

**EL DORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT**



Agenda of: January 25, 2007
Item No.: 8.b.
Staff: Michael C. Baron

REZONE/PLANNED DEVELOPMENT / SUBDIVISION MAP

FILE NUMBER: Z06-0012/PD06-0013/TM06-1414

APPLICANT: Pearl Place Town Homes LLC- James Rucker

REQUEST:

1. Rezone from Limited Multifamily Residential (R2) to Limited Multifamily Residential-Planned Development (R2-PD);
2. Development plan to convert four new duplex structures into eight individual ownership condominium units, consisting of four residential buildings of two-story construction with common areas; and
3. A tentative subdivision map creating eight condominium lots and one common area parcel on 0.94 acres (Exhibit B).

LOCATION: On the northwest corner of the intersection with Pearl Place and Courtyard Drive, in the Diamond Springs area. (Exhibit A)

APN: 051-541-04 and -05

ACREAGE: 0.94 acres

GENERAL PLAN: Multi-family Residential (MFR) (Exhibit C)

ZONING: Limited Multifamily Residential (R2) (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 condominium complex was subject to a ministerial building permit. Building permits were issued for the units in April 2006. Construction of each unit began shortly after the issuance of the building permits (Permit #171583 and 171584). To date, permits have not yet been finalized. Each parcel contains two duplexes with attached garages.

STAFF ANALYSIS

Project Description: The request is for:

The conversion of a new eight unit apartment complex into eight individual ownership units, consisting of four residential buildings of two-story construction. A tentative map creating one 0.94 acre parcel from the two existing parcels has been submitted consistent with the *Subdivision Map Act §66427* (Exhibit E).

2. A rezone to change the current zoning from Limited Multifamily Residential (R2) to Limited Multifamily Residential–Planned Development (R2-PD).
3. A development plan consisting of a new eight unit condominium complex with eight individual ownership units, consisting of four residential buildings of two-story construction to be marketed as for-sale condominiums (Exhibit E). Condominium ownership will be structured on an airspace regime in which each homeowner will own their unit's airspace in fee but will share ownership of the building as tenants-in-common under the homeowners association. The association will also manage and maintain the common area ground. CC&Rs will be established for the project development as part of the homeowners association agreement in compliance with §17.28.121 of the County Code.

Site Description: The topography of the site is relatively flat. The parcels have been developed in accordance with what is shown on the subject site plan (Exhibit E).

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R2	MFR	Condominium Complex
North	R2-PD	MFR	Condominium Complex
South	C-DC	C	Improved Commercial
East	R2	MFR	Condominium Complex
West	R2	MFR	Undeveloped

GENERAL PLAN: The General Plan designates the subject site as Multi-family Residential, appropriate within community regions and rural centers, and which permits a residential density of 5 to 24 units per acre. The density of the existing development, located within the Community Region

of Diamond Springs, consists of 19.5 dwelling units per acre, thereby conforming to the General Plan land use designation. The following General Plan policies apply to this project:

Oak Woodlands: Since this project is an existing development, no oak woodland canopy will be removed. However, additional landscaping required for buffering under §17.18.090 of the Zoning Ordinance will be required under this application. Specific to this development, landscape buffers are a minimum of five feet in width from the edge of Pearl Place and Courtside Drive. The applicant has provided a landscape plan consistent with Chapter 17.18.090 of the Zoning Ordinance. The landscape plan utilizes native and drought tolerant species in demonstrating compliance with the ordinance (Exhibit G).

Affordable Housing: Several policies in the General Plan address condominium conversions and affordable housing. In particular, Policy HO-3g states “New multifamily affordable housing developments shall not be converted to condominiums for at least 20 years after issuance of the Certificate of Occupancy.”

Discussion: This project is a new development with no current occupancy, so it will not be subject to the 20-year conversion required under General Plan Policy HO-3g.

Open Space: Under Policy 2.2.3.1, residential development plans require “commonly owned or publicly dedicated open space lands of at least 30 percent of the total site.” Commonly owned open space is defined as recreational or picnic areas, or that space not occupied by infrastructure, such as parking areas, access roads and public utilities.

