

**Community Development Department
Staff Report**

DATE: December 5, 2007

FILE NUMBER: GPA 06-01, ZC 06-01, SPR 06-03, TPM 06-06
(Boundary Line Adjustment)

APPLICANT: John Wagener

TYPE OF APPLICATION: General Plan Amendment, Zone Change, Site Plan Review, Boundary Line Adjustment

GENERAL LOCATION: 915, 919 Bedford Court, east of Bedford Avenue, north of Coleman Street

ASSESSOR'S PARCEL NUMBER(S): 002:041:16 & 002:041:42

PROJECT SITE ZONING: R2 (Multi-Family Residential Zone) and R1- 6,000 (Single Family Residential Zone, 6,000 square foot minimum parcel)

GENERAL PLAN: Medium Density Residential and High Density Residential

ENVIRONMENTAL DOCUMENT: Exempt

REQUEST:

- Amend the Placerville General Plan Land Use Map, encompassing 0.051-acres (2,222 square feet) of land from Medium Density Residential to High Density Residential, and rezone same land from R1- 6,000 (Single Family Residential Zone, 6,000 square foot minimum) to R2 (Multi-Family Residential Zone);
- Boundary Line Adjust said 0.051-acres from APN 002-041-16 to APN 002-041-42; and,
- To construct one approximately 3,500 square foot, two unit multi-family residence, with parking, landscaping, exterior lighting, located within the Bedford Avenue / Clay Street Residential Historic District.

RECOMMENDATION

The Planning Commission (on a 5 - 0 vote) recommends that the City Council take the following actions:

- Find that it can be seen with certainty that there is no possibility that the project may have an impact on the environment and therefore the project is exempt from the California Environmental Quality Act;
- Approve General Plan Amendment 06-01;
- Approve Zone Change 06-01;
- Approve Tentative Parcel Map 06-06 (Boundary Line Adjustment);
- Approve Site Plan Review 06-06 for the construction of one two unit multi-family dwelling, parking, landscaping and exterior lighting with the findings and Conditions of Approval stated herein; and,
- Add conditions 29 through 32.

DESCRIPTION OF SITE / BACKGROUND

Figures A & B show the location of the project. Bedford Court, a private access easement, traverses through the project site. It serves as the only access for neighboring properties 905, 910, and the project properties of 915 and 919 Bedford Court. **See Figure B** below. The project site involves two Assessor Parcels of 0.247-acres and 0.205-acres. The larger of the two parcels with address 919 Bedford Court, contains a recently completed single family dwelling rental and a driveway access easement. The smaller of the two parcels, 915 Bedford Court, is vacant and is located within the Bedford-Clay Street Residential Historic District. The Historic District and neighboring properties are generally small lots with single family and multi-family residential structures.

PROJECT DESCRIPTION SUMMARY

This request is made to amend the General Plan Land Use Map encompassing 0.051-acres (approximately 2,222 square feet) of land from Medium Density Residential to High Density Residential, and rezone same land from R1-6,000 (Single-Family Residential) to R2 (Multi-Family Residential). In addition, the applicant proposes to boundary line adjust the 0.051-acres portion of APN 002:041:16 to be added to APN 002:041:42. Both lots are owned by the applicant. The additional acreage is necessary in order to build a two story, 3,500 square foot, two unit multi-family residential building containing two, three-bedroom two-bath units under a Site Plan Review request. The requested Site Plan Review also includes parking, landscaping and exterior lighting on the adjusted vacant parcel.

