

"Placerville, a Unique Historical Past Forging into a Golden Future"



City of Placerville Planning Commission STAFF REPORT

MEETING DATE: March 21, 2017
FILE NO: 3097 Cedar Ravine Road - Conditional Use Permit (CUP) 17-01 and CUP 91-06 and Site Plan Review (SPR) 91-11
PREPARED BY: Andrew Painter, City Planner **DATE:** March 7, 2017

REQUEST: Planning Commission to review and consider Conditional Use Permit 17-01, a request to allow conversion of the existing business professional building located at 3097 Cedar Ravine Road (APN 004-011-221) into a single-family residence. CUP 91-06 and SPR 91-11 authorized in 1991 that converted an existing single-family residence to a business professional office building on the subject site, as a result of the request, would make them null and void.

PROJECT DATA:

Property Owner: Jeffery and Jennifer Teie

Project Location: 3097 Cedar Ravine Road, approximately 50 feet south of the intersection of Victor Lane and Cedar Ravine Road.

Assessor Parcel No.: 004-011-22

Lot Size: Approximately 5,100 square feet or 0.12 acres

General Plan Land Use: High Density Residential

Zoning: R-3-H (Multi-Family Residential – Historic District) - Maximum Density of twelve (12) dwelling units per acre

Adjacent Zoning & Land Use: The parcel as well as those north and east of the site are zoned R-3, Multi-Family Residential. Parcels to the south and southeast contain medical and professional office uses and are zoned BP, Business Professional. To the west are a variety of uses including single-family, multi-family and professional offices. See **Figure 1**.

Applicant Submittal Package: See Attachment A

PROJECT SITE CHARACTERISTICS AND BACKGROUND: Improvements onsite include one approximately 1,000-square-foot, detached, single-story structure containing four rooms, including a bathroom. El Dorado County Assessor's records indicate the structure was built in 1931 as a single-family residence. A single-vehicle driveway is located south of the office

structure providing access to the rear of the site and its office use parking area. Street frontage improvements of curb, gutter and sidewalk exist along the site's frontage with Cedar Ravine Road. See Figure 2.

