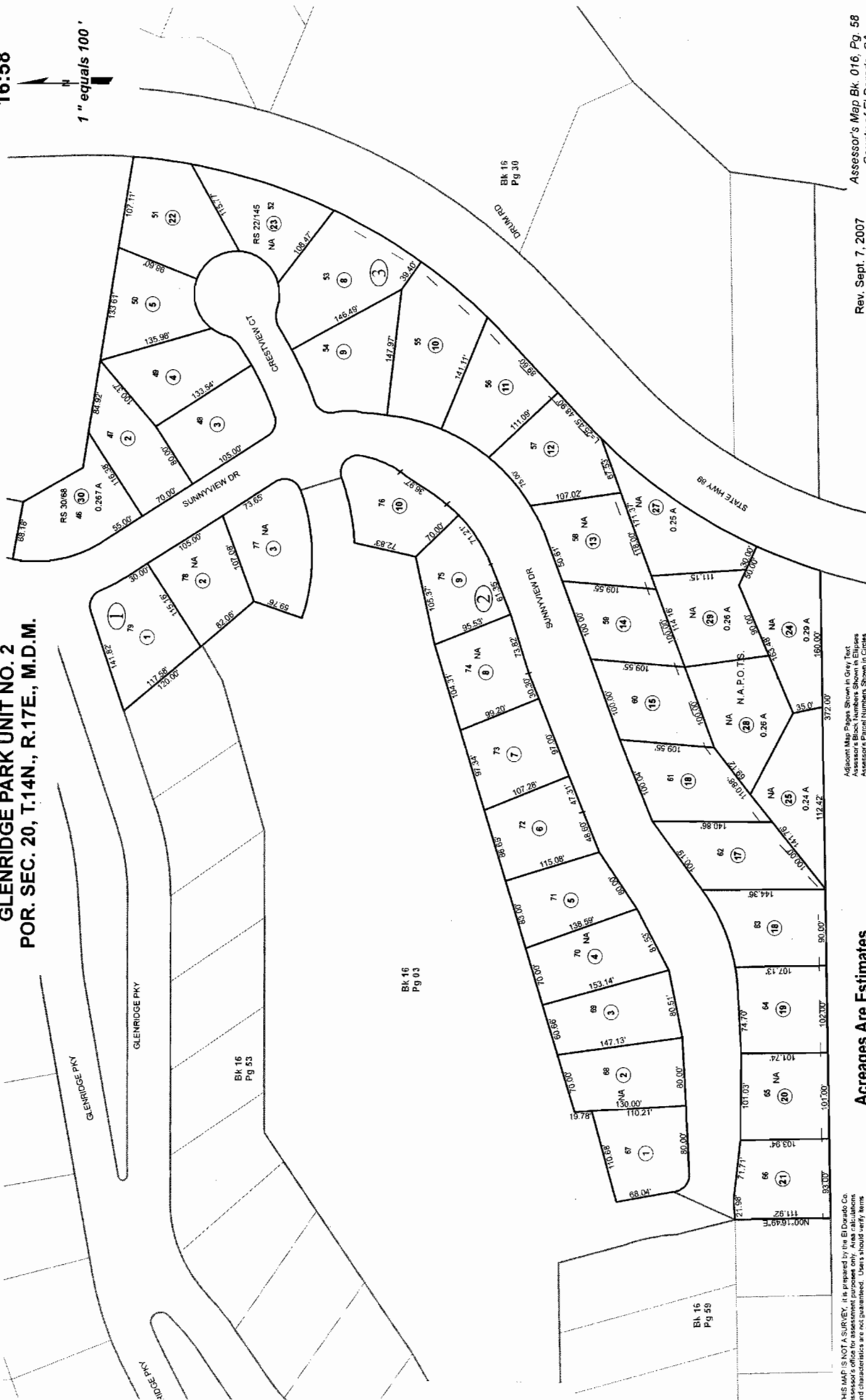


Prepared By:
Robert Peters
Planning Services Department
May 21, 2008

Exhibit A

1" equals 100'

GLENRIDGE PARK UNIT NO. 2
POR. SEC. 20, T.14N., R.17E., M.D.M.