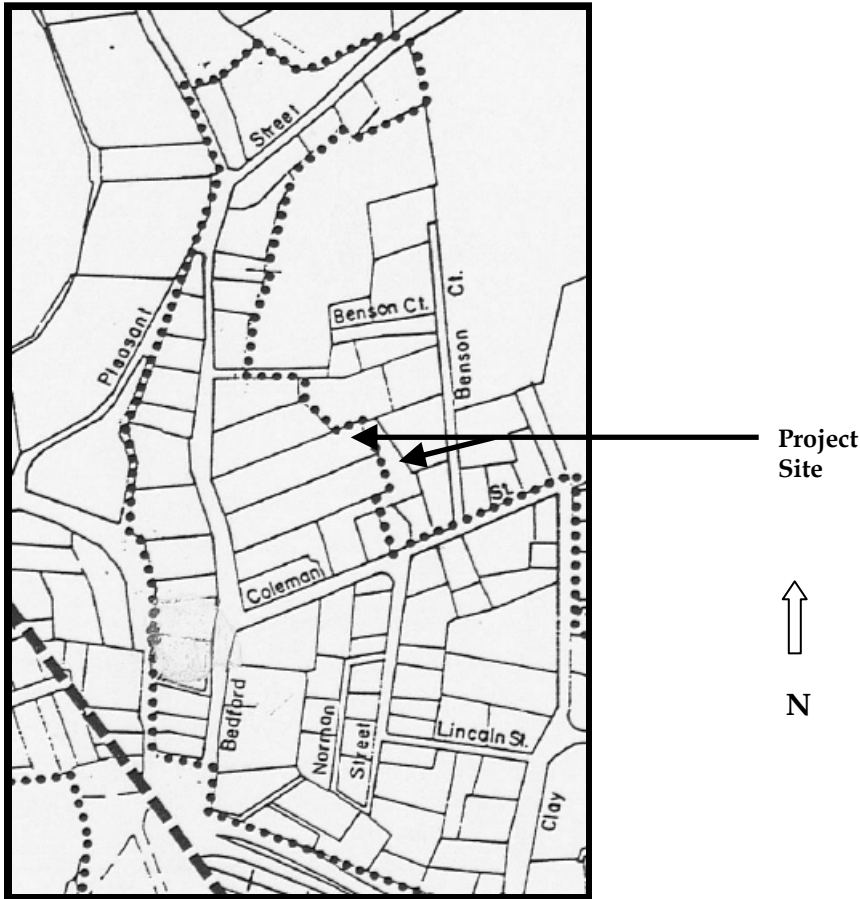


Figure A Source: Bedford – Clay Street Residential Historic District Map

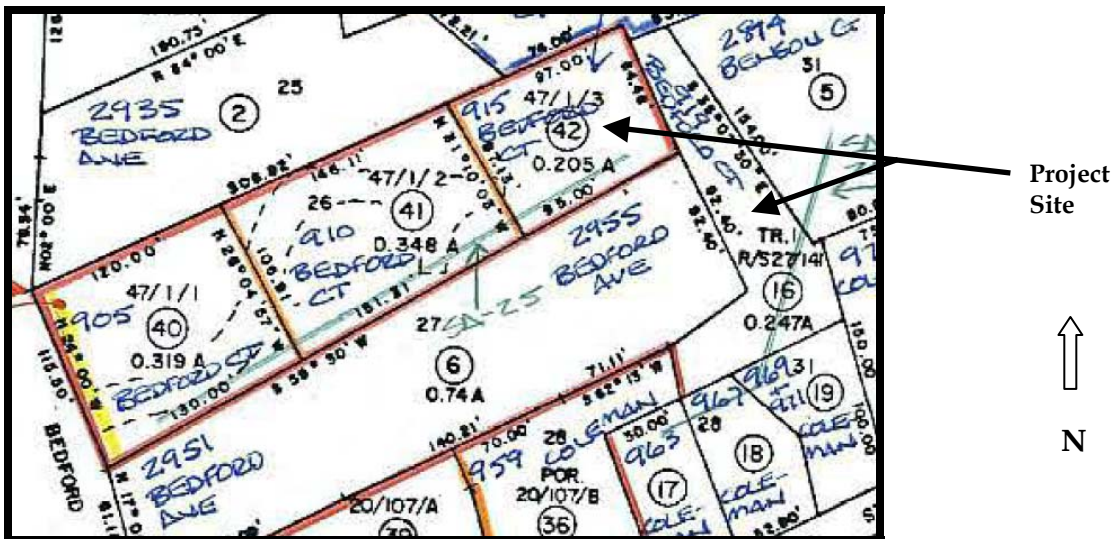


Figure B Source: El Dorado County Assessor Parcel Map Book 002-04

GENERAL PLAN & ZONING

The 1990 General Plan designates (**Figure C**) the vacant parcel with the address of 915 Bedford Court as “High Density Residential.” The High Density Residential (HD) designation’s purpose is to provide for multi-family residential development in areas with urban facilities and services, with a dwelling unit density range of 4.01 to 16.00 per acre. The parcel is zoned R2, Multi-Family Residential (**Figure D**). The R2 Zone District’s allows a maximum of 8 DUA (dwelling units per acre). Permitted R2 uses include one or multi-family dwelling units, residential care facilities serving six or fewer residents, and small and medium family daycare homes.