Discussion: The applicant has prepared an open space plan demonstrating compliance with the 30 percent requirement. Excluding buildings, infrastructure, and landscape buffering required under the *Off-street Parking Ordinance*, the remainder of the site allows 33.5 percent as open space consisting of lawn and landscaped areas (Exhibit I).

Conclusion: Staff finds after review of the above policies that the project as proposed/conditioned conforms to the General Plan in that it meets both the required density under its land use designation, as well as the open space requirement for planned developments, and it is located within the Community Region of Diamond Springs. The affordable housing component of the project is encouraged under policies within the Housing Element, and adequate public services exist to serve the project.

ZONING: The subject site is zoned Limited Multifamily Residential (R2). Since this project includes a planned development, there is no minimum lot size; however, the underlying use and density is consistent with the R2 Zone District.

Planned Development:

Fire District: The Fire District expressed concerns that they were not given the opportunity to comment on the project during the building permit phase in order to address fire safety concerns.

Under the current application the applicant has worked with the Fire District to resolve any fire safety issues. The application has been conditioned to annex into the Community Facilities District for fire suppression services, emergency medical services, and fire prevention activities.

Public Services: The development has been provided with individual water meters for each unit from EID through the building permit phase of the project.

Colors/Materials: Exterior building walls consist of stucco painted light tan with a three-foot high dark tan band. Trim elements of eaves, gutters, decorative vents, and doors are white (Exhibit G).

Signs: No signs are proposed as part of this project.

Lighting: Wall lighting consists of glass fixtures with 40 watt bulbs over each unit's outdoor balcony or patio area and on the front of the buildings on the upper side of the garage doors. Lighting will be typical for that of a single family residence. No pole lighting is proposed as part of this application (Exhibit G).

Landscaping: The applicant has provided a landscape plan consistent with Chapter 17.18.090 of the Zoning Ordinance. The landscape plan utilizes native and drought tolerant species in demonstrating compliance with the ordinance (Exhibit F).

Parking: On-site parking consists of 16 spaces (Exhibit E). Under Chapter 17.18 of the County Code, two parking spaces, not in tandem, per unit are required for single-family attached developments, such as condominiums. Therefore, the total parking requirement for the project has been met.

Rezone/Development Plan:

Section 17.04-030(B) of the County Code establishes that the Planning Commission cannot approve a development plan nor recommend the establishment of a PD zone unless specific findings can be made. The proposed condominium plan is consistent with development standards under the Limited Multifamily Residential (R2) Zone District. Further, the project meets the findings necessary for the establishment of the PD rezone in that it consists of an existing multi-family development with adequate infrastructure and services in an area of similar development. The findings are contained in Attachment 1.

Tentative Map:

The tentative map is a Class I subdivision and, as proposed, conforms to all development requirements and design standards placed on this classification. The proposed project is to convert an existing development into single ownership units. All infrastructures such as roads, water meters, and utilities are in place throughout the entire development.

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 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.” Pursuant to Resolution No. 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 Assessor’s Parcel Map
Exhibit E..... Tentative Subdivision Map
Exhibit F Building Elevations
Exhibit G Landscape Plan
Exhibit H Lighting Plan
Exhibit I..... Open Space