Assessor's Map Bk. 016, Pg. 58
County of El Dorado, CA

Rev. Sept. 7, 2007

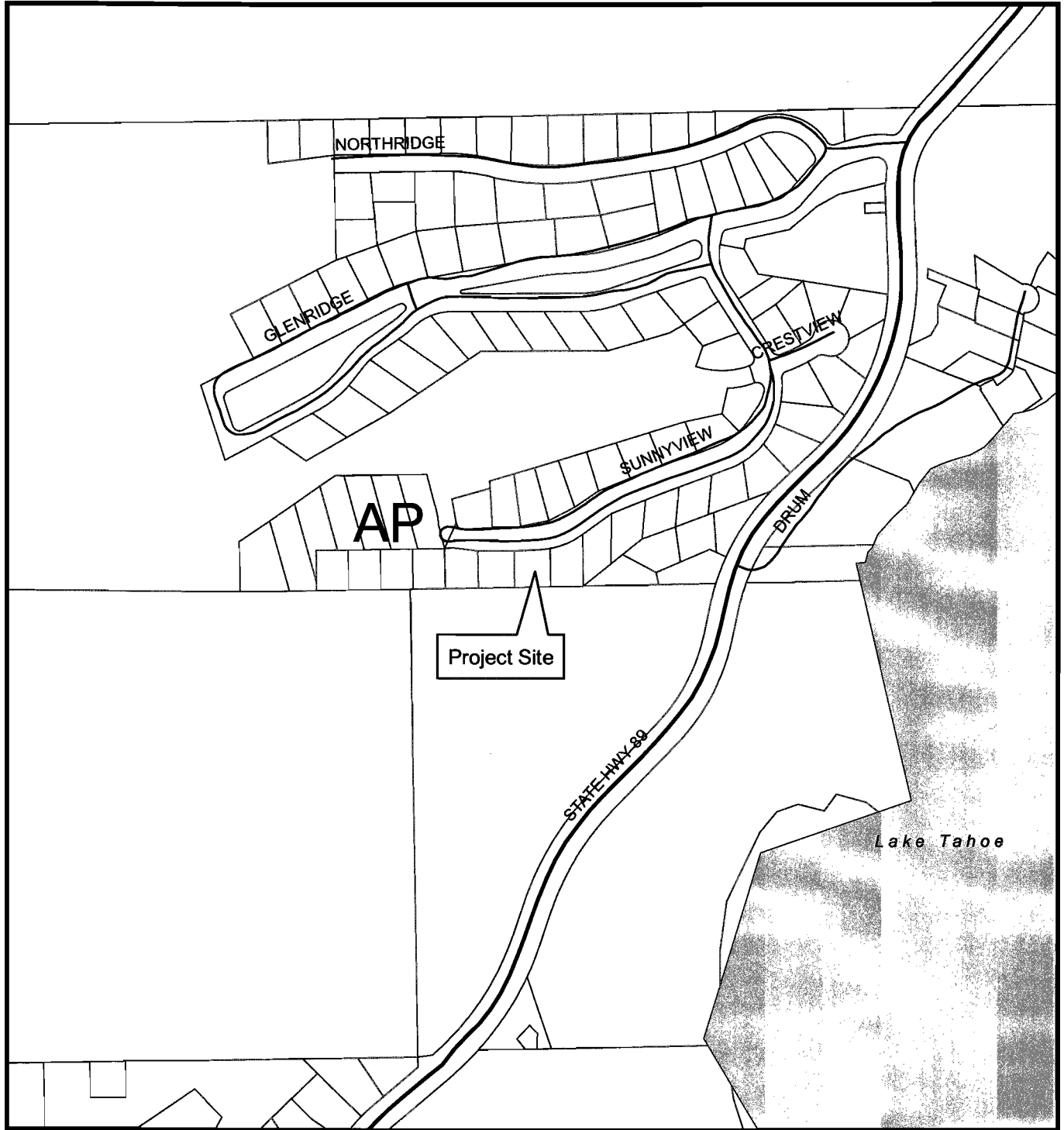
Adjacent Map Pages Shown in Gray Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Acresages Are Estimates