The second parcel, 919 Bedford Court, is designated Medium Density Residential (MD) and is zoned R1-6,000. This parcel contains a single family residence completed in 2005. The MD designation provides for single-family development with a density range of dwelling units per acre from 4.01 to 6.00. The R1-6,000 zone district permits single-family residential and appurtenant accessory uses.

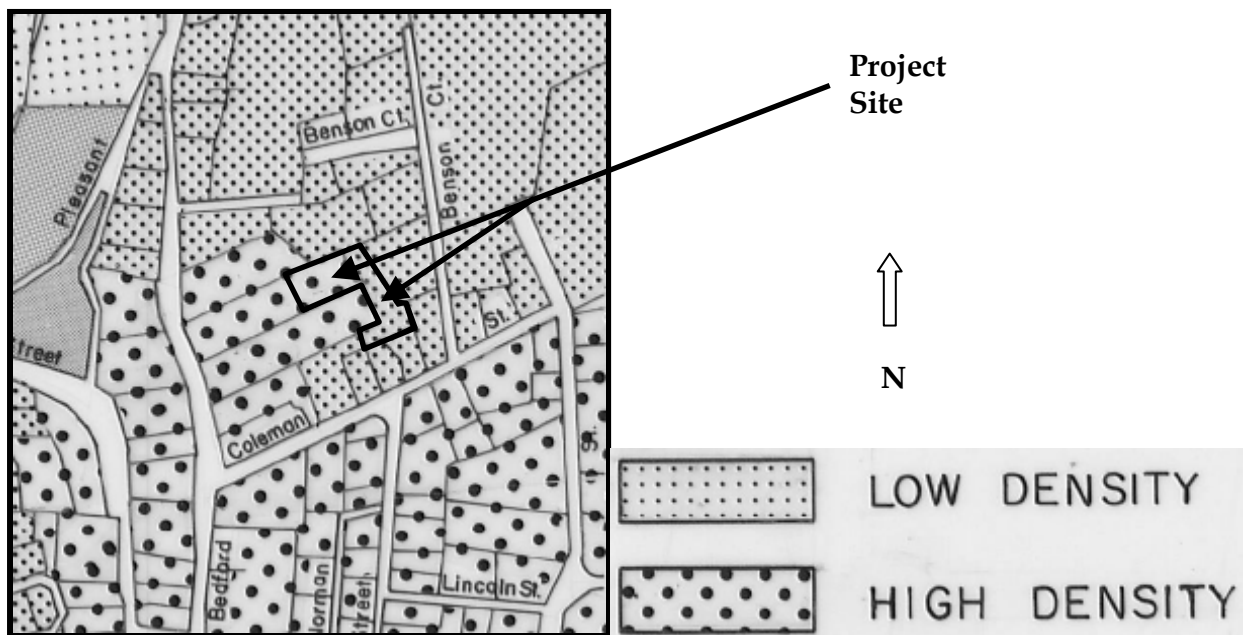


Figure C

Source: General Plan Land Use map, City Of Placerville (1990)

California Government Code §65300.5, requires General Plans to be internally consistent among the elements that make up the plan and within each element. Additionally, Government Code §65860 requires that the Zoning Ordinance and its General Plan must also be consistent. The City's Land Use Element of the General Plan states the R2 (Multi-Family Zone) is a "Consistent Zoning District" with the High Density Land Use Designation.

