


**EL DORADO COUNTY BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL
Meeting of September 12, 2006**

AGENDA TITLE: Z05-0003/PD05-0007/TM05-1394 (District I)
Sierra Oaks Condominium Conversion

DEPARTMENT: Development Services/Planning	DEPT SIGNOFF: 	CAO USE ONLY:
CONTACT: Gregory L. Fuz/Lillian Mac Leod		
DATE: 08/23/2006	PHONE: 5445/6583	

DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION: Hearing to consider a request submitted by LA CRESCENTA ASSOCIATION, LLC/GRE MANAGEMENT SERVICES (Agent: Kevin Heeney) to rezone property from Limited Multifamily Residential-Design Control (R2-DC) to (continued to Page 2)

RECOMMENDATION: The Planning Commission recommends the Board take the following action: 1. Find the project categorically exempt pursuant to Sections 15305 and 15301(k) of the CEQA Guidelines; 2. Approve Z05-0003 rezoning Assessor's Parcel Numbers 083-053-05 and -06 from Limited Multifamily Residential-Design Control (R2-DC) to Limited Multifamily Residential-Planned Development (R2-PD), based on the findings listed on Attachment 1; 3. Adopt the development plan as the official development plan; and 4. Approve TM05-1394 based on the findings listed on Attachment 1, subject to the conditions listed on Attachment 2.

CAO RECOMMENDATIONS:

Financial impact? <input type="checkbox"/> Yes <input type="checkbox"/> No	Funding Source: <input type="checkbox"/> Gen Fund <input type="checkbox"/> Other
BUDGET SUMMARY:	Other: _____
Total Est. Cost _____	CAO Office Use Only:
Funding	4/5's Vote Required <input type="checkbox"/> Yes <input type="checkbox"/> No
Budgeted _____	Change in Policy <input type="checkbox"/> Yes <input type="checkbox"/> No
New Funding _____	New Personnel <input type="checkbox"/> Yes <input type="checkbox"/> No
Savings _____	CONCURRENCES:
Other _____	Risk Management _____
Total Funding _____	County Counsel _____
Change in Net County Cost _____	Other _____

***Explain**

BOARD ACTIONS:

Vote: Unanimous _____ Or _____
Ayes: _____
Noes: _____
Abstentions: _____
Absent: _____

I hereby certify that this is a true and correct copy of an action taken and entered into the minutes of the Board of Supervisors
Date: _____
Attest: Cindy Keck, Board of Supervisors Clerk
By: _____

**EL DORADO COUNTY
BOARD OF SUPERVISORS
AGENDA TRANSMITTAL
MEETING OF SEPTEMBER 12, 2006**

**Page 2, Z05-0003/PD05-0007/TM05-1394
Memo to Board of Supervisors
August 23, 2006**

DEPARTMENT SUMMARY (continued)

Limited Multifamily Residential-Planned Development (R2-PD); development plan to convert an existing 72-unit rental apartment complex into 72 airspace condominium units with common areas under management of a homeowner's association and four units designated as affordable housing for moderate income levels; and tentative subdivision map creating 72 airspace condominium units on one parcel. The property, identified by Assessor's Parcel Numbers 083-053-05 and -06, consists of 3.69 acres, is located on the east side of La Crescenta Drive, approximately 750 feet south of the intersection with Green Valley Road, in the Cameron Park area.

DISCUSSION

These applications were considered by the Planning Commission on July 27, 2006, and unanimously recommended for approval. No new significant issues were discussed other than those in the staff report.

GLF:JCB:jcb

ATTACHMENTS

Attachment 1 – Findings for approval
Attachment 2 – Conditions of approval
Attachment 3 – Minutes from Planning Commission hearing on July 27, 2006
Staff Report

Findings

Rezone/Development Plan

1. The project has been found to be Categorical Exempt from CEQA pursuant to Section 15305 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.”
2. The proposed use and design conforms to the General Plan in that the parcel is located within a community region, the proposed use and developmental density are consistent with both land use designation and floor area ratio policy, as well as the combining zone district, and the natural resources on site will be protected pursuant to related policies in the General Plan.
3. The proposed use and development plan conforms to the Zoning Ordinance as follows:

a. That the PD zone request is consistent with the general plan;

The project parcel is already zoned R2-DC, so a zone change request to R2-PD will not change the base zone district.

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

The development plan is consistent with the existing development.

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

Under the current ordinance, a condominium project requires two spaces per unit regardless of size, requiring the owner of any condominium conversion project to add more parking. The owner then becomes constrained by the existing development, which in this case was bound by out of date standards. The existing apartment complex was approved under the design review process against parking standards that at that time required one space per unit, for a total of 72 spaces. The applicant has increased parking by restriping parking areas, converting some to compact spaces, and creating new spaces involving the removal and modification of existing landscaping. The proposed site plan shows 68 additional parking

spaces from what was previously required for the apartment complex. The condominium conversion does not change the density or size of the dwelling units, only the way they are marketed. Though the PD overlay allows flexibility in development, the applicant is requesting to offer the four units that will have one parking space each as affordable housing to assist the County in meeting its goals in this regard.

d. That the site is physically suited for the proposed uses;

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

e. 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 to the site.

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

The existing development conforms to its multi-family residential surroundings. Added parking and landscaping required for approval will not detract from the appearance of the site.

Tentative Map

1. The proposed tentative map, including design and improvements, is consistent with the General Plan policies and land use map.
2. The proposed tentative map conforms with the applicable standards and requirements of the County's zoning regulations and the Minor Land Division Ordinance.
3. The site is physically suitable for the proposed type and density of development as it is of relatively flat topography, and is located in an area of similar multi-family development.
4. The proposed tentative map is not likely to cause substantial environmental damage, as it is a condominium conversion of an existing multi-family apartment complex.

Conditions

1. The subject tentative map and planned development approval is based upon and limited to compliance with the project description, dated July 27, 2006, and Conditions of Approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project, as approved, shall consist of the following:

- a. A tentative subdivision map creating 72 airspace condominium units on one parcel consisting of 3.69 acres.
- b. A rezone of the parcel from Limited Multi-family Residential - Design Control (R2- DC) to Limited Multi-family Residential - Planned Development (R2 - PD).
- c. A development plan to convert an existing 72 unit rental apartment complex into 72 airspace condominiums, consisting of 10 residential buildings of 2-story construction. Each building contains 16 one-bedroom units and 56 two-bedroom units. The common area contains two single-story clubhouses, two swimming pools, several lawn areas, six carports and several open parking areas.

Planned Development

2. All site improvements shall conform to Exhibits E, F, G, H, and I.
3. Parking requirements shall be reduced from 144 spaces to 140 spaces. Parking areas shall conform to Exhibit F providing the necessary five foot wide landscape buffers are maintained. In the event that added parking prevents compliance with the landscape buffer requirement, the parking space in violation shall be eliminated and an additional 2-bedroom unit shall be designated as affordable housing.
4. In exchange for approval of the parking variance defined in Condition 3, four of the total single-family units shall be designated as affordable or “inclusionary” housing for families of moderate income unless landscape buffering is not consistent with Ordinance requirements as addressed in Condition 3. Moderate income level is defined as those

households earning between 80 to 120 percent of the median family income as established for El Dorado County. Of the four units, one shall be 1-bedroom, and three shall be 2-bedroom units. Deed restrictions for these specific units shall be recorded prior to approval of the final map.

5. An affordable housing plan, to include but not be limited to financing arrangements, monitoring program, and 20-year deed restrictions, shall be established by the applicant through the Department of Human Services. A copy of the affordable housing plan shall be submitted to Planning Services prior to final map recordation.
6. In accordance with General Plan Policy HO-3j, the property owner(s) shall provide notice to the California Department of Housing and Community Development, the County Department of Human Services, and the existing tenants at least two years prior to the conversion of the affordable housing units to market rate.

Tentative Map

Planning Services

- ~~7. The final map shall be recorded no sooner than December 1, 2007.~~
8. Prior to final map recordation, a homeowners' maintenance agreement with CC&Rs, to include but not be limited to those requirements under §17.28.121 of the County Code, shall be recorded.
9. The applicant shall be subject to all noticing requirements under Subdivision Map Act §66427.1, as outlined in Exhibit K. Prior to final map recordation, proof of legal noticing to all tenants shall be submitted to Planning Services demonstrating compliance.

Department of Transportation

10. The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation and pay all applicable fees prior to commencement of any improvements on the project facilities.
11. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance, prior to filing the final map.
12. The developer shall widen the frontage along La Crescenta Drive to 20 feet from the existing centerline, in accordance with Standard Plan 101B with the exception of allowing a 4 foot wide sidewalk. In addition, the developer shall construct a Type 2 curb and gutter along La Crescenta Drive per Standard Plan 104. This work must be substantially complete, as determined by the Department of Transportation, prior to filing the final map.

13. The developer shall construct driveways onto La Crescenta Drive consistent with Standard Plan 103C. This work must be substantially complete, as determined by the Department of Transportation, prior to filing the final map.
14. A final drainage study shall be prepared by the project proponent and submitted with the subdivision grading and improvement plans subject to the approval of the Department of Transportation. All drainage facilities identified in the drainage study shall be included in the subdivision grading and improvement plans.
15. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
16. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County *Grading Ordinance* and El Dorado County *Storm Water Management Plan*. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation and the potential discharge of pollutants into drainages.
17. The applicant shall submit a soil and geologic hazards report meeting the requirements of the El Dorado County *Grading Ordinance*, subject to review and approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations.
18. The project applicant shall incorporate final drainage plans into the improvement plans and obtain approval from the El Dorado County Department of Transportation. These final drainage plans shall demonstrate that future post-development storm water discharge levels from the project will remain at existing storm water discharge levels. The drainage plan shall be prepared by a certified Civil Engineer and shall be in conformance with the El Dorado County *Drainage Manual*. The drainage plans shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site and implementation and maintenance responsibilities. The plan shall address storm drainage during construction and propose Best Management Practices (BMPs) to reduce erosion and alter quality degradation. All onsite drainage facilities shall be constructed to the satisfaction of El Dorado County Department of Transportation using El Dorado County *Minimum Construction Site Storm Water Management Practices* (March 31, 2004). BMPs shall be implemented throughout the construction process and permanent BMPs shall be included in the grading plan.
19. Grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of

- appropriate conditions for reducing or mitigating erosion and sedimentation from the project. The County shall issue no building permits until the Department of Transportation approves the final grading and erosion control plans and the grading is completed.
20. The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
 21. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to the Department of Transportation with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
 22. Construction activities shall be conducted in accordance with the County noise regulations and be limited to the following hours and days: 7:00 AM to 5:00 PM weekdays; 8:00 AM to 5:00 PM Saturdays. Construction activities shall be prohibited on Sundays and holidays.
 23. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations, or any construction related activity, County Ordinance No. 4548 shall apply.
 24. Grading and improvement plans shall incorporate protective measures toward existing oak trees pursuant to Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).
 25. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.
 26. If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
 27. The location of fire hydrants, systems for fire flows, and fire protection access, are to meet the requirements of the responsible fire department. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the responsible fire department.

28. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and the Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. If archaeological artifacts are discovered, the developer shall retain an archaeologist to make recommendations for the treatment of the artifacts. Treatment of Native American remains or archaeological artifacts shall be the responsibility of the developer and shall be subject to the review and approval of the Development Services Director.

County Surveyor

29. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments or amount of bond or deposit shall be coordinated with the County Surveyors Office.

FROM THE MINUTES OF JULY 27, 2006

**10. REZONE/PLANNED DEVELOPMENT/TENTATIVE SUBDIVISION MAP
(Public Hearing)**

- a. **Z05-0003/PD05-0007/TM05-1394, Sierra Oaks Condominium Conversion** submitted by LA CRESCENTA ASSOCIATION, LLC/GRE MANAGEMENT SERVICES (Agent: Kevin Heeney) to rezone property from Limited Multifamily Residential-Design/Control (R2-DC) to Limited Multifamily Residential-Planned Development (R2-PD); development plan to convert an existing 72-unit rental apartment complex into 72 airspace condominium units with common areas under management of a homeowner's association and four units designated as affordable housing for moderate income levels; and tentative subdivision map creating 72 airspace condominium units on one parcel. The property, identified by Assessor's Parcel Numbers 083-053-05 and -06, consists of 3.69 acres, is located on the east side of La Crescenta Drive, approximately 750 feet south of the intersection with Green Valley Road, in the Cameron Park area. (Categorically exempt pursuant to Sections 15305 and 15301(k) of the CEQA Guidelines)

Lillian Mac Leod presented this item with a recommendation for approval and made modification to Page 3 of the staff report and Condition 1.c.

Commissioner Machado commented he did not know we had the funding for the affordable housing programs. Mrs. Mac Leod said there is money available; however, they have to get the programs going. Commissioner Machado asked when and how the public will know these affordable units are available. Mrs. Mac Leod believes it is when the projects are placed on the market. Roger Trout said Planning is not going to regulate the Human Services Department. They have procedures for affordable housing that they follow in that department.

Chair Knight has met several times with the applicant, and once when Supervisor Dupray was present.

Warren Hughes, representing the applicant, said there are two separate parcel numbers, and they would like to keep the two parcels. Mr. Trout said staff did not feel any of the conditions needed to be changed in order to keep the parcels separate.

Referring to Page 4 of the staff report under Affordable Housing, Mr. Hughes said staff is recommending the time restriction be removed. That seems to conflict with Condition 7. Commissioner Tolhurst said the policy speaks to new construction. Paula Frantz, County Counsel, said the old General Plan stated 10 years before conversion. The Commission did discuss this issue last year. Mr. Trout suggest Condition 7 remain as written, but perhaps the Commission could make a recommendation on the time restriction to the Board. Mr. Hughes asked that the time restriction be waived. Commissioner Tolhurst feels they have met the time threshold for this particular project.

Mr. Hughes said this is a built project, and they feel it is unreasonable that it be the only project with curbs, gutters, and sidewalks.

Commissioner Machado asked if this is approved, what are they doing to improve the neighborhood. Mr. Hughes said they have owned the project for about three years. They have upgraded the units and landscaping. All the decks have been replaced. They will be upgrading the inside of the units to make them more marketable.

Commissioner Machado asked about the notice that the renters receive regarding moving. Mr. Hughes said there is a 180 days notice period. They have given notices to their tenants about the conversion. There are some people that are interested in purchasing their units.

There was no further input.

Commissioner Machado asked if the Commission would like to discuss the applicant's request on the curbs, gutters, and sidewalks. Chair Knight concurred with the request.

The Commission took a short break.

Ms. Frantz said on March 9 the Commission discussed the time restriction. At that time the Commission discussed amending the General Plan to change the time restrictions. This project will have four income restricted units that the Commission may consider a benefit as there are currently no such units in the project. She feels the Commission could make a finding of consistency with the General Plan for this project as it is 18-1/2 years old. The Commission has the discretion to delete Condition 7 or leave it in. Commissioner Machado feels the County is getting enough out of the project. The timing is very close.

After the motion and before voting, Commissioner Mac Cready said he would like to remove Condition 12 as the area is built out, and the sidewalk would go nowhere. Chuck Collins, Department of Transportation, does not believe the General Plan would allow the removal of Condition 12. Commissioner Mac Cready asked how the rest of the area will be upgraded. Mr. Collins said there are more projects coming in with such requests. Some means will be found to complete the balance of the sidewalks in these areas. Ms. Frantz said this is a requirement of the General Plan. There are no exceptions due to the fact there are no other sidewalks in the area. Allowing exceptions for conversions would require a General Plan amendment.

ON MOTION OF COMMISSIONER TOLHURST, SECONDED BY COMMISSIONER CHALOUPKA AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS FIND THE PROJECT CATEGORICALLY EXEMPT PURSUANT TO SECTIONS 15305 AND 15301(k) OF THE CEQA GUIDELINES; APPROVE Z05-0003 REZONING ASSESSOR'S PARCEL NUMBER 083-053-05 AND -06 FROM LIMITED MULTIFAMILY RESIDENTIAL-DESIGN CONTROL (R2-DC) TO LIMITED MULTIFAMILY RESIDENTIAL-PLANNED DEVELOPMENT (R2-PD) BASED ON THE FINDINGS PROPOSED STAFF; AND APPROVE PD05-0007 AND TM05-1394 BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.

**EL DORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT**



Agenda of: July 27, 2006
Item No.: 10.a.
Staff: Lillian MacLeod

**REZONE/PLANNED DEVELOPMENT /
SUBDIVISION MAP**

FILE NUMBER: Z05-0003, PD05-0007, TM05-1394

APPLICANT: La Crescenta Association, LLC / GRE Management Services

AGENT: Kevin Heeney - Cooper, Thorne & Associates, Inc.

REQUEST:

1. Rezone from Limited Multi-family Residential – Design Control (R2-DC) to Limited Multi-family Residential – Planned Development (R2-PD).
2. Development plan to convert an existing 72 unit rental apartment complex into 72 airspace condominium units with common areas under management of a homeowners' association (HOA). Four units will be designated as affordable housing for moderate income levels.
3. A tentative subdivision map creating 72 airspace condominium units on one parcel consisting of 3.69 acres (Exhibit B).

LOCATION: On the east side of La Crescenta Drive, approximately 750 feet south of the intersection with Green Valley Road, in the Cameron Park area. (Exhibit A)

APN: 083-053-05 and -06

ACREAGE: 3.69 acres

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

ZONING: Limited Multi-family Residential–Design Control (R2-DC) (Exhibit D)

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

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND: The existing apartment complex was subject to discretionary review under DR85-16 for buildings A, B, C, D, and E on Assessor’s Parcel Number 083-053-06, and under DR86-17 for buildings F, G, H, I, and J on Assessor’s Parcel Number 083-053-05

Building permits were issued for the units in 1986, with final occupancy for buildings A through E occurring on May 21, 1987, and for buildings F through J on November 30, 1987. Subsequent permits were issued and finalized for the two swimming pools and clubhouses on site, as well as for the carports. Each parcel contains four buildings of eight units each, one building of four units, and one swimming pool with clubhouse.

Currently, permits have been issued for the replacement of 30 decks within the complex. To date, the permits have not been finalized.

STAFF ANALYSIS

Project Description: The request is for:

1. The conversion of an existing, 72-unit rental apartment complex into 72 units of owner-occupied condominiums. A tentative parcel map creating one, 3.69 acre parcel from the two existing parcels has been submitted consistent with the *Subdivision Map Act* §66427 (Exhibit D).
2. A rezone to change the current zoning from Limited Multi-family Residential – Design Control (R2-DC) to Limited Multi-family Residential – Planned Development (R2-PD).
3. A development plan consisting of 10 residential buildings of 2-story construction containing 16 one-bedroom units and 56 two-bedroom units 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. The common area contains two single-story clubhouses, two swimming pools, several lawn areas, six carports, and several open parking areas. CC&Rs will be established for the project development as part of the HOA agreement in compliance with §17.28.121 of the County Code.

Four units will be designated as affordable housing units for moderate income levels. Further discussion on affordable housing will occur in the General Plan and Zoning sections of the staff report.

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.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R2-DC	MFR	Apartment complex
North	R2-DC	MFR	Undeveloped, apartments, single-family residence
South	R1	HDR	Undeveloped
East	RE-10	HDR	Apartments
West	R2-DC/R1	MFR/HDR	Single-family residence

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 Cameron Park, 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:

Policy 7.4.4.4: For all new development projects that would result in soil disturbance on parcels that are (1) over an acre and have at least one percent total canopy cover . . . the County shall apply the following tree canopy retention standards:

Percent Existing Canopy Cover	Canopy Cover to be Retained
80 - 100	60% of existing canopy
60 - 79	70% of existing canopy
40 - 59	80% of existing canopy
20 - 39	85% of existing canopy
10 - 19	90% of existing canopy
1 - 9 for parcels > 1 acre	90% of existing canopy

Discussion: The existing on-site canopy cover equals 25 percent. In order to add additional parking spaces to the site, it will be necessary to remove one percent of this canopy. The project, as proposed, more than complies with tree retention standards under this policy as 99 percent of

the Zoning Ordinance, will exceed replacement requirements of 1:1 under this policy, as discussed further under the Zoning section of the staff report.

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.” The existing apartment complex was certified for occupancy on November 30, 1987. If this policy applies to an *existing* rather than *new* development, conversion cannot occur until December 1, 2007. However, under Policies HO1r and HO-1f “the County shall develop incentive programs and partnerships to encourage private development of affordable housing” and “will encourage new or substantially rehabilitated discretionary residential developments to provide for housing that is affordable to low and moderate income households.” Further, under Policy HO-1p “the County shall minimize discretionary review requirements for affordable housing.”