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Exhibit B

General Plan Land Use Map



TM68-0001-C5

413 Sunnyview Drive - APN 016-583-19



Parcels

0 250 500 1,000 Feet

GENERAL PLAN DESIGNATION
AP - Adopted Plan

1:5,000

Prepared By:
Robert Peters
Planning Services Department
May 21, 2008

Exhibit C

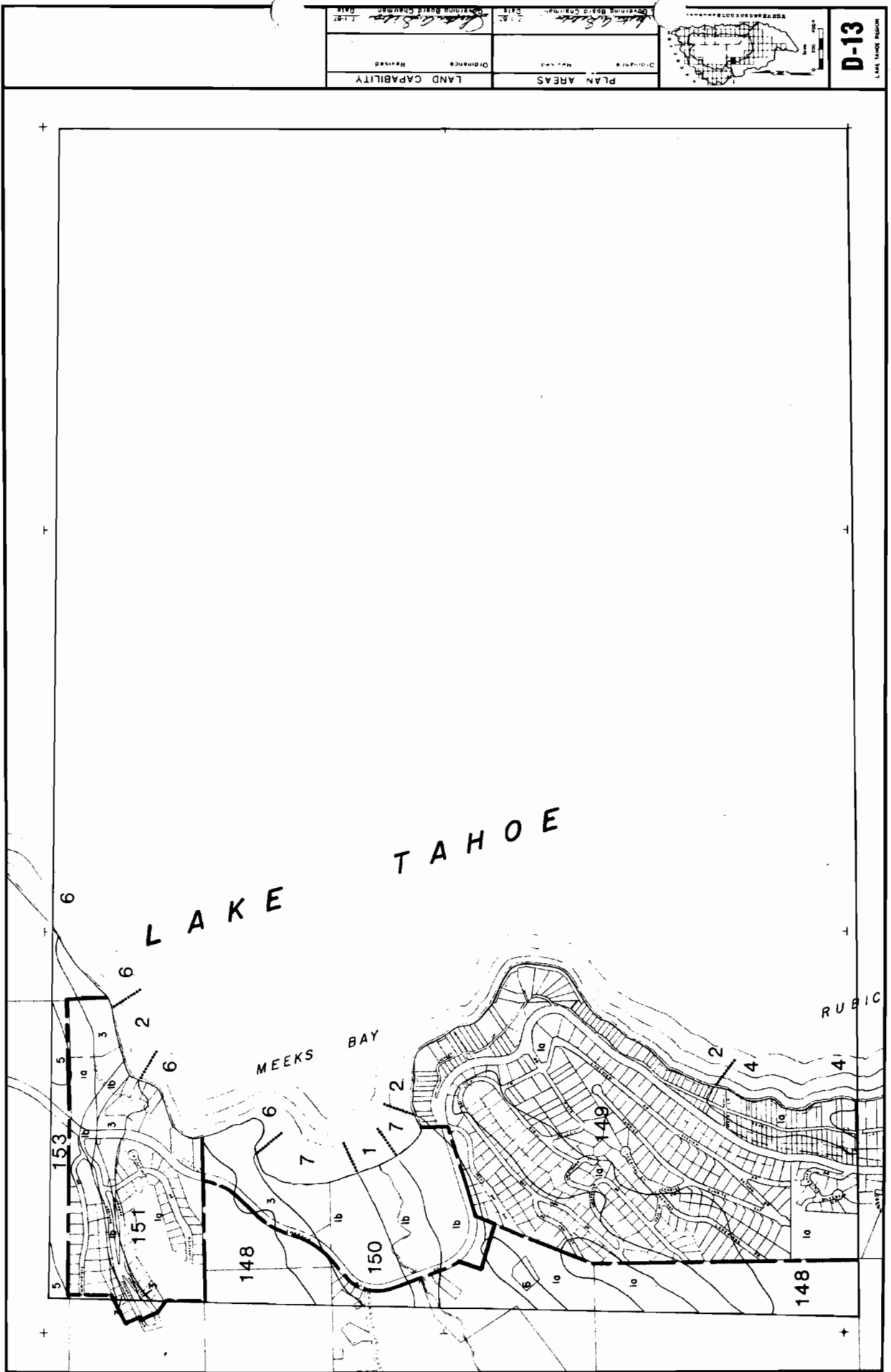
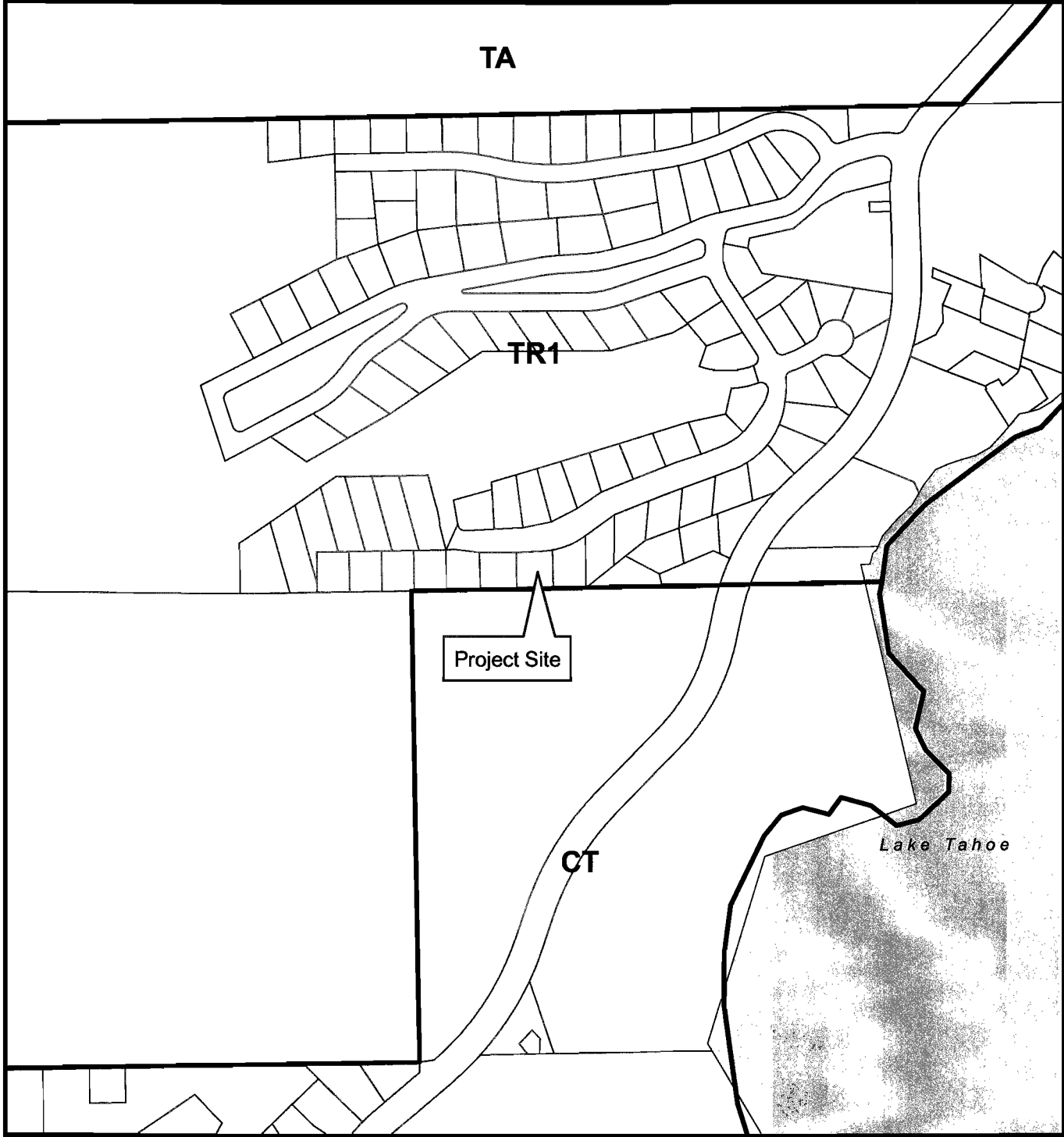