Site Plan Review / Historic District Review

The duplex site plan is provided as **Exhibit C**. It shows the proposed location, access, building footprint, parking area to serve the duplex, building elevations and a landscape plan.

Access to the site is a 20 foot wide easement called Bedford Court. Tenant parking is provided onsite as shown on the Site Plan. Two parking stalls are provided for each unit meeting the minimum parking requirement for each dwelling. Per the Institution Of Transportation Engineers *Trip Generation 6th Edition Volume 2*, the daily vehicle trip per dwelling unit for an apartment is 6.62. The two apartment units are therefore expected to generate approximately 13.24 or approximately 13 vehicle trips per day. In comparison, a single family dwelling is expected to generate 10 vehicle trips per day.

The site was previously graded under a construction permit with the Department of Public Works. Finish grading will be necessary to complete the building and site work. However, this activity is not expected to involve more that 50 cubic yards of material and therefore it does not trigger an environmental assessment per City Code.

One gabled two story two unit apartment building with gabled dormers and covered porches is proposed. The duplex placement on the site after boundary line adjustment, general plan amendment and zone change appears to meet the minimum setback requirements for the R2 District. Floor areas for the two apartments units are 1,750 square feet each. Hardiplank lap siding is proposed along the Bedford Court elevation (south) as well as the east and west elevations. T1-11 vertical siding is proposed along the north elevation. Accent cedar shingles are proposed above the eave line for each of the south elevation dormer. Horizontal sliding windows are proposed throughout, with the Bedford Court elevation windows to each have a grid window pattern and shutters. Colors chosen are Benjamin Moore brand "Montgomery White" as the base color, and "Somerville Red" proposed for the window shutters, with white used for trim, lattice and railings. A color sample will be provided at the public hearing. Low wattage, "carriage style" exterior porch lights are proposed for both residential units. Fixture cut sheets are provided. No parking lot lighting is proposed.

Figure A within this Staff Report shows the boundaries of the Bedford Avenue-Clay Street Residential Historic District. When comparing Figure A, Figure B and the project

Site Plan, most of the proposed duplex building is within the Historic District. New construction within a City designated historic district is required by City Code to have the building elevations approved by the Planning Commission. However, no changes to the Historic District boundaries are proposed or deemed necessary by Staff. It is Staff's opinion that because this project involves the construction of a duplex requiring Site Plan Review approval of the site per City Code §10-4-9, major changes to an approved Site Plan Review would require approval from the Planning Commission anyway.

The Landscape Plan shows the location of a trash enclosure and propane tank on site. Wooden supports with lattice will be used to screen both the trash receptacles and the propane tank. The lattice theme carries over to the lattice used below the duplex's covered porch. Additionally, a 6' tall cedar privacy fence is proposed along the private drive located near the eastern portion of the site.

A 4" City water line that is located within Bedford Avenue, west of the site, serves the immediate neighborhood. City sewer facilities are also located within Bedford Avenue. Service laterals for sewer and water that serve the project site are located along and within Bedford Court. Electric and telephone utilities are also underground.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) Guidelines lists classes of projects that have been determined to not have significant impacts on the environment. These are called Categorical Exemptions. Two of the project components, a boundary line adjustment and the construction of a duplex are listed as exempt activities under CEQA. Typically, a general plan amendment and zone change are projects that require environmental review under CEQA. However, Staff has determined that the project as a whole is exempt from the CEQA per §15061 (b-3), in that the proposed project can be seen with certainty that there is no possibility that the project may have an impact on the environment based on the following:

- Insignificant size of the land subject to the requested Boundary Line Adjustment, General Plan Amendment and Zone Change (0.051-acres or approximately 2,220 square feet);
- The requested General Plan Amendment and Zone Change appear consistent with each other;
- The proposed multi-family dwelling use after the General Plan Amendment and Zone Change appears consistent with the High Density land use designation and the General Regulations (e.g. maximum density, minimum parcel area, width and frontage etc.) of the R2 Zone; and,
- There are no historic resources located on the project site.