Discussion: The project will be conditioned so that the final map cannot be recorded until December 1, 2007, unless the Planning Commission determines that the proposed project, at 18 years post-final occupancy, is substantially compliant with Policy HO-3g and meets the affordable housing criteria for streamlining the discretionary process, as directed under Policies HO-1f, 1r and 1p. In this case, staff recommends that the Planning Commission forward a recommendation to the Board to remove any time restrictions on the recordation of the final map.

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 42 percent as open space consisting of the pools, clubhouses, lawn, and landscaped areas (Exhibit E).

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, it is located within the Community Region of Cameron Park, its existing tree canopy coverage will be retained and replaced on-site in conformance with Policy 7.4.4.4, and its affordable housing component is encouraged under policies within the Housing Element.

ZONING: The subject site is zoned Limited Multi-family Residential – Design Control (R2-DC) which permits a minimum parcel size of 6,000 square feet. Therefore, the proposed 3.69 acre parcel conforms to existing zoning.

Planned Development:

Colors/Materials - Exterior building walls consist of wood siding painted in Kelly-Moore *Oyster*. Trim elements of eaves, gutters, decorative vents, and doors are painted in Sherwin-Williams *Green Mallard* (Exhibit H).

Signs - Two, existing monument signs located at the entrances off La Crescenta Drive consist of river rock with concrete caps (Exhibit I). A brass identification plate is embedded in each. The signs measure 29 and 47 square feet, respectively. The larger of the two is illuminated with a ground light.

Lighting - Existing pole lighting along walkways and pool areas consists of opaque globes containing 13-watt fluorescent bulbs. Wall lighting consists of an opaque glass fixture over each unit's outdoor balcony or patio area. The lighting survey submitted October 19, 2005, demonstrates minimal to no light spillage onto adjacent properties from existing lighting.

Landscaping - Three trees, two maples and one pine, are proposed to be removed to allow for additional parking. Landscaping will be required within the five foot buffers between the northern and southern parking areas and adjacent property under different ownership, as well as between the added parking spaces along La Crescenta Drive frontage in compliance with ordinance standards. These areas constitute approximately 300 linear feet requiring 9 trees and 18 shrubs to be planted on the site. The revised landscape plan utilizes native and drought tolerant species in demonstrating compliance with the ordinance (Exhibit G).

Parking - On-site parking consists of 72 covered standard spaces, 34 open standard spaces, and 34 open compact spaces, including one open space designated handicapped accessible (ADA), for a total of 140 spaces (Exhibit F). 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 requirement for the project is 144 parking spaces.

The applicants are modifying the existing site plan in order to provide 140 parking spaces, so that 68 units will have two spaces as required, and four units will have one space. In return, these four dwelling units will be designated as affordable housing for moderate income levels. Moderate income households are defined within the General Plan as those earning between 80 to 120 percent of median family income as established within the County.

The four units will consist of a mix in direct proportion to the number of one and two bedroom units within the development. The break down is as follows: sixteen 1-bedroom and fifty-six 2-bedroom units or 22 percent and 78 percent of the total, respectively. This translates into one 1-bedroom and three 2-bedroom units being designated "affordable".

To insure affordability, the applicant will be required to work with the El Dorado County Human Services Department (HSD) in setting up a monitoring program. The applicant will first be required

to meet with HSD to review the *Deed with Restrictions* that will have to be recorded at time of sale. Monitoring of the loan program will be handled by the staff of HSD. Funding will be provided through the current Affordable Housing Programs. A deed restriction will be recorded on the inclusionary units prior to final map recordation to run for a period of 20 years, considered to be the standard in discussions with Human Services. Prior to final map recordation, a copy of the affordable housing plan, to include but not be limited to financing arrangements, monitoring program, and 20-year deed restrictions, must be presented by the applicant to Planning Services. A condition is proposed reflecting these requirements.

As to a sales price estimate for these units, SACOG sets the price requirements based on the 80 percent median income level as a maximum. This income level for all household sizes has been determined for 2006. Through an underwriting process, an affordable sales price is determined based on these income levels. As an example, for one and two bedroom units the following household income level/sales price would apply:

<u>Income Level</u>	<u>1 Person Household</u>	<u>2 Person Household</u>	<u>3 Person Household</u>
80 percent	\$36,600/\$142,500	\$41,850/\$168,750	\$47,050/\$187,500
100 percent	\$45,750/\$181,250	\$52,313/\$208,750	\$58,812/\$236,250
120 percent	\$54,900/\$225,000	\$62,776/\$258,750	\$70,576/\$285,000

The home prices could fluctuate with market demand and are set at the time the units are ground ready for sale. The underwriting process is handled through the Housing Rehabilitation and Housing Acquisition Programs of the Human Services Department. These programs are generally grant funded.

Tentative Parcel Map:

Subdivision Map Act §66427 states that a map of a condominium project does not need to show “the buildings or the manner in which the buildings or the airspace above the property shown on the map are to be divided” such as a condominium plan, “and the governing body may not refuse approval of a parcel, tentative, or final map of the project on account of the absence of a condominium plan.”

Discussion: The applicant has submitted a tentative map delineating the single parcel that will subsequently contain the condominium units, in compliance with §66427.

Rezone:

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 the following findings can be made:

- “1. That the PD zone request is consistent with the general plan;”**

Discussion: The proposed zone change request to rezone the property from Limited Multi-family Residential – Design Control (R2-DC) to Limited Multi-family Residential – Planned Development (R2-PD) is consistent with its 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 was discussed under the General Plan section of the staff report.

“2. That the proposed development is so designed to provide a desirable environment within its own boundaries;”

Discussion: The development plan is consistent with the existing development with the exception of added parking and landscaping.

“3. That any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography;”

Discussion: Under the current ordinance, a condominium project requires two spaces per unit regardless of size, requiring the owner of any condominium conversion project to add more parking. The owner then becomes constrained by the existing development, which in this case was bound by out of date standards. The existing apartment complex was approved under the design review process against parking standards that at that time required one space per unit, for a total of 72 spaces. The applicant has increased parking by restriping parking areas, converting some to compact spaces, and creating new spaces involving the removal and modification of existing landscaping. The proposed site plan shows 68 additional parking spaces from what was previously required for the apartment complex. The condominium conversion does not change the density or size of the dwelling units, only the way they are marketed. Though the PD overlay allows flexibility in development, the applicant is requesting to offer the four units that will have one parking space each as affordable housing to assist the County in meeting its goals in this regard.

“4. That the site is physically suited for the proposed uses;”

Discussion: The site is an existing apartment complex that is located within a high density, residentially developed, Community region.

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

Discussion: The existing development has been adequately served with water, sewer, and electric and propane gas utilities. Each unit will continue to be separately metered and served by PG&E for electricity. Propane gas, water, and sewer services will be administered by the Homeowners Association, and no additional meters will be required or requested from the El Dorado Irrigation District (EID).

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

Discussion: The existing development conforms to its multi-family residential surroundings. Added parking and landscaping are the only new development being proposed at this time and will not detract from the appearance of the site.

Conclusion:

The proposed condominium plan is consistent with development standards under the Limited Multi-family Residential (R2) Zone District with the exception of parking. However, the PD overlay allows for flexibility of zoning standards. 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 tentative map is a Class I subdivision and, as proposed, conforms to all development requirements and design standards placed on this classification.

Agency and Public Comments: The following agencies provided comments on this application. Copies of their written comments are available at the Planning Services office. From these comments, the following issues were raised:

Department of Transportation: Under General Plan Policy TC-5a, sidewalks and curbs are required of all residential subdivisions. As a result, the project will be conditioned to comply with Standard Plans 101B and 104. No additional right-of-way will be required. Though no design waivers were requested by the applicant, the Department of Transportation has no objections to reducing the sidewalk requirement from the standard six foot width to a four foot width along the project frontage.

Department of Human Services: Information regarding the current sales price based on moderate income levels of 80 to 120 percent of median income was given, as previously listed in the staff report. A recorded Deed of Trust and Resale Restriction Agreement are required, and the project has been conditioned accordingly.

Surveyor's Office: Standard condition regarding survey monuments will be added to the conditions of approval.

These agencies had no specific concerns regarding the proposed project:

**Environmental Health Division
Hazardous Materials Division**

At the time of the preparation of this report, staff had not received any comments from the public. New issues may arise as a result of the public notice of the hearing which will be discussed at that time.