Exhibit D

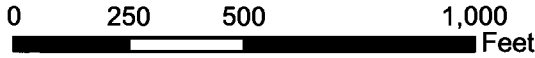
Zoning District Map



TM68-0001-C5
413 Sunnyview Drive - APN 016-583-19

 Parcels

LAKE TAHOE BASIN
LAND USE ZONING DESIGNATION
CT - Commercial District
TA - Tahoe Agricultural District
TR1 - One-Family Residential District



1:5,000



Prepared By:
Robert Peters
Planning Services Department
May 21, 2008

Exhibit E

**PLAT OF
GLENRIDGE PARK UNIT NO. 2**
BEING A PORTION OF SECTION 20, T.14N., R.17E., M.D.M.
EL DORADO COUNTY, CALIFORNIA
SEPTEMBER, 1968

RAYMOND VAIL & ASSOCIATES
ENGINEERS — PLANNERS — SURVEYORS
Sheet 1 of 2 Sheets

The undersigned owners of record title interest, hereby consent to the preparation for dedication to the County of El Dorado of the streets and other public ways shown hereon, including the underlying fee thereto, for any and all public purposes, and the easements and rights of way shown hereon, for the purposes herein specified.

Easements and rights of way for water, sewer, gas and drainage pipes and ditches, and for poles, guy wires, anchors, overhead and underground wires and conduits for electric and telephone services, together with any and all appurtenances appertaining thereto, are hereby offered over those strips of land designated as "Public Utility Easement".

The front ten feet, the five feet on both sides of all side lines and the rear five feet of all lots in this subdivision are hereby offered as public utility easements, unless otherwise noted.

Easements five feet in width contiguous to all streets in this subdivision not fronting on the divided roadway are hereby offered for snow storage purposes.

The Sierra Pacific Power Company and the Pacific Telephone and Telegraph Company are granted the right to tram and remove trees, tree limbs and brush from those easements for public utility purposes.

Building set-back lines twenty-five feet in width measured from the front property line of all lots in this subdivision.

This subdivision contains 10.94 acres of land more or less.

GLEN RIDGE PARK CO., a Partnership
By Raymond Vail
Raymond Vail, Partner
Max E. Hoff, Partner

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO)

On this 23rd day of September 1968, before me the undersigned, appeared Hugh A. Block, Max E. Hoff and Robert H. Williams, known to me to be partners of GLEN RIDGE PARK CO., that executed the foregoing instrument and acknowledged to me that such partnership executed the same.

My commission expires January 16, 1970
By Carl A. Nelson, Jr.
Notary Public in and for said
County and State



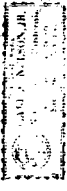
THOMAS TITUS GUARANTY COMPANY, a Corporation, as trustee under deed of trust recorded in Book 708, Official Records of El Dorado County at page 216.

Robert A. Wade
Vice President
Wanda J. Dickerson
Assistant Secretary

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO)

On this 24th day of September 1968, before me, a Notary Public in and for said County and State, personally appeared Robert A. Wade and Wanda J. Dickerson, respectively, the President and Assistant Secretary, of the Corporation that executed the foregoing instrument and acknowledged to me that such Corporation executed the same.

My commission expires January 16, 1970
By Carl A. Nelson, Jr.
Notary Public in and for said
County and State

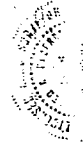


I, RAYMOND VAIL, hereby certify that the survey and final map of this subdivision, were made under my direction in July 1968, and are true and complete as shown, that the position indicated and will be set by January, 1970, and that said monuments will be sufficient to enable the survey to be retraced.

Raymond Vail
Registered Civil Engineer
State of California No. 8950

I, FRED G. DANBERRY, hereby certify that I have examined this final map, that it is substantially the same as the tentative map and revisions thereof of this subdivision that were on May 6, 1968, by the Board of Supervisors, El Dorado County, California, and that the provisions of the subdivision Map Act and of all applicable county ordinances have been complied with.

Frank G. Danberry
County Surveyor, County of
El Dorado State of California
L.S. 2403



I, C. A. STEVES, Jr., hereby certify that, according to the records of this office, there are no liens against this subdivision or any part thereof for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable, provided that the final map is accepted for record and filed prior to the next succeeding lien date.

Date Sept. 24, 1968
Carl A. Steves, Jr.
Tax Collector and Recording Officer
County of El Dorado,
State of California

I, G. ARTHUR COOK, hereby certify that all required construction plans and specifications were approved and that the subdivider has executed the necessary agreement and submitted the required bond to secure the completion of the required improvements for this subdivision.

G. Arthur Cook
Director, Department of Public Works and Ex-Officio County Engineer of the County of El Dorado, State of California

I, BRUCE W. ROBINSON, hereby certify that this final map conforms substantially to the tentative map and revisions thereof of this subdivision approved on May 6, 1968, by the Board of Supervisors and that all conditions imposed upon said approval have been satisfied.

Bruce W. Robinson
Planning Director, County of El Dorado, State of California

I, CARL A. KELLY, hereby certify that the Board of Supervisors, County Clerk and Ex-Officio Clerk approved the final map of this subdivision and accepted for public uses the streets and other public ways and assessments shown hereon and offered for dedication.