Figure 1. Site Vicinity



Project Site: 3097 Cedar Ravine

Marshall Way

Source: Google Earth

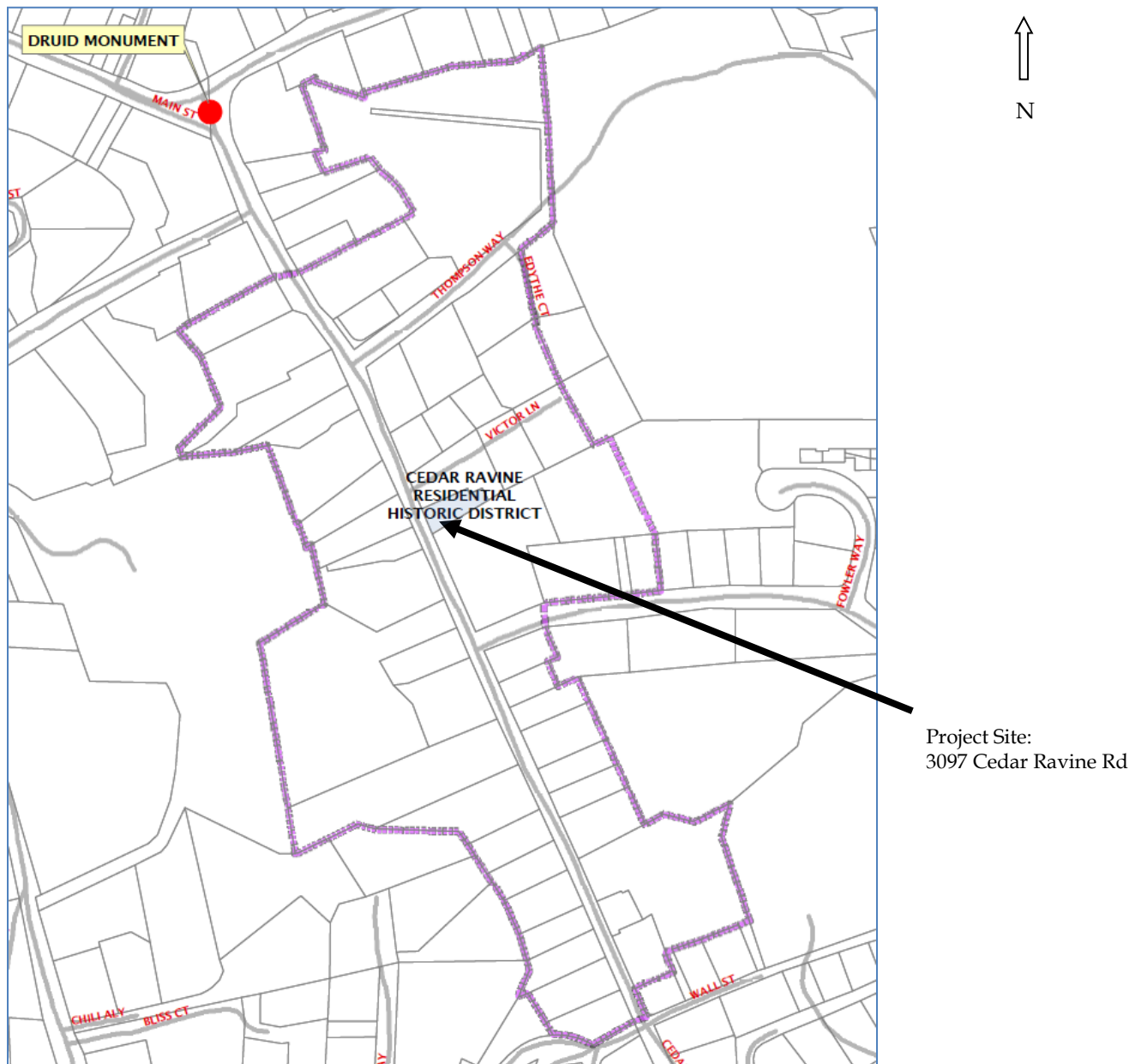
Figure 2. 3097 Cedar Ravine Road Street Elevation



Source: Google Street View, June 2016

The site is located within the Cedar Ravine Residential Historic District. See **Figure 3**. The structure is not listed on the City's Historic Resource Inventory, or on the state or federal register of historic resources.

Figure 3. Cedar Ravine Residential Historic District



In November 1991, the owner of the property was Snowline Hospice. They applied and received Conditional Use Permit (CUP 91-06) and Site Plan Review (SPR 91-11) approval to convert the single-family residence into an office and use it for their non-profit organization. The CUP and SPR further granted approval for the removal of a detached two-car garage that was located in the rear yard. The conversion and garage removal was completed and inspected in 1994.

In 2000, the property was purchased by the El Dorado Community Foundation from Marshall Hospital for use as a professional office. In 2012 the Community Foundation relocated to 312 Main Street. Their former Cedar Ravine office site was placed for sale.

On December 7, 2012, the property was purchased by Michael Sheehan from the Community Foundation for the purpose and use as a personal residence. On May 7, 2013, the Planning Commission considered and conditionally approved a request to convert the professional office to a single-family residence by amending CUP 91-06 and SPR 91-11. The Commission's condition requiring the property owner to obtain a permit from the Building Division for the conversion change in occupancy to a single-family residence was never obtained; therefore by operation of City Code Section 10-3-6(E) the conversion request became null and void on November 7, 2014. The 1991 actions that resulted the conversion of the building to a business professional building under CUP 91-06 and SPR 91-11 remained in effect.

On December 22, 2014, request applicants Jeffery and Jennifer Teie purchased the property from Mr. Sheehan for use as a business professional office. Today, the Teies have the structure and parcel in escrow to be purchased by an individual seeking to live in the home as a single-family residence.

The site is located within the R-3 (Medium Density Multi-Family Residential) zone. The R-3 zone allows for detached single-family dwellings (Zoning Ordinance Section 10-5-10 (C-3)) subject to the approval of a Conditional Use Permit by the Planning Commission, when the Planning Commission finds that due to site circumstances, such as limited parcel area, irregular parcel size, topography, etc., the development of multi-family dwellings is not practicable.