PUBLIC COMMENT

Public Notice was provided through direct mail to property owners within 300' of the project site and was published in the Mountain Democrat. Additionally, the applicant's site plan and building elevations were submitted to The Heritage Association. On April 14, 2006, a response from The Heritage Association was received but no substantive comment was provided. No other public comment was received as of the date of this staff report.

STAFF ANALYSIS

General Plan Land Use Map Amendment and Zone Map Amendment

The requested adjustments to the General Plan Land Use Map and Zone Map involving approximately 2,220 square feet of real property, are considered by Staff to be insignificant in terms of potential impacts to the environment or the neighboring community. They are, however, legislative acts and therefore must be approved by City Council by ordinance.

Tentative Parcel Map (Boundary Line Adjustment)

It appears that the proposed boundary line adjustment takes real property from Parcel 2 and adds it to Parcel 1. This is not a subdivision of land. A greater number of parcels than originally existed are not created. The parcels after adjustment and after General Plan Land Use Map Amendment and Zone Map Amendment appear to conform to the City of Placerville General Plan Land Use Element and the General Regulations of the respective R2 and R1-6,000 Zones.

Site Plan Review

The conditioned project appears to compliment the site and the Historic District with the use of two storied massing and scale, gabled architecture, dormers, covered porches, divided light windows and shutters. The inclusion of lap and accent style siding along the building's south, east and west elevations further reflects the character of the Bedford-Clay Historic District. The carry over use of lattice to screen the area below the covered porch and its use for the trash receptacle provides material continuity throughout the project site. The proposed decorative carriage style exterior light fixtures further complement the project and the neighborhood.

Landscaping appears to provide for front and side yard visual interest, and privacy screening. There are small lawn areas on the site that children could use for yard games such as badminton, playing catch, etc. Outdoor furniture could also be placed here for occupant use while barbecuing, sunbathing, reading, etc. It appears the Commission's

policy requiring a minimum quantity of 35% trees and shrubs has been met. An automatic irrigation system is proposed, serving all landscaped areas.

Traffic generated by the proposed duplex is approximately 13 vehicle trips per day. A single family dwelling by contrast generates 10 vehicle trips per day. Parking for tenant use is provided on site, with four stalls provided as required by City Code.

Both the El Dorado Fire Protection District and the City Engineering Division have conditions that refer to the issue of water lines, fire flow and hydrants. Fire District conditions require the installation of a fire hydrant within 500' of the new duplex, and the hydrant must meet required fire flow per the Fire Code. However, the existing hydrants at Bedford Avenue and Coleman Street, Bedford Avenue and Pleasant Street and Coleman Street do not meet the Fire District's 500' distance threshold. Additionally, it is unknown at this time if the existing 4" water line located along Bedford Avenue can generate the required fire flow. The City has not had the opportunity to determine if the water system will meet the required fire flow. If the fire flow cannot be met the Fire District will allow a fire sprinkler system to be installed within the duplex.

The City Engineering Division conditions require the applicant, if required to by the Fire District, to extend the Bedford Avenue waterline from Coleman Street north to a new hydrant to serve the project. Should the waterline not be extended, a second condition requires the applicant enter into a deferred improvement agreement to contribute a fair share obligation not to exceed \$10,000.00 for future water line improvements to the 4" water line in Bedford Avenue between Coleman Street and Pleasant Street. The agreement term is for ten (10) years.

Should the project be disapproved by the City Council, the applicant could apply to the City to build one single-family dwelling on the vacant lot (APN 002:041:42; 915 Bedford Court). Because this lot is within the Bedford Avenue-Clay Street Residential Historic District, before a construction permit for a single-family dwelling could be issued, the applicant would be required per City Code to have the new dwelling's building elevations that are visible from Bedford Court approved by the Planning Commission.