Carl A. Kelly
County Clerk and Ex-Officio Clerk of the Board of Supervisors, County of El Dorado, State of California
Deputy
James W. Sweeney

I, JAMES W. SWEENEY, hereby certify that Tahoe Title Guaranty Company's title certificate No. 20213 was filed with this office and that this map was accepted for record and filed in Map Book No. 20, Document No. 21713 on October 7, 1968 at 2:24 min. past 2 P.M. o'clock P.M.

James W. Sweeney
County Recorder, County of El Dorado
Official Records Pg. 225

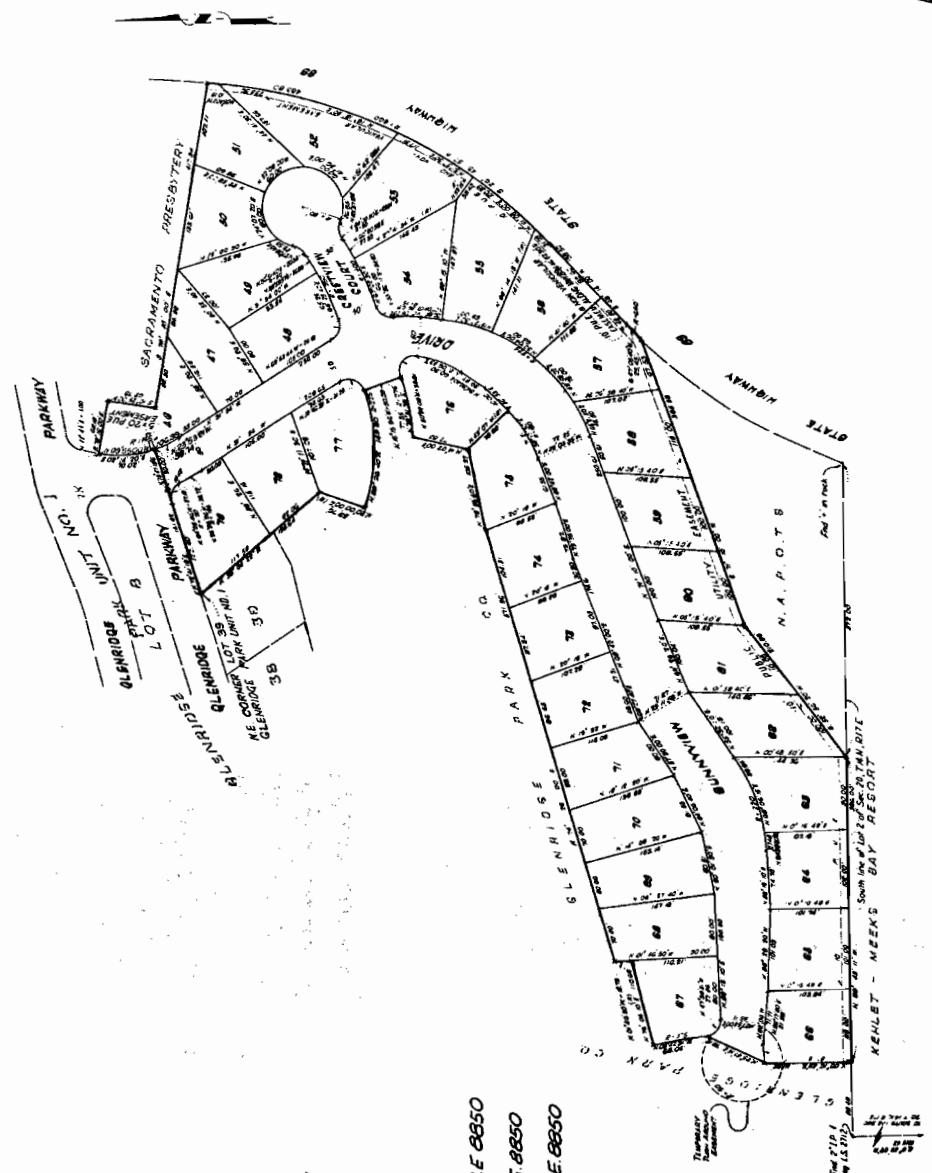
Subdivisions See Volume 901 of Official Records Pg. 225

