

**Staff Report
Community Development Department**

DATE: September 16, 2009

APPLICATION NO.: General Plan Amendment 09-01 & Zone Change 09-01

REQUEST: General Plan Land Use Map Amendment from High Density Residential to Commercial & Zone Change from R4, Multi-Family Residential, up to 16 dwelling units per acre, to C, Commercial.

APPLICANT: City of Placerville

PROPERTY OWNERS: Placerville Cottages, LLC, & Vukovich Family Trust

LOCATION: 7444 & 7460 Green Valley Road

GENERAL PLAN DESIGNATION: High Density Residential

ZONING: R4, Multi-Family Residential, up to 16 dwelling units per acre.

ASSESSOR'S PARCEL NO.: 325:160:08 & 325:120:30

PARCEL AREA: 3.27 acres

CURRENT LAND USE: One vacant lot & one lot with a single family dwelling.

SURROUNDING LAND USES: West, North & East – Mixed Commercial
South - Low Density Residential

ENVIRONMENTAL DOCUMENT: This request is not subject to an environmental document pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), which states that projects that will not cause an impact upon the environment are not subject to CEQA.

RECOMMENDATION

The Planning Commission recommended that the City Council approve General Plan Land Use Amendment 09-01 and Zone Change 09-01, involving a General Plan Land Use Map Amendment from High Density Residential to Commercial and a Zone Change from R4, Multi-Family Residential, up to 16 dwelling units per acre, to C, Commercial for properties located at 7444 & 7460 Green Valley Road. In doing so, the formal action for the City Council is as follows:

1. Adopt the attached Resolution amending the City's General Plan Land Use Map for Assessor's Parcel Number 325:120:30 consisting of approximately 2.11 acres located at 7460 Green Valley Road and Assessor's Parcel Number 325:160:08 consisting of approximately 1.16 acres located at 7444 Green Valley Road from High Density Residential to Commercial.
2. Adopt the attached Ordinance amending the City's Zoning Map for Assessor's Parcel Number 325:120:30 consisting of approximately 2.11 acres located at 7460 Green Valley Road and Assessor's Parcel Number 325:160:08 consisting of approximately 1.16 acres located at 7444 Green Valley Road from R4 (Multi-Family Residential, 16 dwelling units per acre) to 'C' (Commercial).
3. Waive the first reading of said Ordinance.

BACKGROUND

This request involves two parcels: One parcel is 2.11 acres in area and is referred to as the *Placerville Cottages, LLC*, parcel; and, the other parcel is 1.16 acres and is referred to as the *Vukovich* parcel. Recently, The Cottages Planned Development, which consisted of a 15-lot single family subdivision proposed on the 2.11-acre parcel, was considered by the Planning Commission who made a recommendation to the City Council for approval. The City Council voted unanimously (4 - 0) to deny The Cottages Planned Development. Shortly thereafter, City Council adopted a Resolution declaring its intent to initiate General Plan Land Use Map and Zoning Map amendments for The Cottages parcel as well as the 1.16-acre *Vukovich* parcel located adjacent, to the southwest.

DESCRIPTION OF REQUEST

General Plan Land Use Map and Zoning Map amendments are legislative acts which require City Council action. The Planning Commission's role, with respect to legislative acts, is to provide the City Council with a recommendation. On September 1, 2009, the Planning Commission voted 3 - 2 to recommend to

AGENDA

September 22, 2009

the City Council approval of General Plan Land Use Amendment 09-01 and Zone Change 09-01.

This request is made to amend the General Plan Land Use Map for the two parcels from High Density Residential to Commercial and to amend the Zoning Map consistent with the General Plan Land Use designation from R4 (Multi-Family residential, up to 16 dwelling units per acre) to "C" (Commercial).

The purpose of the Commercial General Plan Land Use designation is to:

- Provide for retail sales and services, including entertainment and other commercial activities to serve the residents of the community.
- Provide for the development of commercial facilities concentrated in well-defined and well-designed areas.
- Create conditions conducive to a convenient and desirable environment for customers and employees.
- Protect areas in this designation from encroachment by heavy commercial, residential, or other incompatible uses.

Allowable uses as provided in the General Plan Land Use Element include professional or business offices, bank, studios, retail sales, eating and drinking establishments, commercial recreation, motels and hotels, retail services (excluding fast food restaurants and automobile sales or service), public and quasi-public uses, and similar and compatible uses.

Inasmuch as the Zoning Ordinance is the primary implementation tool of the General Plan, the Commercial zoning designation closely mirrors the purpose and allowable uses cited above. One exception is that multi-family residential uses are permitted under a mixed use concept, either above or below the ground floor. The ground floor would be required to have an approved commercial use.

The current inventory of Multi-Family zoned properties is approximately 38 acres city-wide. In the R2 designation (8 dwelling units per acre), there is approximately 10 acres. In the R3 designation (12 dwelling units per acre), there is approximately 24 acres. And, in the R4 designation (16 dwelling units per acre) there is approximately 6 acres, which includes the 3.27 acres subject to this request.

At this juncture, it is obviously difficult to predict which commercial use or combination of commercial uses may develop on the parcels. However, in all

likelihood, many of the same road improvements associated with The Cottages' Planned Development will be a component, including parallel improvements to Green Valley Road and the Mallard Lane road extension; and, in all likelihood, the impacts associated with site development would be similar to those caused by The Cottages Planned Development as well. For example, noise, trip generation, grading, dust control, and the like, would cause similar impacts with residential and/or commercial development. However, absent a site-specific project, these impacts cannot be reasonably forecasted. Also noteworthy, is the fact that all new commercial development is subject to design review approval by the Planning Commission as well as an environmental document under the California Environmental Quality Act.

Steve Calfee
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