Exhibit A: Vicinity Map

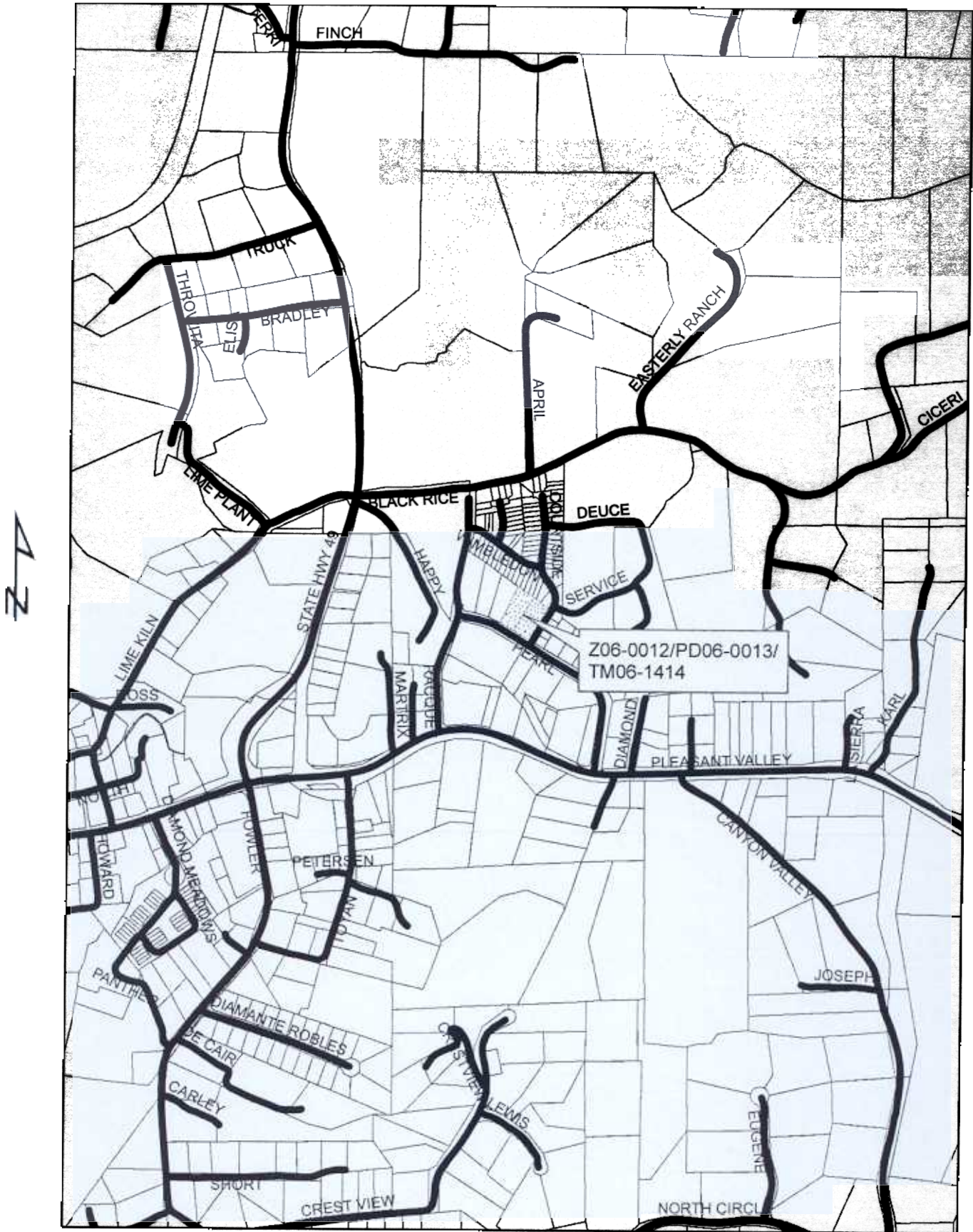