Cert of Correction 2003-00-06022 July 3, 2003 AS
Cert of Correction 2006-000-5057 1/25/2006 AS

Cert of Correction 2006-00-07120 AS
Cert of Correction 2008-000-0499 2/13/08

PLAT OF
GLENRIDGE PARK UNIT No. 2
 BEING A PORTION OF SECTION 20, T.14N., R.17E., M.10M.,
 EL DORADO COUNTY, CALIFORNIA
 SEPTEMBER, 1968 SCALE: 1"=100'

RAYMOND VAIL & ASSOCIATES
 SHEET 2 OF 2 SHEETS



NOTES: The meridian of this survey is identical with that of the original survey of Glenridge Park Unit No. 1, the official plat of which is recorded in Book 12 of Subdivisions of Page 38, El Dorado County Records. All measurements on curved lines are chord measurements.
 All street corners have a twenty foot radius curve at the property line unless otherwise noted.

- LEGEND:**
- x Set 2" capped iron pipe stamped R.C.E. 8850
 - o Set 3/4" capped iron pipe stamped R.C.E. 8850
 - Set 3/4" capped iron pipe stamped R.C.E. 8850 at all lot corners and curve points.
 - Public Utility Easement (P.U.E.)
 - Point found as noted

JEROME BARCLAY
AA

california architect
license number 10013
1321 17th St. #100
Berkeley, CA 94710
www.jeromebarclay.com

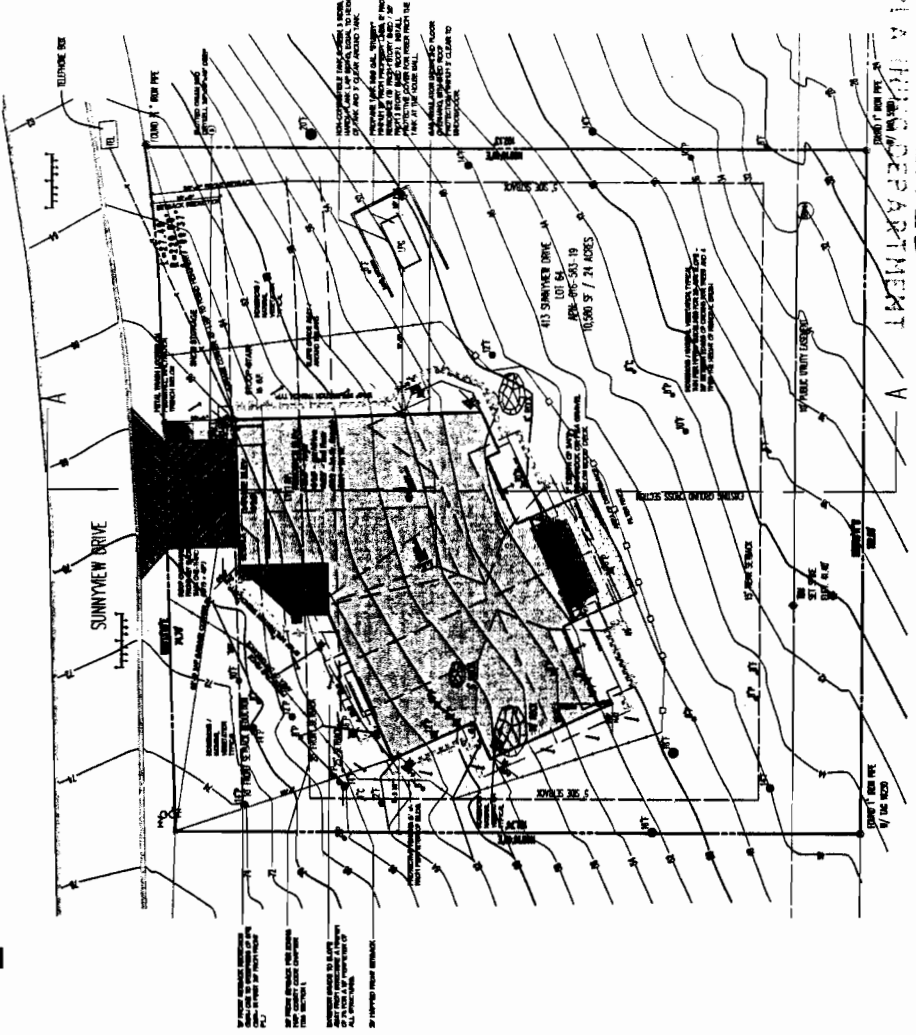
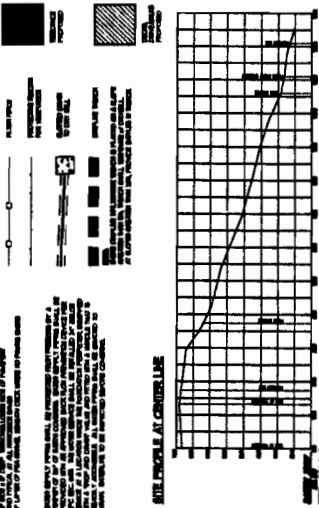
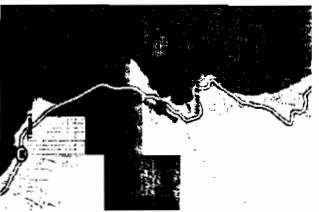
CELESTINE ARCHITECTS
10013
1321 17th St. #100
Berkeley, CA 94710
www.jeromebarclay.com