RECOMMENDATION

Staff supports this infill project in that it provides additional rental property opportunities within Placerville and its close proximity to retail businesses, professional and government services and other City amenities. Staff recommends that the City Council take the following action:

1. Adopt the Staff Report as part of the public record.

2. Make the following finding for General Plan Amendment 06-01:
 - A. The High Density Residential Land Use designation proposed for the 0.051-acres, as described in the Staff Report, is deemed to be in the public interest and necessary and desirable for the development of the community in that it provides a logical continuity of the High Density Residential designation with those properties designated High Density Residential along Bedford Avenue and those properties adjacent and west and south of the project site.
3. Approve General Plan Amendment 06-01, amending the General Plan Land Use Map as shown in Exhibit A, from Medium Density Residential to High Density Residential.
4. Make the following finding for Zone Change 06-01:
 - A. The R2 zone designation proposed for the 0.051-acres as described in the Staff Report, is deemed to be in the public interest and necessary and desirable for the development of the community in that it provides a logical continuity of the R2 zone designation with those properties zoned R2 along Bedford Avenue and those properties adjacent and west and south of the project site.
5. Approve Zone Change 06-01, amending the Zoning Map as shown in Exhibit B from R-1 6,000 (Single-Family Residential, 6,000 square foot minimum parcel size) to R2 (Multi-Family Residential).
6. Make the following findings for Tentative Parcel Map 06-06 (Boundary Line Adjustment):
 - A. The real property taken from Parcel 2 is added to Parcel 1 of real property.
 - B. A greater number of parcels than originally existed are not thereby created.
 - C. The parcels after adjustment conform to the City of Placerville General Plan and the Zoning Ordinance.
7. Approve Tentative Parcel Map 06-06, as shown in Exhibit D, with conditions for the boundary line adjustment of 0.051-acres between two parcels. Parcel 1 contains 0.205-acres and Parcel 2 contains 0.247-acres before adjustment. After adjustment Parcel 1 will contain 0.256 and Parcel 2 will contain 0.196-acres.

Conditions of Approval

Engineering Division:

1. The Boundary Line Adjustment shall be recorded prior to issuance of a building permit. Monumentation shall be established at all new property corners.
 2. Prior to recording the BLA, the Applicant shall submit to the City for approval, an updated easement map showing all existing easements listed on the current title report for APN 002:041:452 and APN 002:041:16.
 3. If a Record of Survey is prepared for the BLA, all easements as required for SPR 06-03 shall be recorded prior to acceptance of the Record of Survey.
8. Make the following findings for Site Plan Review 06-03:
- A. The project site is located within the City of Placerville Bedford-Clay Street Residential Historic District.
 - B. The architectural design for the duplex is consistent with Policy 2 of Goal C of the Community Design Element of the General Plan, in that the style elements and building scale used are compatible with the variable residential designs of residences along Bedford Court and along Bedford Avenue in the vicinity of the project site.
 - C. The residential design for the multi-family residences has been reviewed and found to be consistent with the purpose and intent of the City Code §10-4-10 that is intended to protect the integrity of the Bedford Avenue-Clay Street Residential Historic District and individual structures located therein.
9. Approve with conditions Site Plan Review 06-03, as shown in Exhibit C, a request to build a two story, 3,500 square foot, two unit multi-family residential building, with parking, landscaping and exterior lighting on the adjusted vacant parcel within the project site.

Conditions of Approval

El Dorado County Fire Protection District:

1. Provide one Mueller Centurion 200 hydrant within 500' of the structure.

2. Fire flow for this project is 1000 gallons per minute for 2 hrs. @ 20 pounds per square inch.
3. Provide documentation from Placerville City Engineering and the Fire District to show that the system will meet required fire flow for this project.
4. If fire flow can not be met, the applicant may add an NFPA 13D home sprinkler system to support the lack of fire flow.
5. Provide a minimum 12' wide all weather driveway to within 50' of the structure.
6. Access roads will have 13'6" vertical clearance and capable of supporting a 40,000 pound load.
7. Road grades shall not exceed 16%.
8. Additional requirements may be necessary depending on building construction and use.