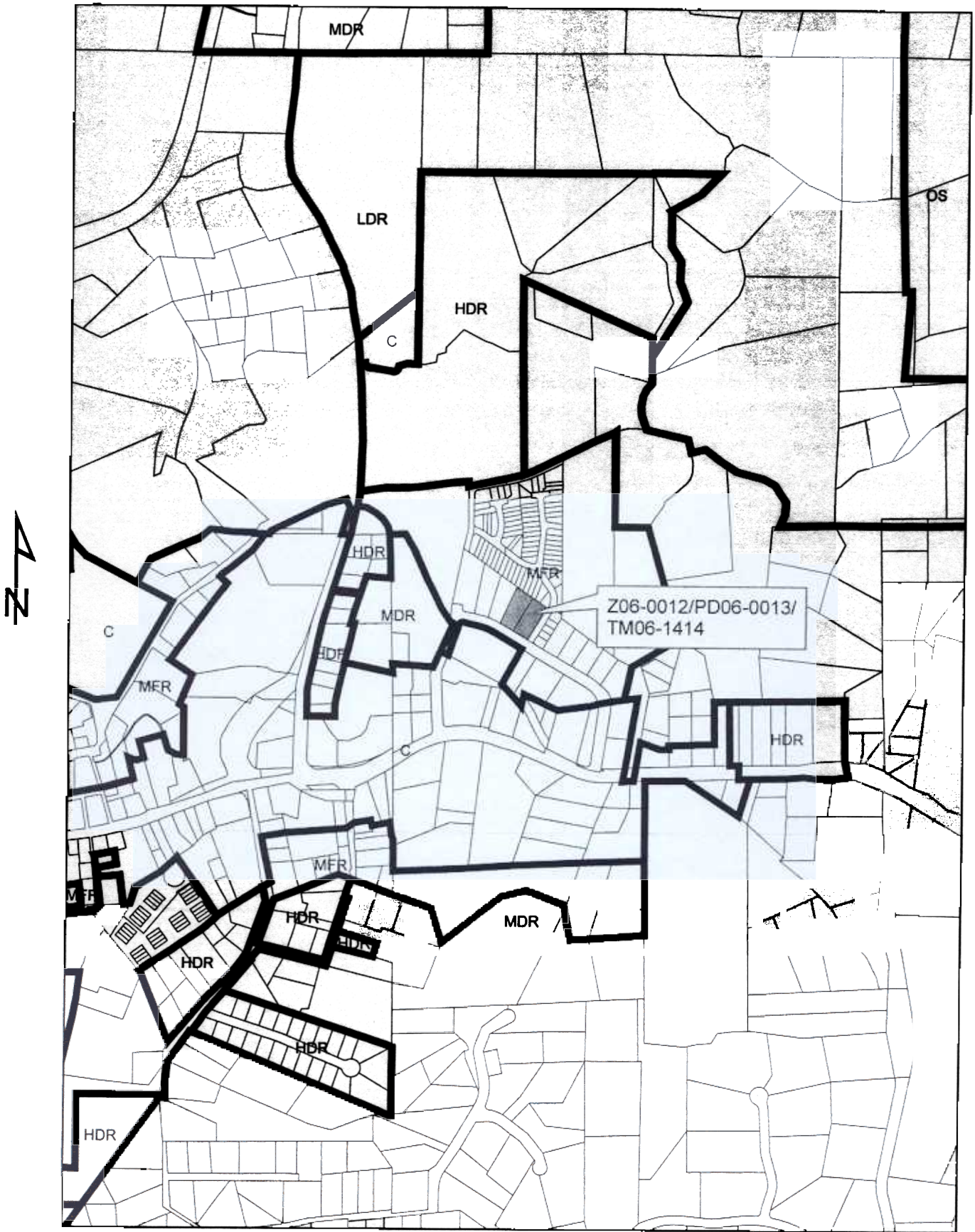