PROPOSED
SITE
PLAN
FEIGE (DITO) RESIDENCE
413 Sunnyview Drive : Meeks Bay : CA
El Dorado County APN 016-583-19

01A
APPROVED
PLANNING DEPARTMENT

APPROVED
PLANNING DEPARTMENT

SITE PLAN AUTHORIZATION
ALL CITY, COUNTY, STATE, AND FEDERAL AGENCIES SHALL REVIEW THIS SITE PLAN FOR COMPLIANCE WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS. THE CITY ENGINEER SHALL REVIEW THIS SITE PLAN FOR COMPLIANCE WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS. THE CITY ENGINEER SHALL REVIEW THIS SITE PLAN FOR COMPLIANCE WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.



CONCRETE PROFILE AT CENTERLINE

1. PAVEMENT
PAVEMENT SHALL BE 4" ASPHALT OVER 4" GRANULAR FILL OVER 4" GRANULAR SUBGRADE. ALL FINISH SURFACES SHALL BE FINISHED TO THE PROPOSED FINISH GRADE.

2. FIBER ROLL
FIBER ROLL SHALL BE 12" DIA. X 10' LONG. FIBER ROLL SHALL BE PLACED AT THE CENTERLINE OF THE DRIVEWAY AND SHALL BE COVERED WITH 4" GRANULAR FILL.

3. UNDERGROUND UTILITIES
ALL UTILITIES SHALL BE PLACED AT A MINIMUM DEPTH OF 36" BELOW FINISH GRADE. UTILITIES SHALL BE PLACED AT THE CENTERLINE OF THE DRIVEWAY AND SHALL BE COVERED WITH 4" GRANULAR FILL.

4. DRIVEWAY TRENCH
DRIVEWAY TRENCH SHALL BE 12" WIDE X 12" DEEP. TRENCH SHALL BE PLACED AT THE CENTERLINE OF THE DRIVEWAY AND SHALL BE COVERED WITH 4" GRANULAR FILL.

5. RETENTION DITCHER
RETENTION DITCHER SHALL BE 12" WIDE X 12" DEEP. DITCHER SHALL BE PLACED AT THE CENTERLINE OF THE DRIVEWAY AND SHALL BE COVERED WITH 4" GRANULAR FILL.

6. PROTECTIVE BRACING
PROTECTIVE BRACING SHALL BE 12" WIDE X 12" DEEP. BRACING SHALL BE PLACED AT THE CENTERLINE OF THE DRIVEWAY AND SHALL BE COVERED WITH 4" GRANULAR FILL.

LAND CAPABILITY
LAND CAPABILITY SHALL BE DETERMINED BY THE CITY ENGINEER. LAND CAPABILITY SHALL BE DETERMINED BY THE CITY ENGINEER.

CALCULATIONS
CALCULATIONS SHALL BE PERFORMED BY THE CITY ENGINEER. CALCULATIONS SHALL BE PERFORMED BY THE CITY ENGINEER.

AREA SPECIAL CONDITIONS
AREA SPECIAL CONDITIONS SHALL BE DETERMINED BY THE CITY ENGINEER. AREA SPECIAL CONDITIONS SHALL BE DETERMINED BY THE CITY ENGINEER.

Exhibit G