Building Division:

9. After approval from the Planning Commission, applicant will need to submit plans to the Building Division for review.

Engineering Division:

10. The project shall comply with all pertinent City Ordinances and City standard street cross-section details of construction available at the office of the City Engineer. All remaining items, except for water and sewer, will be designed to County of El Dorado Design and Improvement Standards Manual, El Dorado Drainage Manual, and State of California Department of Transportation Standard Plans and Specifications. Sewer will be designed and constructed to EID Standards, except when otherwise directed by the City.
11. The Owner shall reimburse the City for associated project costs incurred by the City for any outside consultants, City staff time, and expenses for any special design needs above and beyond normal items listed in the City's fee schedule.

12. An encroachment permit shall be obtained for any work within City right-of-way or with City facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.
13. The Developer, at his sole expense, shall repair any existing public and private facilities damaged during the course of construction to the satisfaction of the City Engineer. The on-site sewer conditions shall be assessed by camera after construction. The Developer shall repair any damage.
14. All Capital and Impact Fees are to be calculated and paid at time of Building Permit issuance.
15. Plans shall be reviewed and approved by the Fire Marshall of the El Dorado County Fire Protection District and the City Community Development Director. Provide signature blocks on the plans for approval.
16. All property corners shall be located on 915 Bedford Court prior to issuance of the building permit for SPR 06-03.
17. All commonly shared private improvements shall exist within non-exclusive private easements. The easements shall also grant the right to enter thereon to the personnel, agents, and equipment from the City, Fire District and all required utilities.
18. If required by El Dorado County Fire Protection District, the applicant shall extend the Bedford Street water line from Coleman Street to a hydrant location accepted by the Fire Marshall. Any pipeline extension shall be constructed to City Standards.
19. If the waterline is not extended, the developer shall enter into a Deferred Improvement Agreement for future water line improvements to the existing 4" water main in Bedford Avenue between Coleman St and Pleasant St. The Developer will be responsible for his fair share contribution to the future project, with that obligation not to exceed \$10,000.00. Said agreement shall run with the land, and will inure to the benefit of successors and assigns. The term of the agreement shall be for 10 years. If during that time period water system improvements are required on the subject water line to provide adequate water service to nearby development projects, the City will call in the agreement,

otherwise the agreement will automatically sunset 10 years from the date of execution.

20. Provide service to each unit being created and mark the concrete curb with an "S" at the location of each lateral service crossing.
21. Electric, telephone, and cable TV shall be underground from the point of connection throughout the project area. Location of these improvements, both on and off-site, shall be shown on the improvement plans.
22. Provide additional easements that may be required, inside and outside of the private roadway easements to allow for the installation of electric, telephone, and cable TV and other public or private utilities. All necessary easements shall be dedicated on the Final Map.
23. All propane gas tanks for individual lots shall be buried underground.
24. If utility relocations or revisions to public improvements are necessary for any of the required on-site or off-site subdivision improvements, the Developer shall be responsible for all work and costs associated with that work.

Planning Division:

25. A Landscape Maintenance Agreement shall be recorded for Site Plan Review 06-03 prior to Final Inspection and issuance of a Certificate of Occupancy.
26. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be located so as not to be visible from any street.
27. All construction related to development on the project site shall be limited to the hours between 7:00AM and 7:00PM, Monday through Friday. No construction shall be allowed on Saturday or Sunday unless with written permission from the Planning Division.
28. Any proposed future change to the site or modification to the application beyond what is authorized under this permit shall be submitted to the Community Development Department for a determination of appropriate procedures.

Planning Commission:

29. The El Dorado County Fire Protection District to review the Fire Lane on Bedford Court to ensure visibility to vehicle occupants.
30. All 'Tree of Heaven' trees shall be permanently removed from the property.
31. Add two dormers above the second story windows on the south elevation.
32. The north elevation siding material and appearance shall be consistent with the horizontal lap siding used on the other three sides of the building.

Prepared by:

Reviewed by:

Steve Calfee
Community Development Director

John Driscoll
City Manager/City Attorney