Exhibit B: General Plan Land Use Map

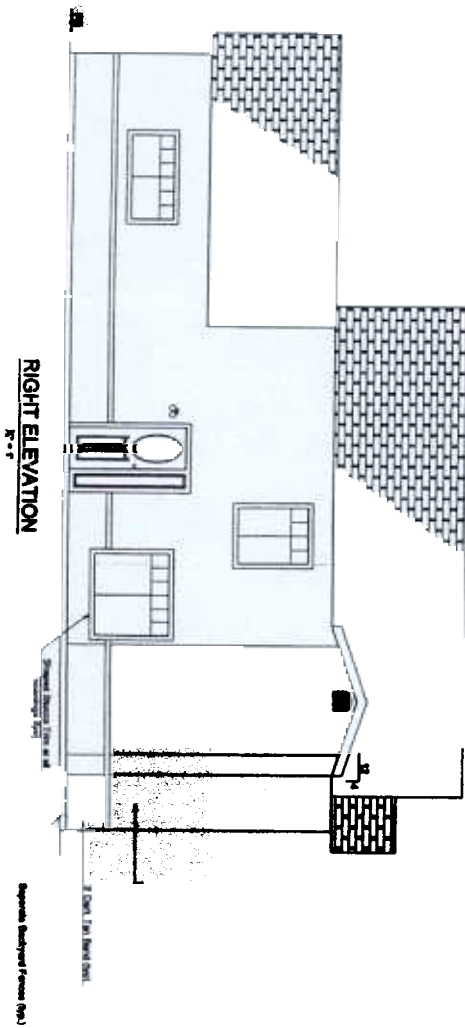


Prepared By: Michael C. Baron
El Dorado County Planning Services

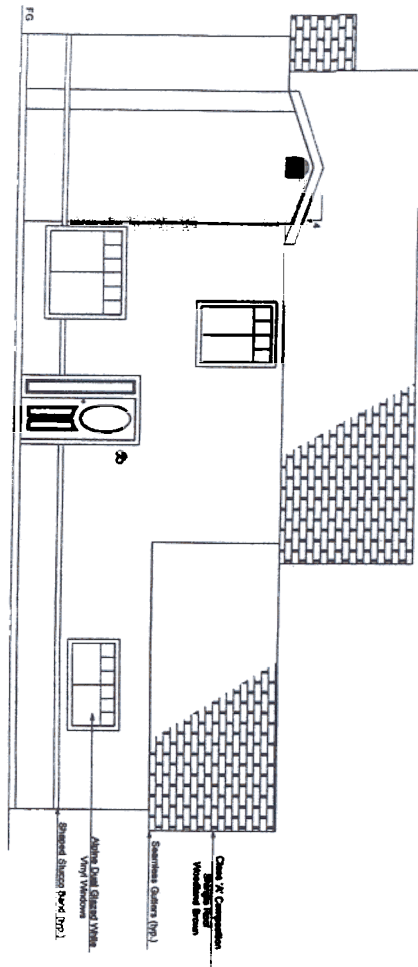
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R.F.F.



APPROVED
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Architect
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DESIGNED BY TINA SCHEMSEL
5700 JOHNTOWN CREEK ROAD
GARDEN VALLEY, CA 95620
(925) 333-4430
Fax: 925-4436
Business License # 2280-029622