ENVIRONMENTAL REVIEW

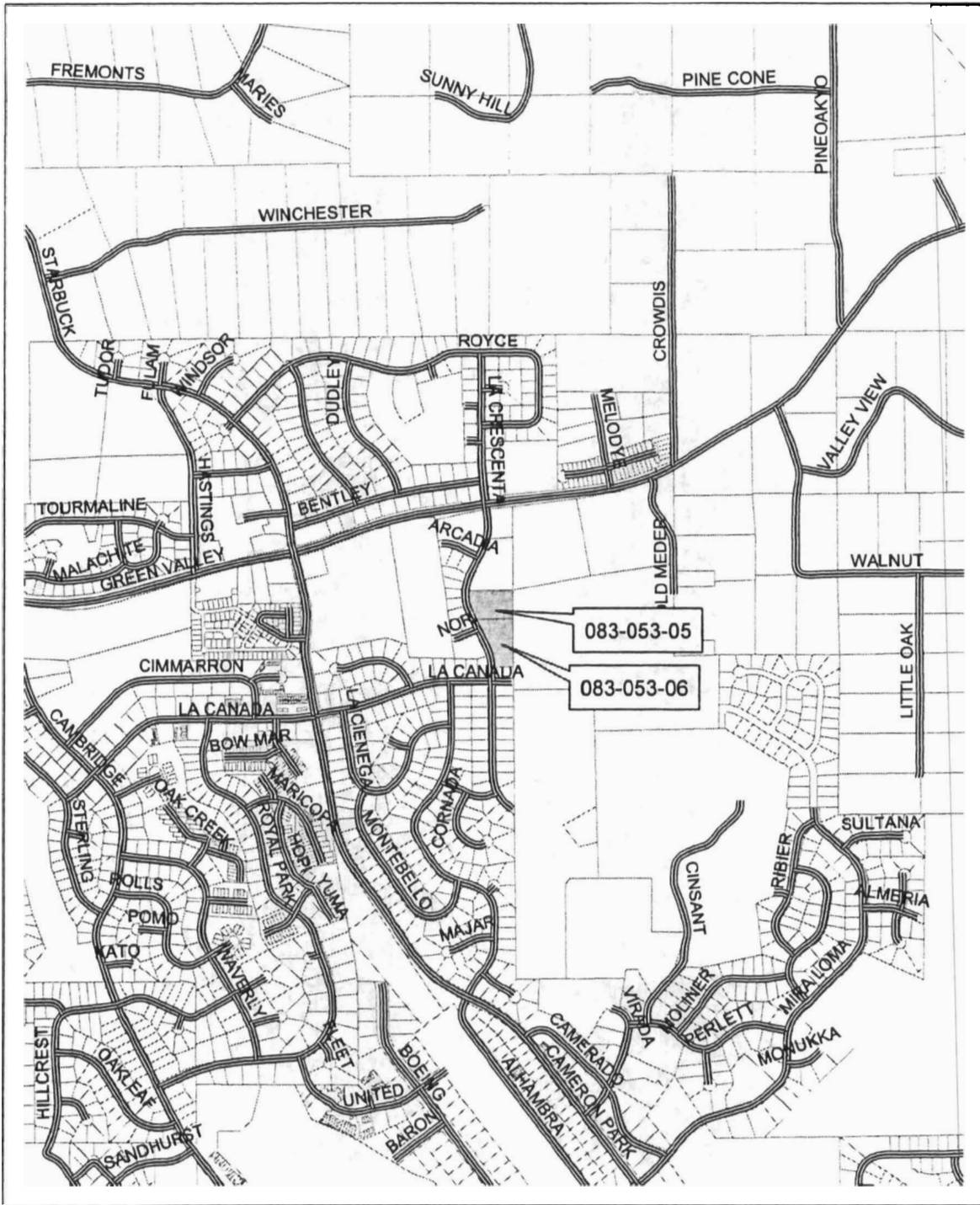
This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15305 of the CEQA Guidelines stating that “Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes 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 \$35.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption

RECOMMENDATION: Recommend approval

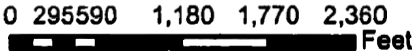
SUPPORT INFORMATION

Attachments to Staff Report:

- Exhibit A.....Vicinity Map
- Exhibit B.....General Plan Land Use Map
- Exhibit C.....Zoning Map
- Exhibit D.....Tentative Subdivision Map
- Exhibit E.....Development/Open Space Site Plan
- Exhibit F.....Parking Alternative 3/Tree Canopy Retention Plan
- Exhibit G.....Revised Landscape Plan
- Exhibit H.....Photographic Building Elevations
- Exhibit I.....Signage
- Exhibit J.....Noticing Requirements Letter (Nov. 21, 2005)
- Exhibit K.....Assessor's Parcel Map

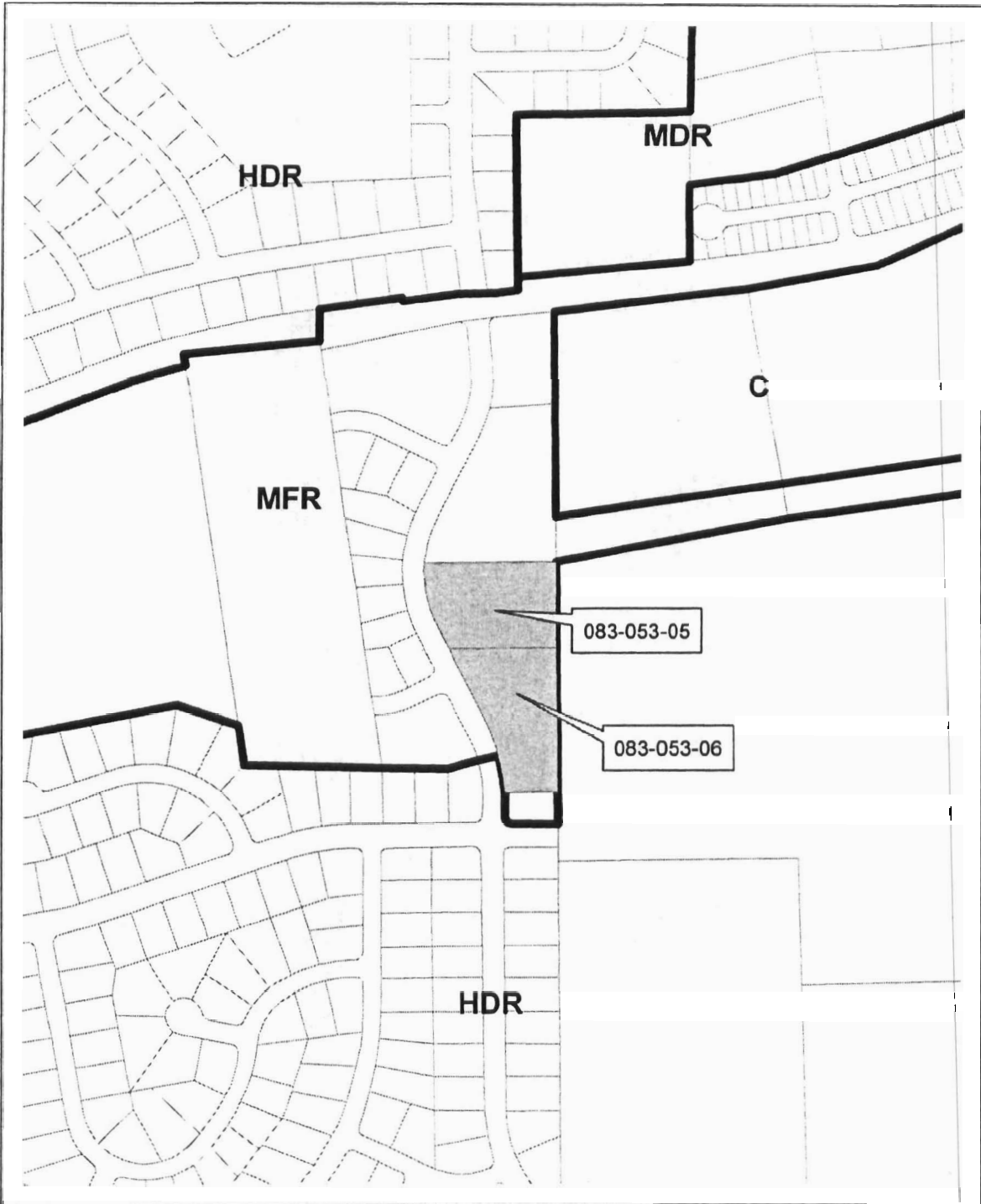


File Nos. TM05-1397
 PD05-0007
 Z05-0003



Vicinity Map

EXHIBIT A

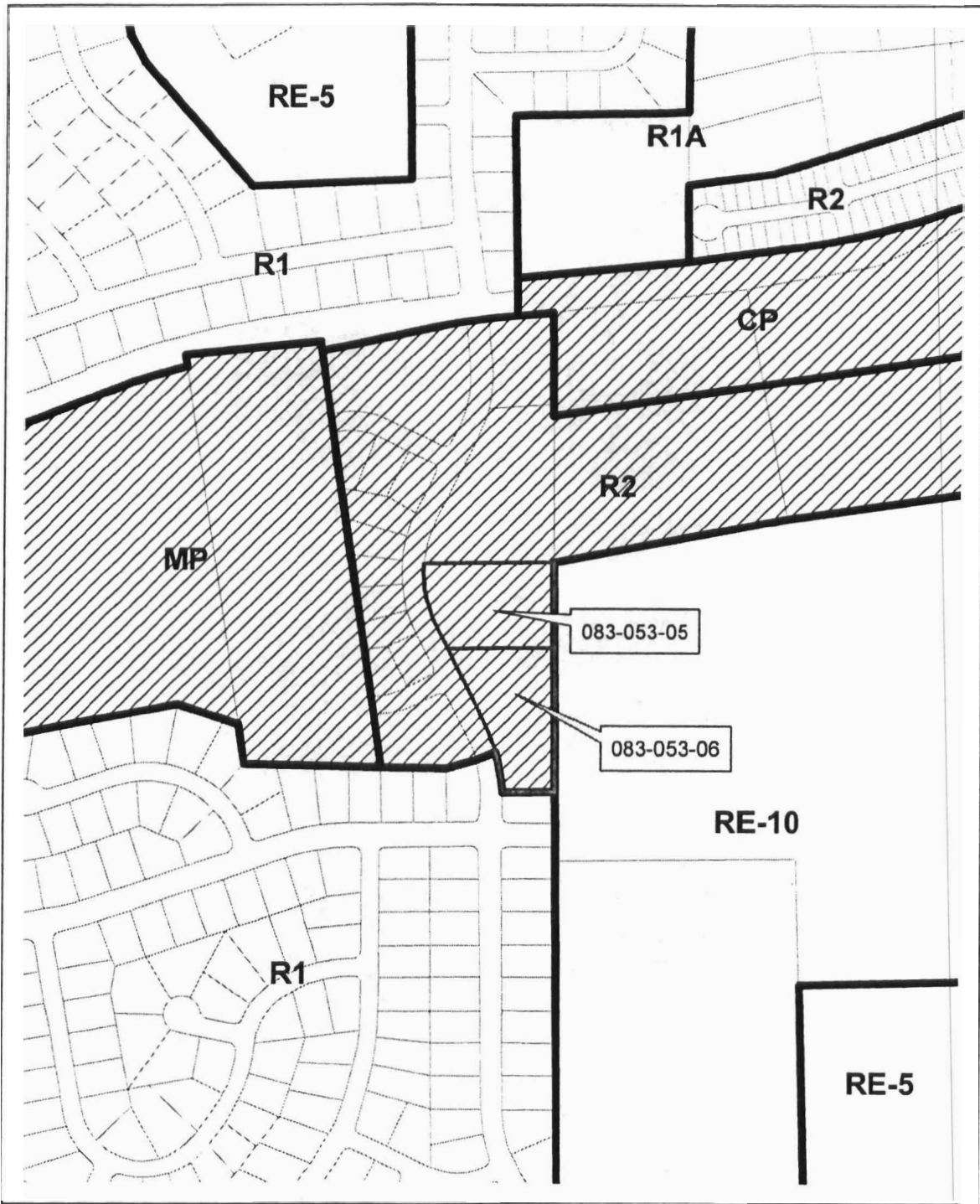


**File Nos. TM05-1397
PD05-0007
Z05-0003**

General Plan Map

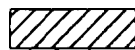


EXHIBIT B



File Nos. TM05-1397
PD05-0007
Z05-0003

-DC Overlay



Zoning Map

EXHIBIT C

SIERRA OAKS CONDOMINIUMS

LOTS C AND D, P.M. 25-149

EL DORADO COUNTY, STATE OF CALIFORNIA

JUNE, 2005



GRAPHIC SCALE



OWNER OR DIVIDOR:
LA CRESCENTA ASSOCIATES, LLC
380 LEAS HILL BLVD, SUITE 210
ROSELILLE, CA 95061-2007

APPLICANT:
COOPER, THOMAS AND ASSOC., INC.
3333 MONTE CIELO
SANCHO CONDOMA, CA 95047

MAP PREPARED BY:
COOPER, THOMAS AND ASSOC., INC.
3333 MONTE CIELO
SANCHO CONDOMA, CA 95047

SCALE:
1"=30'