STAFF EVALUATION

The following section evaluates the project's consistency with applicable City goals, policies and regulations.

General Plan Consistency

Placerville General Plan Housing Element, Goal E states, "To Preserve the Existing Housing Stock."

Policy 4 of Goal E states, "The City will continue to preserve historic structures within the City by encouraging re-use of viable buildings within historic districts."

Although the existing structure is not listed on the City, state or federal register of historic resources, it was built in 1931 as a single-family dwelling. The conversion of the eighty-six year old structure to its original single-family purpose and use appears consistent with Goal E and Policy 4 of Goal E, in that it would re-use it for residential purposes consistent with the original and historic residential use of the site.

Zoning Ordinance Consistency

Section 10-5-10: R-3, Multi-Family Residential Zone

Permitted uses within the R-3 Zone include multi-family dwelling units. Conditional uses include a single-family dwelling unit when the Planning Commission finds that due to site circumstances, such as limited parcel area, irregular parcel size, topography, etc., the development of multi-family dwellings is not practicable. The proposed conversion to single-family use would therefore require the Planning Commission to make findings due to site circumstances to support the conversion and approve a conditional use permit. Staff believes

the site has existing specific circumstances that would limit the practicability of the development of multi-family dwellings as hereafter discussed.

Project Site Circumstances Limiting Multi-Family Residential

- Parcel Area is 5,097 square feet (0.117 acres), or fifteen percent (15%) less than the six thousand (6,000) square foot minimum parcel area required within the R-3 Zone (Section 10-5-10(D)2), thus limiting the area for a second residential unit, and required parking and landscaping;
- Maximum density for this parcel within the R-3 Zone is twelve (12) dwelling units per acre. The maximum number of units on this parcel is therefore the product of the parcel size (0.12 acres) and the maximum dwelling units per acre, or 1.44 dwelling units:

$$\begin{array}{l} 0.117 \text{ acres} \\ \times 12 \text{ dwelling units per acre (dua)} \\ \hline 1.40 \text{ dwelling units} \end{array}$$

Parcel area necessary to accommodate a second dwelling unit (multi-family) on the site and not exceed the maximum density under the R-3 Zone would be the quotient, or amount resulting of the number of dwelling units (2), divided by the maximum density within the R-3 Zone (12 dua), or 0.166 acres:

$$2 \text{ dwelling units} \div 12 \text{ dua} = 0.166 \text{ acres}$$

The additional parcel area necessary on the project site for an additional dwelling unit in a multi-family unit development is therefore 0.047 acres ($0.166 - 0.12 = 0.0496$ acres), or approximately 2,160 square feet.

- Site Parcel Width is forty five feet (45'), measured at the midway point between the front and rear property lines, is twenty five percent (25%) less than the sixty foot (60') minimum parcel width required within the R-3 Zone (Section 10-5-10(D)5), thus limiting the area for a second residential unit, and required parking and landscaping.

Other Site Circumstances and Background History

- The approximate one thousand (1,000) square-foot building was originally built in 1931 as a single-family residence;
- For over sixty (60) years the single-family residence was in continuous use until conversion to an office use in the 1990s through CUP 1991-06 and SPR 1991-11.

The above circumstances illustrate the physical constraints of the site that would restrict and limit the development of multi-family residential uses. These constraints would not hinder the conversion of the building back to its original use as a single-family residence, as the provisions for living, sleeping, eating, cooking and sanitation required under the California Building Code for a dwelling unit were not substantially altered during the conversion to office use in the 1990s.

Section 10-4-10: Historical Buildings in the City

This Section of City Code provides conditions and regulations for the protection, enhancement and perpetuation of the old and historic buildings in historical districts of the City. The request would re-establish a single-family residence within the existing building on the site, with no proposed exterior alterations, where this building was used between the 1930s and 1990s as a single-family residence. This request would serve to perpetuate the original single-family use of the building within the historic district thereby consistent with the purpose of Section 10-4-10 of City Code.

