

Findings

1.0 CEQA Findings

1.1 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.”

2.0 General Plan Findings

2.1 The project is consistent with the General Plan

As proposed, the project is consistent with the Multi-Family Residential (MFR) land use designation of the subject site as defined within General Plan Policy 2.2.1.2 as the parcel is located within a Community Region and the proposed use and development density are consistent with the land use designation as well as the combining zone district.

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 Zoning Findings

3.1 The project is consistent with the Zoning Ordinance

The subject site is zoned Limited Multifamily Residential (R2) which permits the existing multifamily development. The project would involve the addition of the planned development zoning overlay which would allow for the creation of airspace units for each of the multifamily units.

As proposed, the project meets all applicable development standards contained within §17.32.040 of the El Dorado County Zoning Ordinance.

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.

The development is consistent with the density requirements within the Multi-Family Residential (MFR) land use designation.

The project complies with the open space requirements of General Plan Policy 2.2.3.1.

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

The project is consistent with the development standards of the R2 Zone District. The project would create individual parcels for the existing multifamily units which is consistent with the Major Land Division Ordinance.

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

The project would not result in the construction of any additional residential units. The existing multifamily development is consistent with the density requirements of the Multi-Family Residential (MFR) land use designation.

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

The project would not result in any improvements that would cause environmental damage.

5.0 Planned Development Findings

5.1 That the Planned Development request is consistent with the General Plan;

The proposed zone change request to rezone the property from Limited Multifamily Residential-Design Control-Airport Safety (R2-DC-AA) to Limited Multifamily Residential-Planned Development-Airport Safety (R2-PD-AA) is consistent with the land use designation and Policy 2.2.5.3 regarding rezones in general, as the project is an existing development previously approved under discretionary review. Additionally, the General Plan contains several policies pertinent to the project whose consistency is discussed under the General Plan section of these Findings.

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

The project would create individual residential lots for the existing multifamily development. The planned development would also include approximately 50 percent of open space on the project site.

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

A planned development application is required to facilitate the conversion of the existing residential structure to the proposed condominium units and common area. The request includes exceptions to the standard requirements of zone regulations concerning building setbacks and minimum lot sizes. Staff has determined that the requested zero-lot lines and reduced lot sizes to accommodate the condominium conversion proposal are justified by the project design.

5.4 That the site is physically suited for the proposed uses;

The site is an existing apartment complex that is located within a high density, commercially and residentially developed, Community Region.

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

The project consists of an existing apartment complex, and as such, all improvements and services exist on site.

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

The existing development conforms to the multifamily residential and commercial surroundings. The proposed condominium conversion has been determined to be Categorically Exempt from CEQA pursuant to Section 15301(a) of the CEQA Guidelines.

6.0 Design Waivers Findings

6.1 There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver,

The existing sidewalks in the project vicinity are approximately four feet in width. The reduction of the sidewalk improvements along the frontage would be consistent with the sidewalks in the area.

6.2 Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property,

The proposed four-foot sidewalk would reduce the environmental impacts in the project vicinity. Cimmarron Road crosses a drainage swale which would be impacted by the additional road width necessary to construct the six-foot sidewalk.

6.3 The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public,

The four-foot sidewalk would provide pedestrian access in the project vicinity and would not be injurious to the health, safety, and welfare of the public.

6.4 The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.

The four-foot sidewalk is consistent with the Design and Improvement Standards Manual, the Subdivision Ordinance, and the General Plan.