CONTOUR INTERVAL:
NOT APPLICABLE

SOURCE OF TOPOGRAPHY:
FIELD SURVEY

SECTION, TOWNSHIP & RANGE:
SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST

ASSessor'S PARCEL NUMBERS:
083-053-05 AND 083-053-06

PRESENT ZONING:
R2-32 (MTR)

TOTAL AREA:
148,712 SQ. FT. (3.366 AC)

TOTAL NUMBER OF PARCELS:
1

MINIMUM PARCEL AREA:
7,680 SQ. FT. FOR ATTACHED SINGLE-FAMILY DWELLINGS

WATER SUPPLY:
EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL:
EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION:
CALIFORNIA FIRE CODE

DATE OF PREPARATION:
MAY 18, 2005

LEGEND

SEWER CLEANOUT	SW
MANHOLE	○
DRAIN HOLE	□
BACK FLOW PREVENTION DEVICE	BP
CHECK VALVE	CV
SHOWER BOX	SB
WATER VALVE	WV
WATER METER	WM
FIRE HYDRANT	—
ELECTRIC BOX	EB
ELECTRIC WALK	E-W
LAMINARY	—
IRRIGATION CONTROL VALVE	—
BLACK RETAINING WALL	—
WOOD RETAINING WALL	—
STREET SIGN	—
CONCRETE ELEVATION	23.64
PAVEMENT OR CONCRETE	23.64
SEWER MANHOLE	50+
TRIE	107
TELEPHONE BOX	TB
TELEPHONE METER	TM
TELEPHONE WALK	T-W
WROUGHT IRON FENCE	WF
CONCRETE PAVING	—

EXISTING UNITS

EXISTING UNITS	72
EXISTING PARKING	
HANDICAP STALL, UNCOVERED	1
STANDARD STALL, UNCOVERED	30
STANDARD STALL, COVERED	12
TOTAL STALLS	43

Planning Administrator _____

Approved/Planned Date _____

Board of Supervisors _____

Approved/Planned Date _____

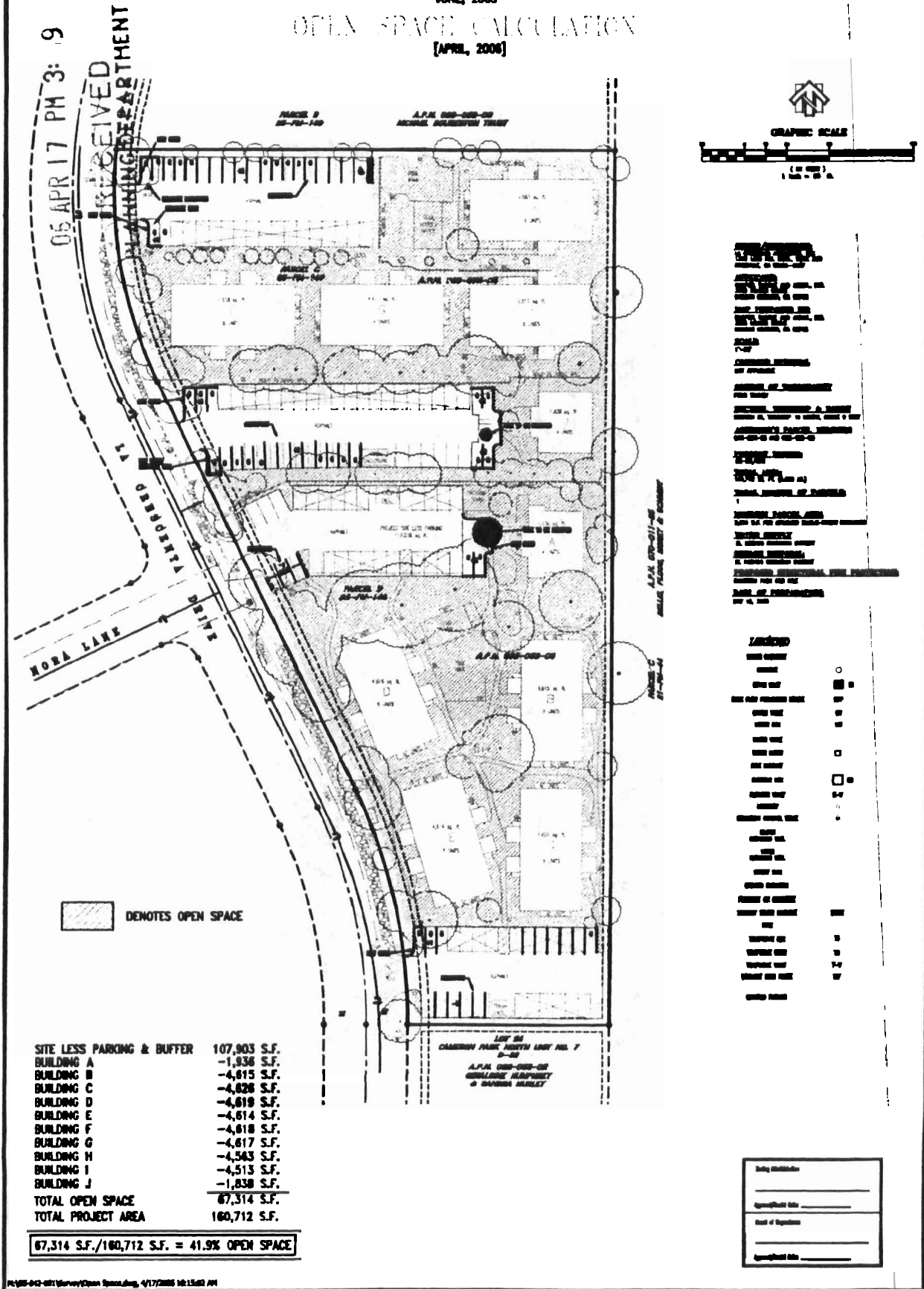
RECEIVED
PLANNING DEPARTMENT
05 AUG -1 PM 3:51

EXHIBIT D TM 05-1394

SIERRA OAKS CONDOMINIUMS

PLAN DEVELOPMENT SITE PLAN
 LOTS C AND D, P.M. 25-140
 EL DORADO COUNTY, STATE OF CALIFORNIA
 JUNE, 2005

OPEN SPACE CALCULATION [APRIL, 2006]



(PD 05-0007 & Z05-0003)
 TM 05-1394

SIERVA OAKS CONDOMINIUMS

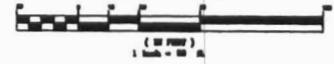
LOTS C AND D, P.M. 25-149
EL DORADO COUNTY, STATE OF CALIFORNIA
JUNE, 2005

PARKING ALTERNATIVE 3 (REVISED: JANUARY, 2006)

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RECEIVED
PLANNING DEPARTMENT

GRAPHIC SCALE



OWNER/ARCHITECT:

14 HERRING WOODWAY ST.
LOS LOS ANGELES, CA 90007-2807

APPLICANT:

10000 WILSON AVE. #200
DANFORTH, CA 95919

MAP PREPARER:

10000 WILSON AVE. #200
DANFORTH, CA 95919

SCALE:

1"=20'

CONTINUED INTERVAL:

SEE AVAILABLE

REVISION OF TOPOGRAPHY:

FIELD SURVEY

SECTION, TOWNSHIP & RANGE:

SECTION 04, TOWNSHIP 10 NORTH, RANGE 1 EAST

ADJACENT PARCEL NUMBER:

05-05-01 AND 05-05-02

PROPERTY NUMBER:

10-02-04

TOTAL AREA:

18,171 SQ. FT. (3.40 AC.)

TOTAL NUMBER OF PARCELS:

1

MINIMUM PARCEL AREA:

2,000 SQ. FT. FOR ATTACHED SINGLE-FAMILY DWELLING

WATER SUPPLY:

AS SHOWN ON RECORD MAP

SEWER DISPOSAL:

AS SHOWN ON RECORD MAP

PROPOSED STRUCTURAL FIRE PROTECTION:

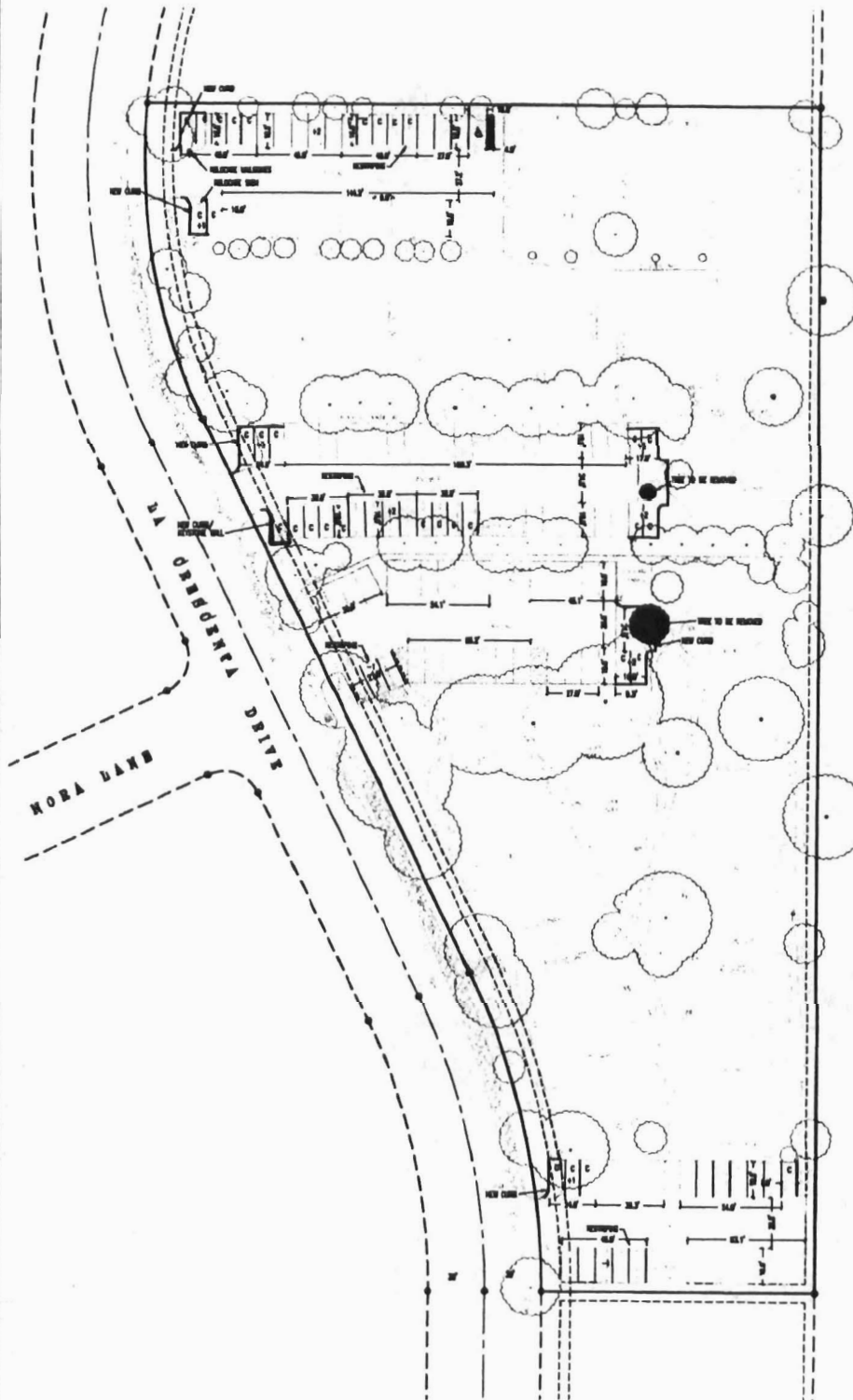
CONCRETE FLOOR OVER FILL

DATE OF PREPARATION:

01/10/06

LEGEND

- ROAD CENTERLINE
- WALKWAY
- WATER WHEEL
- WATER FLOW PROHIBITION MARK
- CHECK VALVE
- WATER BOX
- WATER VALVE
- WATER METER
- PILE FOUNDATION
- SLABBED BOX
- SLABBED WALL
- LANDSCAPE
- REINFORCED CONCRETE WALL
- BLANK
- REINFORCED WALL
- WOOD
- REINFORCED WALL
- SHED BOX
- WOOD FLOORING
- FRONTAGE OF CHURCH
- REINFORCED CONCRETE WALL
- WALL
- WATERPUMP BOX
- WATERPUMP BOX
- WATERPUMP BOX
- WATERPUMP WALL
- WATERPUMP BOX FLOOR
- CONCRETE FLOOR



1 M US-1394
 (PD 05-0007 & Z05-0003)

PROPOSED LAND COVERAGE

	EXISTING	PROPOSED
BLANK AREA TOTAL	26,371 SQ. FT.	26,371 SQ. FT.
PROPOSED AREA TOTAL	41,304 SQ. FT.	43,894 SQ. FT.
PERCENTAGE TOTAL	1,528 SQ. FT.	2,400 SQ. FT.
BLANK AREA PERCENT	10.00%	5.40%

PARKING ALTERNATIVE 3

HANDICAPPED STALL, UNCOVERED	1
STANDARD STALL, UNCOVERED	33
STANDARD STALL, COVERED	71
COMPACT UNCOVERED	34
TOTAL STALLS	140

TREE CANOPY COVERAGE ANALYSIS

EXISTING CANOPY AREA	26,371 SQ. FT.	26.00%
PROPOSED CANOPY AREA	43,894 SQ. FT.	54.00%

Seal/Signature

 Date of Signature

Seal/Signature

 Date of Signature

PLAN DEVELOPMENT SITE PLAN SIERRA OAKS CONDOMINIUMS

LOTS C AND D, P.M. 25-149
EL DORADO COUNTY, STATE OF CALIFORNIA
JUNE, 2005

[REVISED: JUNE, 2006]

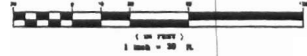
REVISED LANDSCAPE PLAN

06 JUN 14 PM 12:29

RECEIVED
PLANNING DEPARTMENT



GRAPHIC SCALE



OWNER/SUBDIVIDER:

A. CHRISTOPHER AND ASSOCIATES, INC.
1380 LEAS HILL BLVD., SUITE 110
MERCED, CA 95361-3007

APPLICANT:

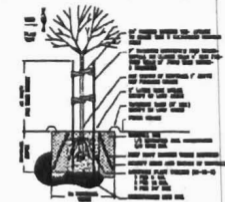
TOPPER, THOMAS AND ASSOC., INC.
3115 MARKET STREET
MERCED, CALIFORNIA, CA 95372

LANDSCAPE DESIGNER:

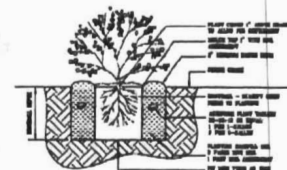
JOHN LANDSCAPE DESIGN
700 SUN 600
PLACERVILLE, CA 95667

REVISED PLANT LEGEND

TYPE	SYMBOL	COMMON NAME	LT. MEAS. (HxW)	OFF.	SIZE	PLANTING
Tree	○	Marble Leaf Elm	Quincy material	2	15 GAL.	SHRUB
Tree	○	American Laurel Gum	Updahl's x 'Yellow'	3	15 GAL.	
Tree	○	Yucca	Yucca tree	10	3 GAL.	
Shrub	○	Orange Yucca	White Yucca	30	1 GAL.	SHRUB



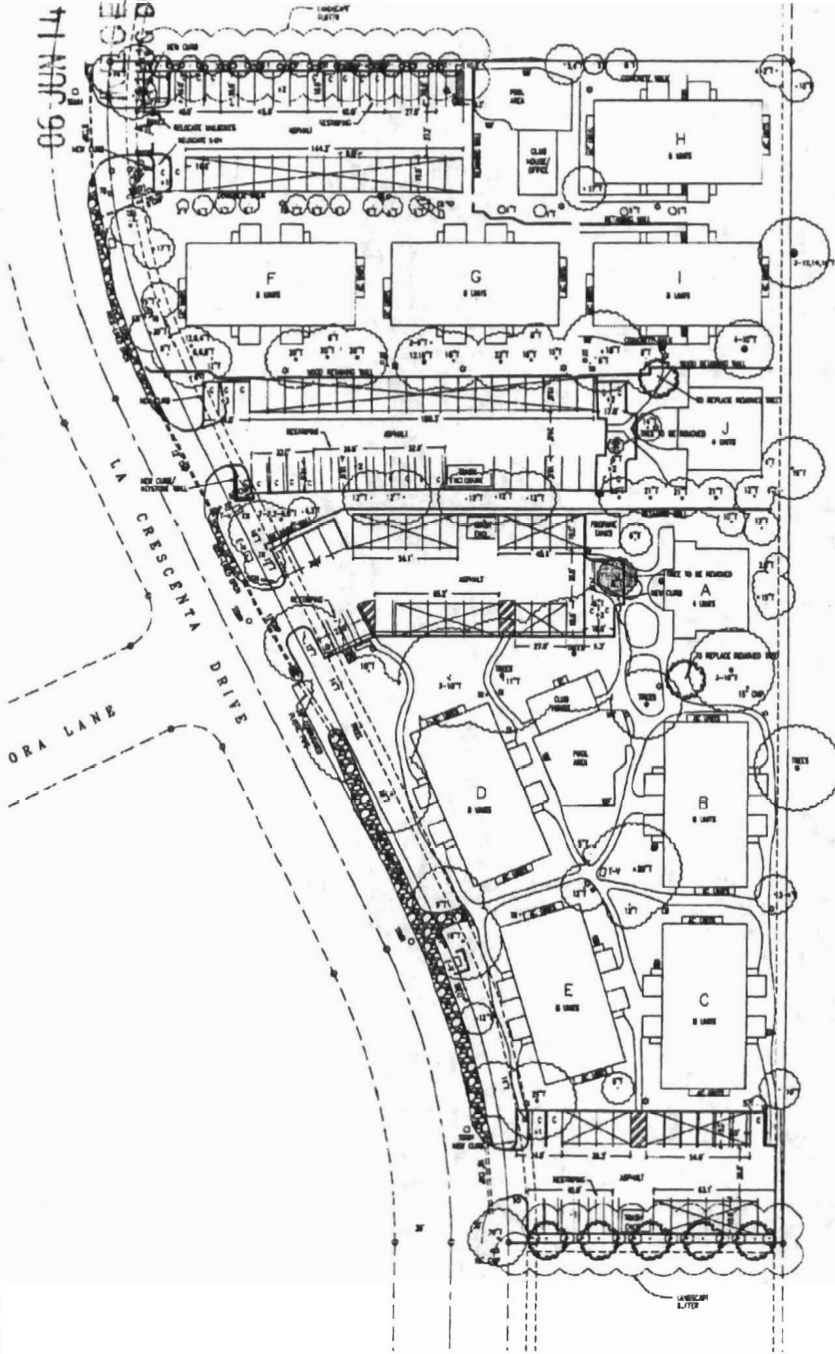
TREE PLANTING AND STAKING DETAIL



SHRUB PLANTING DETAIL

NOTES

- All shrubs shall be staked and fertilized per shrub planting detail.
 - All trees shall be planted and fertilized per tree planting detail.
 - All trees shall be staked per staking detail.
 - A cover of mulch shall be used in all planting areas. Mulch shall be non-wood bark chips, small to medium in size.
 - Till or mix nutrient forest humus into all shrub and ground cover areas, at 6 cu. yards per 1,000 sq. ft.
 - Till or mix nutrient forest humus into all lawn areas, at a rate of 6 cu. yards per 1,000 sq. ft.
 - Grade all areas to allow for drainage and to prevent standing water.
- PLANTING GROUND COVER**
Ground cover shall be planted in moist, never dry or soggy soil. The moist condition shall extend to the full depth of cultivation. They shall be planted in evenly spaced rows with staggered triangular spacing and around the shrubs and trees to within one foot. No ground cover shall be planted less than one half of the specified spacing from any curb or walkway.
- WEED CONTROL**
Weed control material shall be a pre-herbicide, applied on all planted areas, except for turf-developed areas.