ENVIRONMENTAL ASSESSMENT: The City has reviewed this request and has determined that it is a Class 3 exemption from the California Environmental Quality Act (CEQA) per §15303(a) of the CEQA Guidelines, in that the request consists of the conversion of an existing small office structure to a single-family residence where no modifications are made to the exterior of the structure.

CONCLUSION AND RECOMMENDATION

Due to the site's physical constraints, the development regulations within the R-3 Zone regarding parcel area and parcel density, and the original purpose and use of the building and site for a single-family residential use, the conversion of the office building to residential is consistent with the General Plan and the various applicable sections of the Zoning Ordinance as described in Staff's report.

Staff recommends that the Planning Commission take the following action:

- I. Adopt the Staff Report as part of the public record.
- II. Make the following Findings of Fact:
 - A. The project is exempt from environmental review pursuant to §15303(a) of the California Environmental Quality Act. This exemption includes the conversion of an existing small office structure to a single-family residence where no modifications are made to the exterior of the structure;
 - B. The approximate one thousand (1,000) square foot building on the 3097 Cedar Ravine Road project site was originally built in 1931 as a single-family residence;
 - C. For over sixty (60) years the single-family residence was in continuous use until conversion to an office use in the 1990s through CUP 1991-06 and SPR 1991-11;
 - D. The project parcel area is 5,097 square feet, or approximately fifteen percent (15%) less than the six thousand (6,000) square-foot minimum parcel area required within the R-3 Zone (Section 10-5-10(D)2);
 - E. The project parcel area is 0.117 acres, with 1.40 dwelling units being the maximum number of units permitted on this parcel with the existing parcel area under the R-3 Zone maximum density of twelve (12) dwelling units per acre;

- F. Parcel area necessary to accommodate another dwelling unit on the site and not exceed the maximum density under the R-3 Zone would be 0.166 acres;
- G. Site parcel width is forty five feet (45'), measured at the midway point between the front and rear property lines, and is twenty five percent (25%) less than the sixty foot (60') minimum parcel width required within the R-3 Zone (Section 10-5-10(D)5);
- H. Based on findings B, C, D, E, F and G above, physical constraints of the site would restrict and limit the development of multi-family residential uses.

III. Conditionally approve the CUP 17-01 request subject to the following Conditions of Approval, the result of which shall supersede CUP 91-06 and SPR 91-11 making CUP 91-06 and SPR 91-11 null and void:

1. Conditional Use Permit 17-01 approval is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the hearing:

The project description is as follows: The conversion of one approximately 1,000-square-foot, detached, single-story structure containing four rooms, including a bathroom, into a single-family residence, as further described in the Staff Report, located at 3097 Cedar Ravine Road, APN 004-011-22.

Any deviations from the project description, conditions, or exhibits shall be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit. Deviations without the above described approval will constitute a violation of permit approval.

2. Approval shall apply only to the structure at 3097 Cedar Ravine Road, regardless of any change of ownership, but may not be transferred to another parcel.
3. Obtain a construction permit from the Building Division and pay all required fees for the change in building occupancy from business professional office to a single-family residence, along with the removal of the ground sign advertising structure and sign authorized under Construction Permit No. 17638 that is located near the southeast corner of the site location.

The single-family residence shall meet 2016 Residential Code for fire and safety alarms and egress from bedrooms. New electrical safety devices, such as GFCI outlets, energy saving fixtures and switching shall be installed.

A simple, scaled, floor plan indicating the types of use of each room, such as living room, bedroom, etc., shall accompany the construction permit application. The floor plan shall also include any proposed changes to the structure.

Residential occupancy shall not occur until issuance of a Certificate of Occupancy from the Development Services Department.

4. All project conditions shall be imprinted on the title sheet of the construction drawings. The approved set of plans shall be retained on-site for the review of City inspectors. Residential occupancy shall not occur until all conditions are completed to the satisfaction of the Development Services Department.
5. Conditions of approval shall be binding on the property owner and all successors in interest in the event the project site is sold to another party.