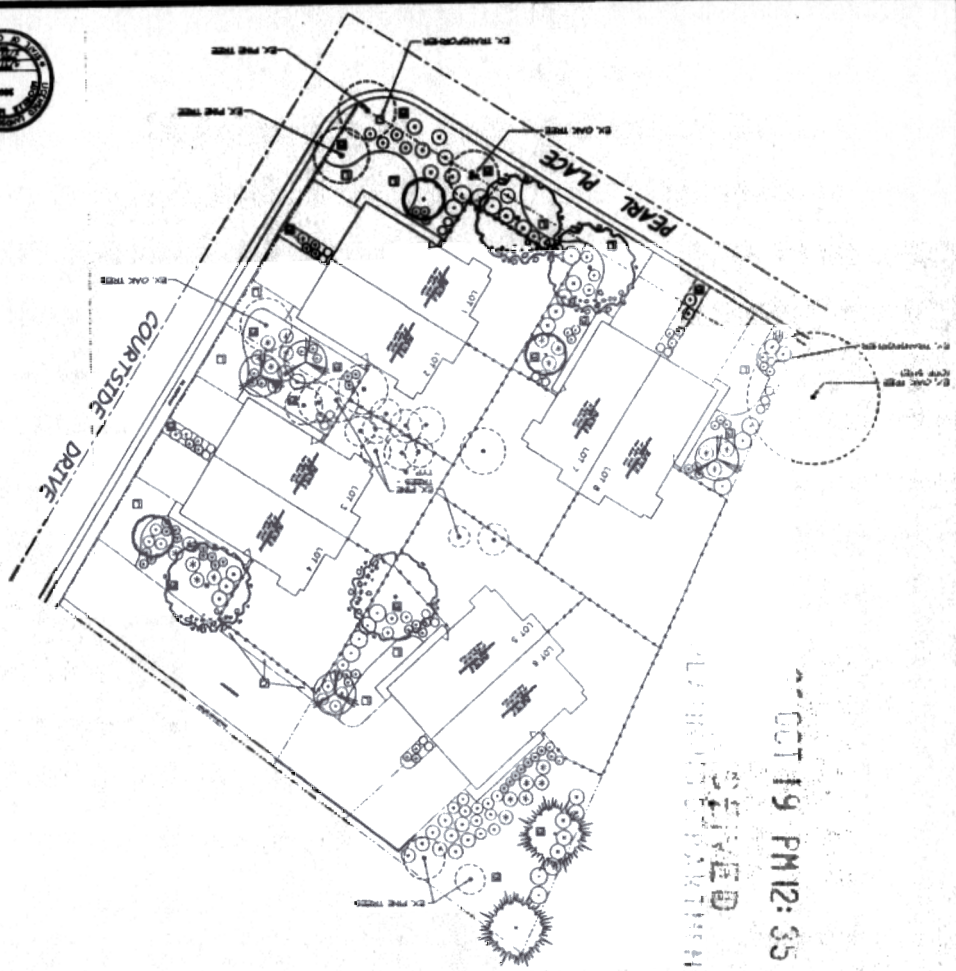


R&R DEVELOPERS
2222 Francisco Drive
Suite 510-279
El Dorado Hills, CA 95762
Phone (916) 358-5776

Revisions
February 27, 2006

Scale
1/4" = 1'
Job # 188

Exhibit G: Landscape Plan



PLANT LIST	SYMBOL	QUANTITY	PLANT NAME
PLANT CALL OUT KEY	○	1 ea.	1000 Round Dwarf Ficus (1000 Round Dwarf Ficus)
	○	1 ea.	200 Round Dwarf Ficus (200 Round Dwarf Ficus)
	○	1 ea.	100 Round Dwarf Ficus (100 Round Dwarf Ficus)
	○	1 ea.	50 Round Dwarf Ficus (50 Round Dwarf Ficus)
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0424 Noyes
 Jim Noller
 2222 Franklin Drive, #4 507
 Glendale Hills, CA 91204
 Tel: (818) 513-3796



LEBECK • YOUNG
 ENGINEERING, INC.
 3000 WEST LAKE AVENUE, #2
 CAGLE VALLEY, CA 91001
 Tel: (916) 791-2000

THE BOARD COUNTY DEPARTMENT OF TRANSPORTATION
 APPROVES THIS PROJECT AS SHOWN ON THESE PLANS.
 THE COUNTY'S APPROVAL IS LIMITED TO THE PROJECT AS SHOWN ON THESE PLANS AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS.

LEGEND

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO BE MAINTAINED THROUGHOUT THE PROJECT.