IMPERVIOUS LAND COVERAGE

	EXISTING		PROPOSED	
	AREA (SQ. FT.)	%	AREA (SQ. FT.)	%
PAVING AREA TOTAL	26,372	22.06	26,372	22.06
POOL AREA TOTAL	11,288	9.37	11,288	9.37
ROOFING AREA TOTAL	1,488	1.24	1,488	1.24
TOTAL IMPERVIOUS AREA	39,148	32.67	39,148	32.67

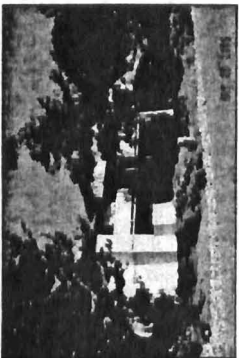
EXISTING UTILITIES

UTILITY TYPE	DEPTH (IN)	SPACING (IN)
CONCRETE	18"	48"
STEEL	18"	48"
ASBESTOS	18"	48"
PLASTIC	18"	48"

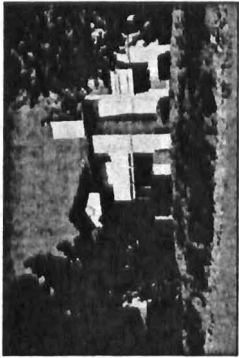
TREE CANOPY COVERAGE ANALYSIS

EXISTING CANOPY	26,372	22.06
PROPOSED CANOPY	26,372	22.06

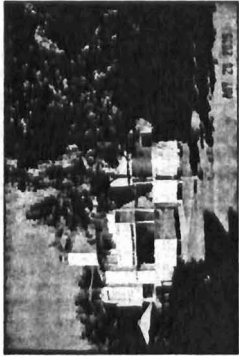
EXHIBIT G



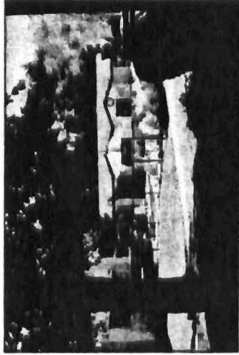
WEST ELEVATION BLDG. E



WEST ELEVATION BLDG. D



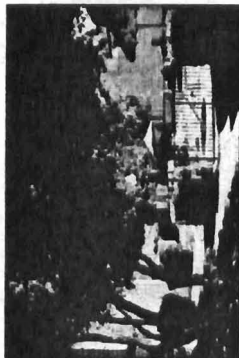
WEST ELEVATION BLDG. B



SOUTH ELEVATION CLUB HOUSE & POOL



POOL AREA & COURTYARD



POOL AREA & COURTYARD



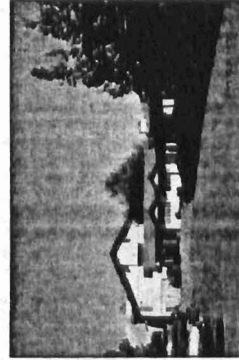
WEST ELEVATION BLDG. A



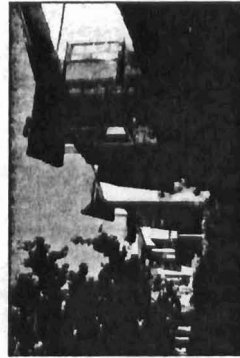
WEST ELEVATION BLDG. J



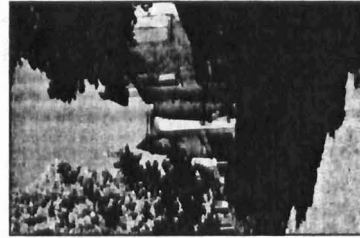
NORTH ELEVATION BLDG. I



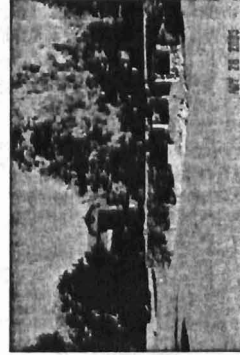
WEST ELEVATION CLUBHOUSE/OFFICE & BLDG. H