The decision of the Planning Commission is final unless the project or project conditions are appealed to the City Council within ten (10) calendar days.



Andrew Painter, City Planner

Attachment

A – Applicant Submittal Package

Attachment A

Project Application, Narrative and Site Plan

February 21, 2017

Jeffery and Jennifer Teie
2520 Prairie View Lane
Placerville, CA 95667

RE: 3097 Cedar Ravine Rd
Placerville, CA 95667

City of Placerville
Planning Division/Development Services
3101 Center Street
Placerville, CA 95667

To Whom It May Concern:

Please accept the attached request for a Conditional Use Permit for use of the above referenced property at 3097 Cedar Ravine Road to be used as a Single Family Residence.

The property is located in a multi-use Residential/Commercial Zone. The home sets in an area primarily comprised of Single Family Homes. There are a few medical offices as well as a few multi-family buildings within the surrounding neighborhood.

The lot size of the property is .117 acre or 5097 square feet, which is not conducive to expanding the current building size to accommodate for the multi-family zoning preference. The home, built in 1931, is a cottage style, single story home and is in good condition. The only option to improving this lot for multi-family use would be to remove the existing structure and construct a new structure that would have to be built two or three stories high in order to be utilized as multi-family.

We purchased the property from an individual living in the home as a Single Family Residence on December 22, 2014. From 2012 to 2014, the home was used by an individual as a Single Family Residence. From 1991-2012 this home was used by the El Dorado Community Foundation and Snowline Hospice. The property sat vacant for many months and was difficult for El Dorado Community Foundation to sell. In 2010, a private party purchased the home, with the condition that the El Dorado Community Foundation file paperwork with the City on his behalf in order to acquire the Conditional Use Permit for residential use. The individual did not formally complete the application or permitting process when we purchased the home from him in December of 2014, therefore, we have been able to continue the use under the Conditional Use Permit for commercial purposes.

The home has been grandfathered in for commercial use and does not comply with current commercial/business use code. The bathroom has been updated for ADA compliance, by permit, however, should the property continue to be utilized for business purposes, an upgraded parking plan would need to be completed.

The home is currently in escrow to be purchased by a single individual who would like to utilize the home for a Single Family Residence. The home is currently financed with an FHA loan, meeting the Federal Housing Administration guidelines for lending.

The home at 3097 Cedar Ravine is a quaint cottage style home on a very small lot surrounded by other homes and a few medical buildings. The highest and best use for the home and property is for Single Family Residential use based on the fit and finish of the home as well as the neighborhood. The home is equipped with the original kitchen, an upgraded bathroom, two bedrooms, a living room, and dining room and qualifies as it sits for FHA financing.

We appreciate your consideration and request approval for the Conditional Use Permit to be granted.

Respectfully,

Handwritten signatures of Jeff and Jennifer Teie in black ink. The signature on the left is 'Jeff Teie' and the signature on the right is 'Jennifer Teie'.

Jeff and Jennifer Teie

CITY OF PLACERVILLE
PLANNING APPLICATION

Date: Feb 21, 2017
Zoning: R-3H GP: HDR
File No: CUP 17-01
Filing Fee (PZ) \$ 700.00
Filing Fee (EN) _____
Receipt No: 15423

REQUEST FOR:

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Boundary Line Adjustment | <input type="checkbox"/> Certificate of Compliance |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Environmental Assessment | <input type="checkbox"/> Environmental Impact Report |
| <input type="checkbox"/> Final Subdivision Map | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> General Plan Consistency |
| <input type="checkbox"/> Historic District Review | <input type="checkbox"/> Landscape Plan Review | <input type="checkbox"/> Minor Deviation |
| <input type="checkbox"/> Planned Development Overlay | <input type="checkbox"/> Preliminary Plan Review | <input type="checkbox"/> Sign Package Review / Amendment |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Temporary Commercial Coach | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Tentative Parcel Map | <input type="checkbox"/> Tentative Subdivision Map | <input type="checkbox"/> Variance <input type="checkbox"/> Zone Change |

DESCRIPTION: REQUEST TO ESTABLISH A SINGLE-FAMILY RESIDENCE IN A SINGLE FAMILY ZONE (R-3) ZONE MULTI-

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

City Ordinance #1577 established a Fee & Service Charge System. In some cases project review will require the services of specialists under contract to do work that City staff cannot perform. In these cases, the applicant shall pay the direct cost of these services plus fifteen percent (15%) for City Administration.