3. ALL DIMENSIONS ARE TO BE MAINTAINED THROUGHOUT THE PROJECT.

4. ALL DIMENSIONS ARE TO BE MAINTAINED THROUGHOUT THE PROJECT.

5. ALL DIMENSIONS ARE TO BE MAINTAINED THROUGHOUT THE PROJECT.

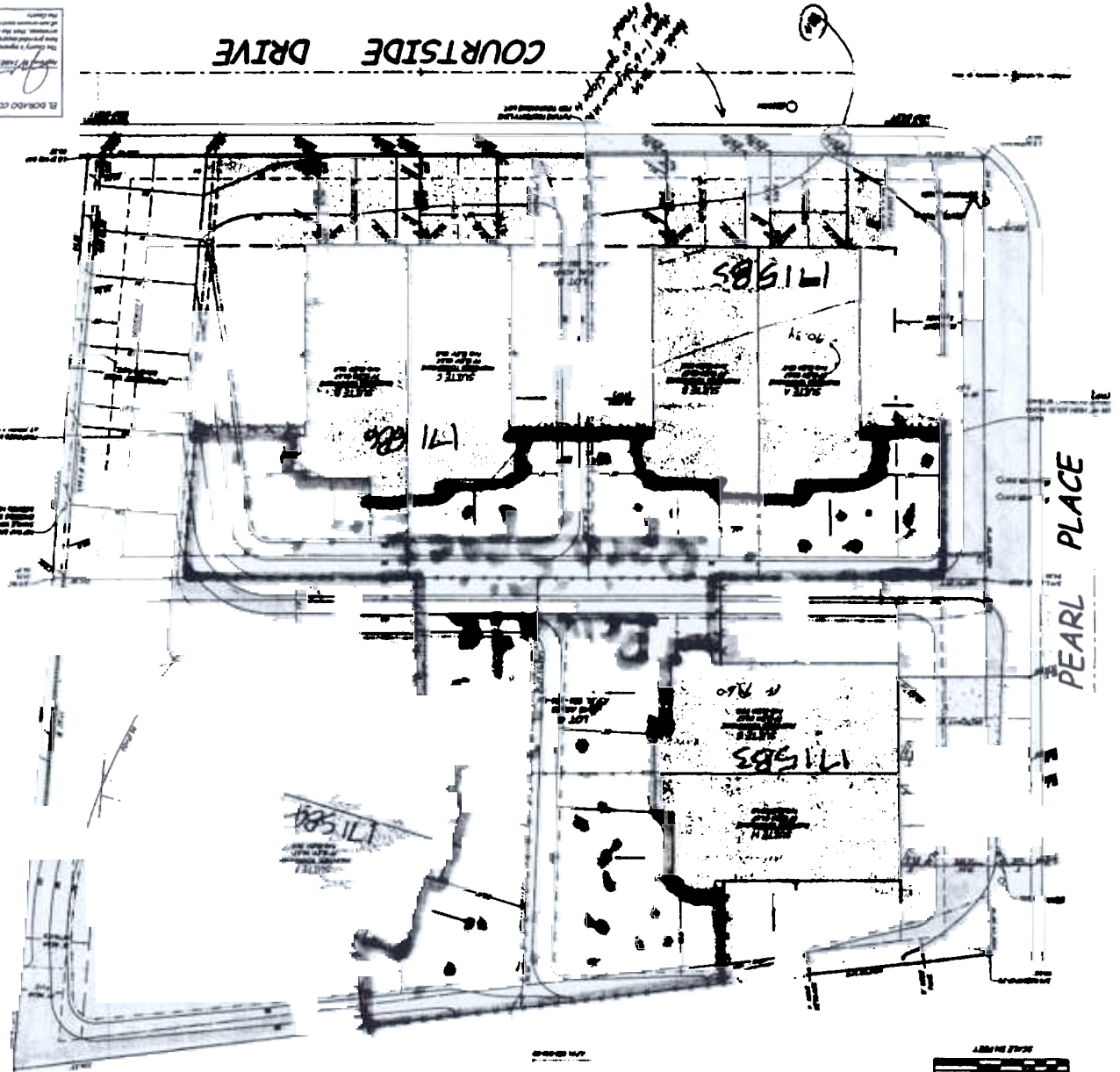
6. ALL DIMENSIONS ARE TO BE MAINTAINED THROUGHOUT THE PROJECT.

7. ALL DIMENSIONS ARE TO BE MAINTAINED THROUGHOUT THE PROJECT.

8. ALL DIMENSIONS ARE TO BE MAINTAINED THROUGHOUT THE PROJECT.

9. ALL DIMENSIONS ARE TO BE MAINTAINED THROUGHOUT THE PROJECT.

10. ALL DIMENSIONS ARE TO BE MAINTAINED THROUGHOUT THE PROJECT.



Legend
 Open Space 13660sf 35.5%
 Private Open Space 18850sf-41.2%