NORTH ELEVATION BLDG. F



NORTH ELEVATION BLDG. F

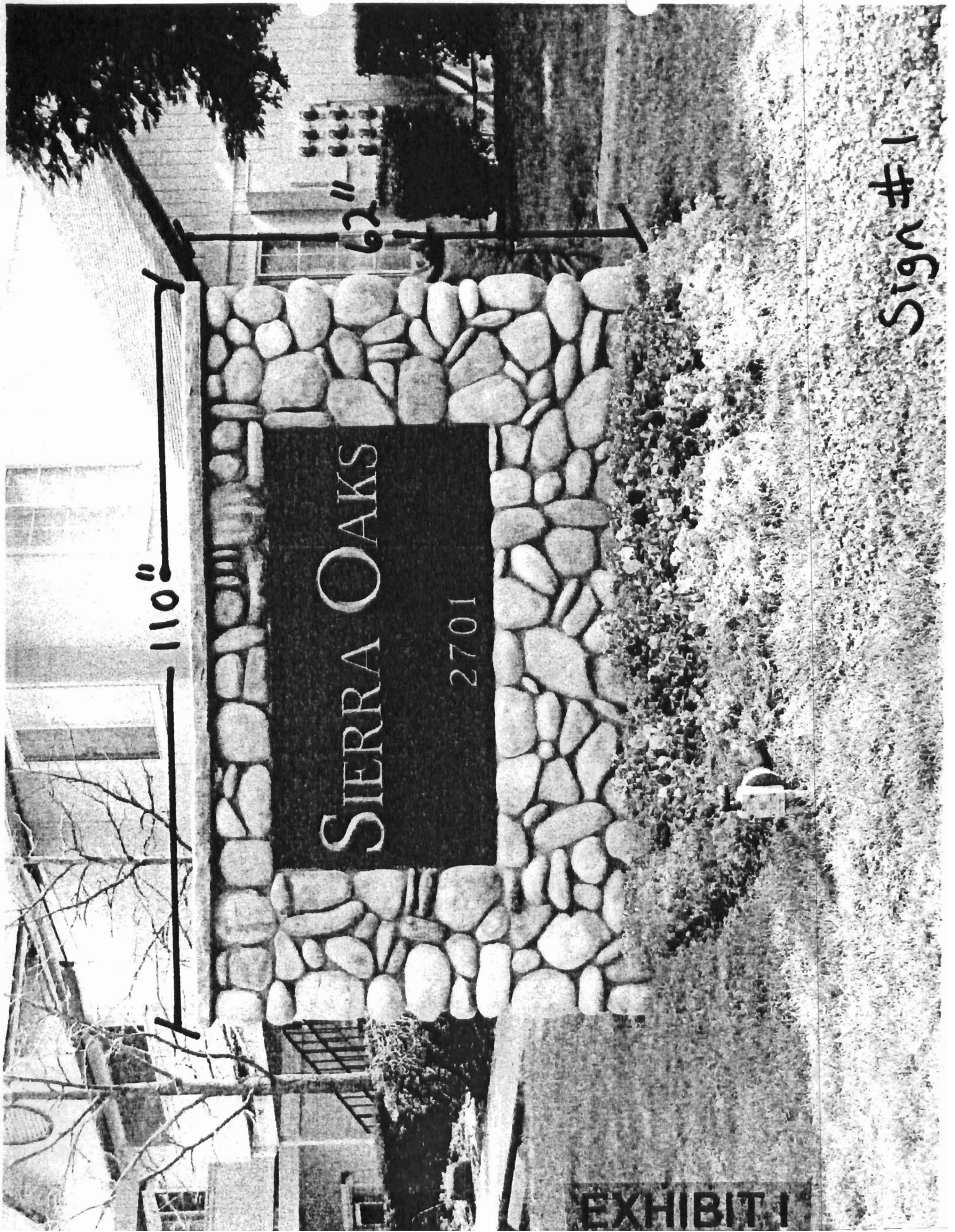


SOUTH ELEVATION BLDG. F

EXHIBIT H

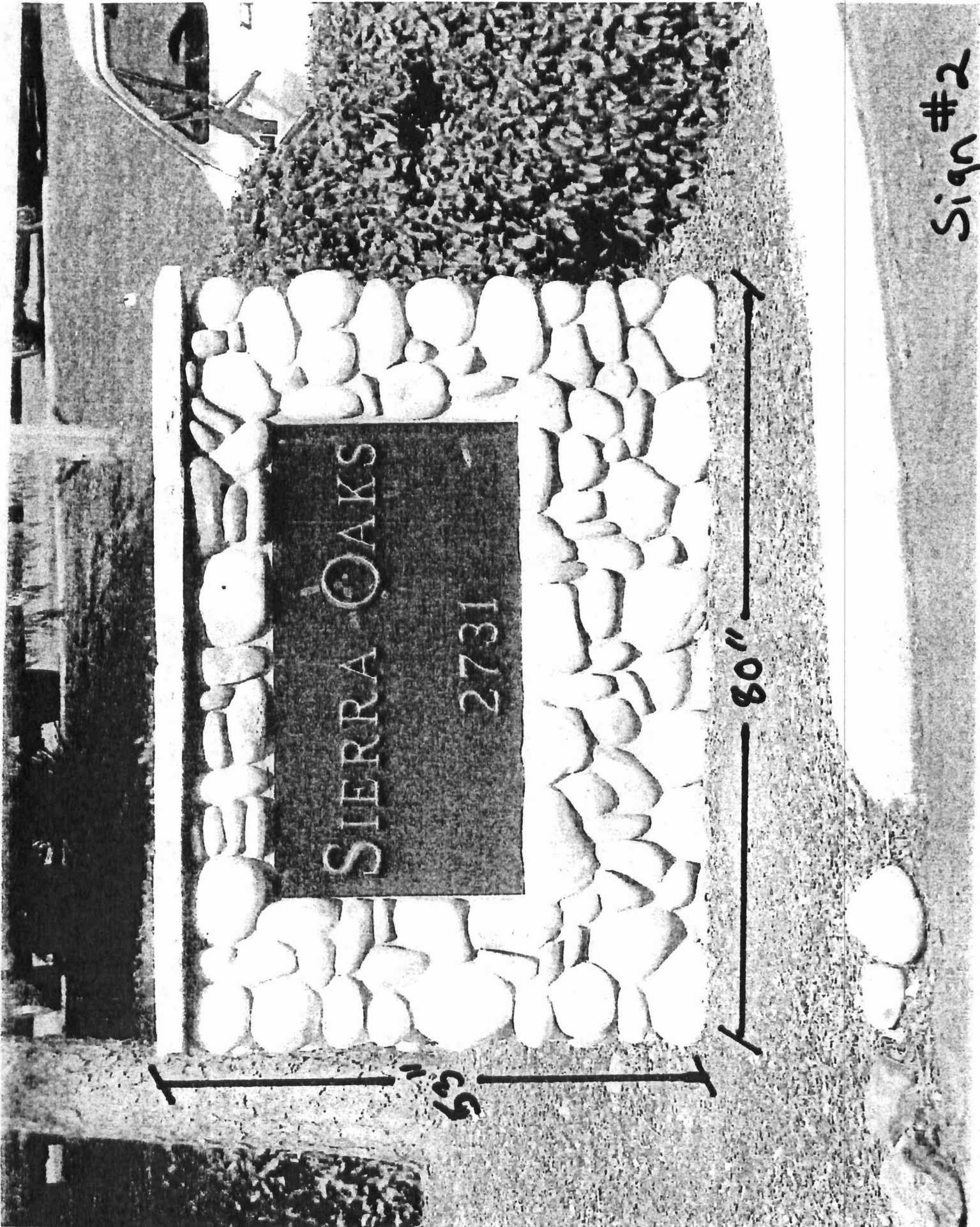
		Prepared Under The Direction Of: STEVE A. HENNING DATE:		PHOTO ELEVATION EXHIBIT FOR: SIERRA OAKS CONDOMINIUMS 2701, 2731 LA CRESCENTA DRIVE COUNTY OF EL DORADO STATE OF CALIFORNIA	
SHEET NO. 1 TOTAL SHEETS 1					

(PD 05-0007 & Z05-0003)
 TM 05-1394



Sign #1

EXHIBIT 1



SIERRA OAKS
2731

63"

80"

Sign #2

COUNTY OF
EL DORADO

DEVELOPMENT SERVICES DEPARTMENT

<http://www.co.el-dorado.ca.us/devservices>



PLACERVILLE OFFICE:
2850 FAIRLANE COURT
PLACERVILLE, CA 95667
(530) 621-5775
(530) 622-1708 Fax
Counter Hours: 7:30 AM to 4:30 PM
blgddept@co.el-dorado.ca.us
planning@co.el-dorado.ca.us

LAKE TAHOE OFFICE:
3368 LAKE TAHOE BLVD, SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 Fax
Counter Hours: 8-12 PM and 1-4 PM
tahoebuild@co.el-dorado.ca.us

EL DORADO HILLS OFFICE:
4950 HILLSDALE CIRCLE, SUITE 100
EL DORADO HILLS, CA 95762
(916) 941-4967 and (530) 621-5582
(916) 941-0269 Fax
Counter Hours: 7:30 AM to 4:30 PM
blgddept@co.el-dorado.ca.us
planning@co.el-dorado.ca.us

November 21, 2005

Kevin Heaney
Cooper, Thorne & Associates, Inc.
3233 Monier Circle
Rancho Cordova, CA 95742

Re: TM05-1394, PD05-07, Z05-03 – Sierra Oaks Condominium Conversion

Dear Kevin:

Under §66427.1 of the *Subdivision Map Act* final map approval cannot be granted until findings have been made that the following has occurred:

1. Written notification to both existing and future tenants, hereinafter referred to as "tenant(s)", of the intent to convert residential real property into condominiums shall occur at least 60 days prior to the filing of a tentative map. This noticing shall be consistent with the format under §66452.8 (and .9).
2. Each tenant shall be given 10 days written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report will be available upon request.
3. Each tenant shall be given notice of exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to §11018.2 of the *Business and Professions Code*, unless the tenant gives prior written notice of his or her intention not to exercise the right.
4. Each tenant shall be given written notification within 10 days of approval of a final map for the proposed conversion.
5. Each tenant shall be given written notice of intention to convert 180 days prior to termination of tenancy due to the conversion or proposed conversion.

EXHIBIT J

All notices shall be given in a manner compliant with legal requirements for service by mail. Please provide proof that these notices have been legally mailed to all tenants in the timely manner delineated under the Subdivision Map Act. The noticing requirement under No. 1 should have been done already. If not, please do it now. It is an ongoing process as the requirement applies to future tenants, as well.

The Board of Supervisors shall not approve a final map of the proposed condominium subdivision until findings can be made that all of the above noticing requirements have been met. Please call me with any questions you might have.

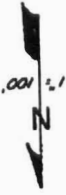
Sincerely,

Lillian MacLeod
Project Planner

Cc: Warren B. Hughes
GRE Management Services, Inc.
4220 Rocklin Road, Suite 7
Rocklin, CA 95667

83:05

Tax Area Code



POR. SECS. 27, 28, 33, & 34, TION, R.8E., M.D.M., & POR LOT 258 AIR PARK ESTATES, & RESUBDIVISION LOT 459 CAMERON PARK NORTH UNIT NO. 1 CAMERON PARK NORTH UNIT NO.7

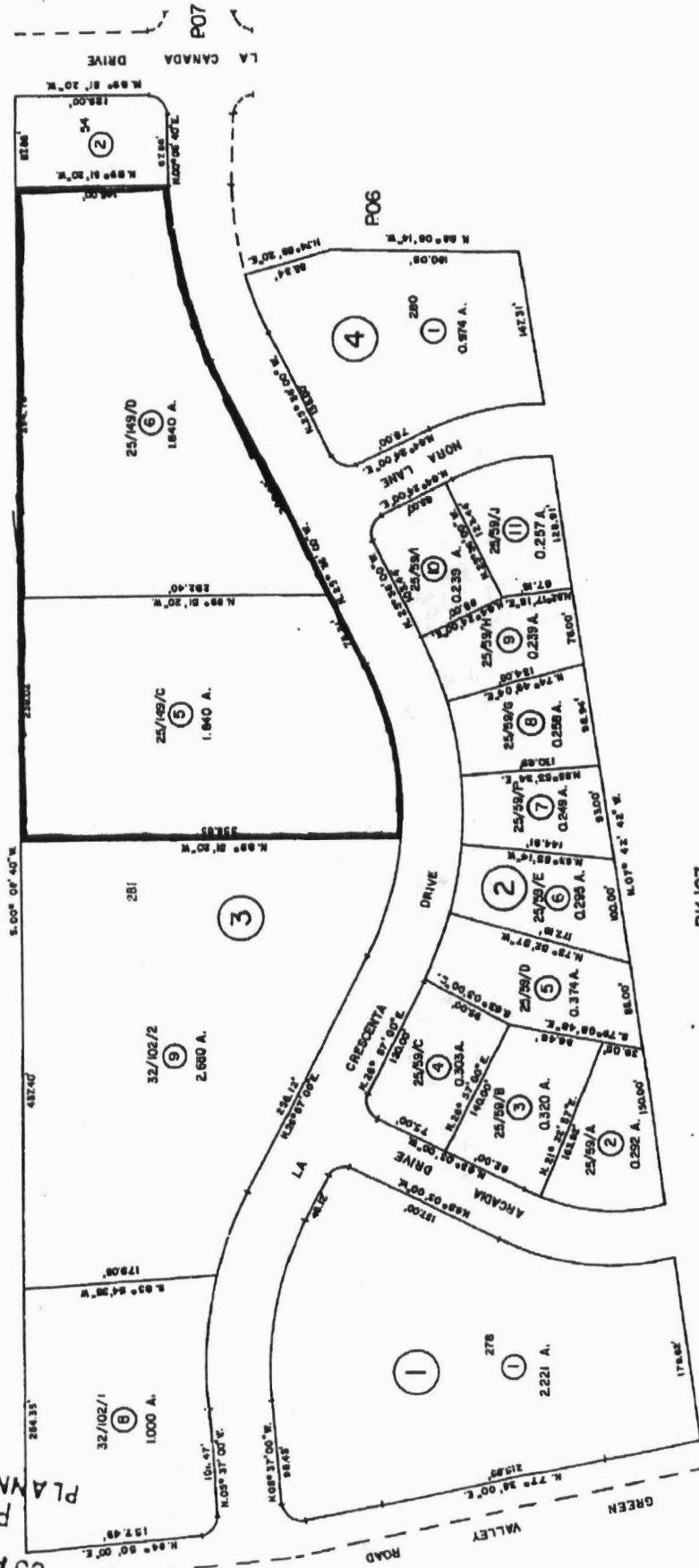
D-92

RECEIVED PLANNING DEPARTMENT 05 AUG -1 PM 3: 36

BK.70

BK.102

BK.103



NOTE - Assessor's Block Numbers Shown in Ellipses Assessor's Parcel Numbers Shown in Circles

THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only.

PFF:km
La Crescenta Assoc Rez
08/28/06



ORDINANCE NO. _____

THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES ORDAIN AS FOLLOWS:

**RELATED TO REZONING IN THE CAMERON PARK AREA
PETITIONED BY LA CRESCENTA ASSOCIATION, LLC/GRE
MANAGEMENT SERVICES**

Section 1. The Official Zoning Map for the Cameron Park Area is hereby amended to rezone the following described lands from Limited Multifamily Residential-Design Control (R2-DC) zone to Limited Multifamily Residential-Planned Development (R2-PD) zone:

Cameron Park Area

Assessor's Parcel Nos. 083-053-05 and -06, being described as Section 28, Township 10 North, Range 8 East, M.D.M., consisting of 3.69 acres

Section 2. This ordinance shall take effect and shall become effective thirty (30) days following the adoption hereof.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the ____ day of _____, 2006, by the following vote of said Board:

Ayes:

ATTEST
CINDY KECK
Clerk of the Board of Supervisors

Noes:
Absent:

By _____
Deputy Clerk

Chairman, Board of Supervisors

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

Date _____
ATTEST: CINDY KECK, Clerk of the Board of Supervisors
of the County of El Dorado, State of California.

By _____
Deputy Clerk