PROJECT APPLICANT

NAME Jennifer Teie
MAILING ADDRESS 2520 Prairie View Ln.
Placerville CA 95667
PHONE 916 952 1465
EMAIL butterflyonthemove@gmail.com

APPLICANT'S REPRESENTATIVE (if different)

NAME _____
MAILING ADDRESS _____
PHONE _____
EMAIL _____

PROPERTY OWNER(S)

NAME Jeff and Jennifer Teie PHONE 916 952 1465
MAILING ADDRESS Same as above
EMAIL ADDRESS _____

SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (If applicable)

NAME N/A PHONE _____
MAILING ADDRESS _____
EMAIL ADDRESS _____

I have notified the mortgage holder, which is: _____

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 3097 Cedar Ravine Rd Placerville
ASSESSOR'S PARCEL NO.(S) 004-001-22-100
Above described property was acquired by owner on Dec 22 2014
Month Day Year

List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by subdivision tract developers. Give date said restrictions expire.

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

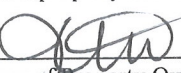
I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

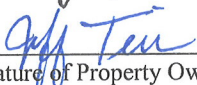
PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.

 Jennifer L Teie 2/21/17
Applicant's Signature Printed Name of Applicant(s) Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

 Jennifer L Teie 2/21/17
Signature of Property Owner Printed Name of Property Owner Date

 Jeff Teie 2/21/17
Signature of Property Owner Printed Name of Property Owner Date

NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Two Wednesdays prior to the hearing date, the Notice of Public Hearing will be sent to the Applicant and Owner; on the Thursday prior to the hearing date, the Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.

File Number: CUP17-01

Date Filed: 2/21/17

CITY OF PLACERVILLE

ENVIRONMENTAL INFORMATION FORM
(To Be Completed By Applicant)

This form is required to be completed, returned and accepted as complete by the City prior to the application for the project is determined complete.

A. GENERAL INFORMATION

Project Title or Name: 3097 Cedar Ravine Rd
City: Placerville
Name of Owner: Jennifer Teie Telephone: 916 952 1665
Address: 2520 Prairie View Lane Placerville CA 95667
Name of Architect, Engineer or Designer: N/A
Address: _____ Telephone: _____
Project Location: 3097 Cedar Ravine Rd
Assessor's Parcel Number(s): 004-011-22-100
General Plan Designation: MFR - Historic
Zoning: X500 R106
Property size
Gross (sq. ft./acre): 1030 sq ft home / 5097 sq ft/acre
Net (sq. ft./acre) (total minus areas of public streets and proposed dedications): _____

Please answer all of the following questions as completely as possible.

B. PROJECT DESCRIPTION

1. Type of project and description: change of conditional use permit from Multi Fam to Residential
2. What is the number of units/parcels proposed? one
3. What is the gross number of units per acre? _____
4. Site Size: 5097 sq ft lot
5. Square footage of each use: 1030 sq ft home on .117 acre to remain As Is
6. Number of floors of construction: single story
7. Amount of off-street parking provided: 2
8. Attach plans showing streets, utilities, existing and proposed contours (grading), drainage, all existing large trees (24" in circumference), existing and proposed buildings surrounding uses and/or buildings, landscape areas, parking areas, driveways, pedestrian walkways, exterior lighting, trash collection area, sign locations. All to remain As Is
9. Proposed scheduling: N/A
10. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: N/A one unit to remain As Is
11. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: N/A
12. If industrial, indicate type, estimated employment per shift, and loading facilities: N/A
13. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: N/A

14. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: Change of use from commercial to SFR
15. Provide an analysis of traffic generated by the project and how it will impact existing traffic.
16. If the project is in a location of known mining activity, a complete geological analysis shall be submitted.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	YES	NO
17. Change in existing features of any hills or substantial alteration of ground contours.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Change in scenic views or vistas from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Change in pattern, scale or character of general area of project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20. Significant amounts of solid waste or litter.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. Change in dust, ash, smoke, fumes or odors in vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Change lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Substantial change in existing noise or vibration levels in the vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Site on filled land or on slope of 10 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Substantially increase fossil fuel consumption (oil, natural gas, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Is this project part of a larger project or series of projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted. SFR residence used as office, use to change
30. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted. Neighborhood of SFR, Multi Family and Commercial

GEOLOGY AND SOILS

31. Identify the percentage of land in the following slope categories: (The applicant may wish to submit a map showing slopes.)

☒ 0 to 10% ☐ 11 to 15% ☐ 16 to 20% ☐ 21 to 29% ☐ 30 to 35% ☐ Over 35

32. Have you observed any building or soil settlement, landslides, rock falls mining or avalanches on this property or in the nearby surrounding area? No

If yes, please explain: _____

33. Describe the amount of cut and fill necessary for the project: None

DRAINAGE AND HYDROLOGY

34. Is the project located within a flood plain? If so, describe and show area subject to flooding on a map.

35. What is the distance to the nearest body of water, stream or year round drainage channel? Name of the water body: N/A

36. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amounts into any streams? _____

37. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? _____

38. Does the project area contain any wet meadows, marshes or other perennially wet areas? _____

If so, delineate this area on Site Plan.

VEGETATION AND WILDLIFE

39. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: N/A

40. How many trees of 7.5-inch diameter or 20 feet high will be removed when this project is implemented? N/A

FIRE PROTECTION

41. What is the nearest emergency source of water for fire protection purposes? (Hydrant, pond, etc.):

Hydrant

42. What is the distance to the nearest fire station? 1 mi

43. Will the project create any dead-end roads greater than 300 feet in length? N/A

44. Will the project involve the burning of any material, including brush, trees and construction materials?

No

NOISE

45. Is the project near a heavy commercial area, industrial area, freeway or major highway? If so, how far? N/A

46. What types of noise would be created by the establishment of this land use, both during and after construction? None

AIR QUALITY

47. Would any noticeable amounts of air pollution, such as smoke, dust or odors be produced by this project? NO

WATER QUALITY

48. What is the proposed water source: EID ☒ City of Placerville Well Other No change

49. What is the water use? (residential, agricultural, industrial or commercial): _____

HAZARDS

50. Is the site listed on California Environmental Protection Agency's Hazardous Site List? NO

If yes, what is the regulatory identification number: N/A

Date of list: _____

AESTHETICS

51. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? NO

ARCHAEOLOGY/HISTORY

52. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (example: Indian burial grounds, gold mines, etc.): Historic Neighborhood

SEWAGE No change

53. What is the proposed method of sewage disposal? N/A

Septic System ☒ City Sewer Other: _____

54. Would the project require a change in sewage disposal methods from those currently used in the vicinity? NO

TRANSPORTATION

55. Will the project create any traffic problems or change any existing roads, highways, or existing traffic patterns? lessor impact - change from business to residential

56. Will the project reduce or restrict access to public lands, parks or any public facilities? NO

57. Will the project change the L.O.S. on any existing roads? _____

GROWTH INDUCING IMPACTS

58. Will the project result in the introduction of activities not currently found within the community? NO

59. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (examples: include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? NO

60. Will the project require the extension of existing public utility lines? NO If So, identify and give distances: NO

GENERAL

61. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material? NO

62. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? NO

63. Could the project create new, or aggravate existing health problems (including, but not limited to flies, mosquitoes, rodents and other disease vectors)? NO

64. Will the project displace any community residents? No

Discuss any yes answers to the previous questions, use additional sheets if necessary.

MITIGATION MEASURES

Proposed mitigation measures for any of the above questions where there will be an adverse impact, use additional sheets if necessary: No change in impact.

