



Legislation Details (With Text)

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Title: Hearing to consider Greenwood Estates Tentative Subdivision Map (TM21-0001), Planned Development (PD21-0003), Rezone Z21-0012 request to subdivide an existing 0.88-acre lot to create 10 lots ranging in size from 2,733 square feet to 6,534 square feet. Two (2) duplexes and two (2) triplexes would be constructed on the 10 lots. The proposed duplexes would each total 3,398 square feet, the proposed triplexes would each total 5,097 square feet, and each unit would be 1,699 square feet. Each unit would have its own garage for parking. Design waivers are requested for the proposed roadway section and driveway connection. In addition, five-foot front setbacks, five-foot rear setbacks, and zero-foot side setbacks are requested. The requested Rezone would change the existing zoning Multi-Unit Residential within a Design Review Combining Zone (RM-DC) to Multi-Unit Residential within a Planned Development Zone (RM-PD). The property, identified by Assessor's Parcel Number 082-411-004, consisting of 0.88 acre, 2545 Greenwood Lane, located on the west side of Greenwood Lane between Meadow Lane and Merrychase Drive, in the Cameron Park area, Supervisorial District 2, submitted by Cameron Glen Estates, LLC; Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff in accordance with the CEQA Guidelines;
- 2) Adopt a Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval based on the Mitigation Measures contained in the Mitigated Negative Declaration and Initial Study; and
- 3) Approve Tentative Subdivision Map TM21-0001, Planned Development Permit PD21-0003, Rezone Z21-0012, and requested design waivers based on the Findings and subject to the Conditions of Approval as presented herein.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Staff Report, 2. B - Findings, 3. C - Conditions of Approval, 4. D - Staff Report Exhibits A-T, 5. E - Staff Report Exhibit U - Proposed Mitigated Negative Declaration and Initial Study, 6. F - Notification Map PC 01-25-24 (1000 feet), 7. G - Proof of Publication-Mountain Democrat, 8. Public Comment Rcvd 01-23-24 PC 01-25-24

Date	Ver.	Action By	Action	Result
1/25/2024	1	Planning Commission	Approved	Pass

Hearing to consider Greenwood Estates Tentative Subdivision Map (TM21-0001), Planned Development (PD21-0003), Rezone Z21-0012 request to subdivide an existing 0.88-acre lot to create 10 lots ranging in size from 2,733 square feet to 6,534 square feet. Two (2) duplexes and two (2) triplexes would be constructed on the 10 lots. The proposed duplexes would each total 3,398 square feet, the proposed triplexes would each total 5,097 square feet, and each unit would be 1,699 square feet. Each unit would have its own garage for parking. Design waivers are requested for the proposed roadway section and driveway connection. In addition, five-foot front setbacks, five-foot rear setbacks, and zero-foot side setbacks are requested. The requested Rezone would change the existing zoning Multi-Unit Residential within a Design Review Combining Zone (RM-DC) to Multi-Unit Residential within a Planned Development Zone (RM-PD). The property, identified by Assessor's

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- 3) Approve Tentative Subdivision Map TM21-0001, Planned Development Permit PD21-0003, Rezone Z21-0012, and requested design waivers based on the Findings and subject to the Conditions of Approval as presented herein.

DISCUSSION / BACKGROUND

Request to consider Tentative Subdivision Map (TM21-0001), Planned Development (PD21-0003), Rezone Z21-0012 Greenwood Estates submitted by Cameron Glen Estates, LLC request to subdivide an existing 0.88-acre lot to create 10 lots ranging in size from 2,733 square feet to 6,534 square feet. Two (2) duplexes and two (2) triplexes would be constructed on the 10 lots. The proposed duplexes would each total 3,398 square feet, the proposed triplexes would each total 5,097 square feet, and each unit would be 1,699 square feet. Each unit would have its own garage for parking. Design waivers are requested for the proposed roadway section and driveway connection. In addition, five-foot front setbacks, five-foot rear setbacks, and zero-foot side setbacks are requested. The requested Rezone would change the existing zoning Multi-Unit Residential within a Design Review Combining Zone (RM-DC) to Multi-Unit Residential within a Planned Development Zone (RM-PD). The property, identified by Assessor's Parcel Number 082-411-004, consisting of 0.88 acre, 2545 Greenwood Lane, located on the west side of Greenwood Lane between Meadow Lane and Merrychase Drive, in the Cameron Park area, Supervisorial District 2. (County Planner: Cameron Welch, 530-621-5816) (Mitigated Negative Declaration)

A Staff Report is attached.

CONTACT

Cameron Welch
Planning and Building Department, Planning Division