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date

2/21/17

Signature

[Signature]

CD-021-P
02/08

For

Before filling out application please read

**"REQUIREMENTS FOR FILING APPLICATION FOR CONDITIONAL USE
PERMIT"**

- (A) REQUEST: The Applicant requests a CONDITIONAL USE PERMIT to USE the above described property for the following purposes: (Use this space ONLY to state exactly what is intended to be done on, or with, the property which does not conform with existing zoning regulations. IF a building is involved, a sketch of plan with photographic or other suitable description may accompany this application.)

*Property to be used as Single Family
Residence.*

State fully wherein your case conforms to the following requirements:

1. That such use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the City's Municipal Code, and is not detrimental to existing uses or uses specifically permitted in the zone in which the proposed use is to be located.

Property is a quaint cottage in a commercial/residential zone where recent changes have been made to the zoning and code. Multi-family zoning and use is now preferable in this historic area of the city, however, the lot size is not conducive to additional structures or higher impact use.

2. That the site for the intended use is adequate in size and shape to accommodate such use and all the yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.

Site is appropriate for single family use more so than multi-family or commercial. Lot size is .117 acre and setbacks would prohibit a larger building.


3. That the granting of such Conditional Use Permit and the proposed use of the subject property will not increase traffic in the area beyond the capacity of existing streets and highways.

Granting the Conditional Use Permit for this home to be used as residential will likely decrease traffic in the area. Current use as an office space for Real Estate and Construction causes multiple vehicles to come and go daily.

4. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety and general welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located.

Granting the Conditional Use Permit for residential use will not have an impact on the surrounding vicinity in which the property is located.

I, Jennifer Teie, hereby acknowledge that the above information is true and correct. ial


Signature

2/21/17
Date

Signature

Date

3097 Cedar Ravine Rd, Placerville, CA 95667-5629, El Dorado County



2	1,030	5,097	\$125,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS Sale Price
1	1931	SFR	12/07/2012
MLS Baths	Yr Built	Type	MLS Sale Date

Owner Information

Owner Name:	Teie Jeffery	Tax Billing Zip:	95667
Owner Name 2:	Teie Jennifer	Tax Billing ZIP + 4 Code:	5629
Tax Billing Address:	3097 Cedar Ravine Rd	Owner Occupied:	Yes
Tax Billing City & State:	Placerville, CA		

Location Information

Census Tract :	312.00	School District :	El Dorado Un
Mailing Carrier Route:	C003	Comm College District Code:	Los Rios
Subdivision:	Placer Village	Elementary School District:	Placerville Un
Zoning:	R106	Flood Zone Code:	X500
Topography:	Flat/Level	Flood Zone Panel:	06017C0756E
Traffic:	County/Cit	Flood Zone Date:	09/26/2008

Tax Information

APN:	004-011-22-100	Block ID:	20
Tax Area :	001043	Lot # :	27
Water Tax Dist:	El Dorado Co	% Improved:	70%
Fire Dept Tax Dist:	El Dorado Co		
Legal Description:	RS 30/100/2		

Assessment & Tax

Assessment Year	2016	2015	2014
Assessed Value - Total	\$167,515	\$165,000	\$125,566
Assessed Value - Land	\$50,762	\$50,000	\$40,181
Assessed Value - Improved	\$116,753	\$115,000	\$85,385
YOY Assessed Change (\$)	\$2,515	\$39,434	
YOY Assessed Change (%)	1.52%	31.4%	

Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$1,297		
2015	\$1,784	\$487	37.51%
2016	\$1,836	\$52	2.9%

Characteristics

Lot Acres:	0.117	Fireplace:	Y
Lot Sq Ft:	5,097	Water:	Public
Building Sq Ft:	1,030	Sewer:	Public Service
Stories:	1	Year Built:	1931
Condition:	Good	Effective Year Built:	1956
Quality:	Average	Building Class :	055
Total Units:	1	Building Type:	Single Family
Total Rooms:	4	County Use Code :	Residential Imprvd To 2.5 Ac
Bedrooms :	2	Universal Land Use :	SFR
Total Baths:	1	# of Buildings:	1
Full Baths:	1		

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Property Detail

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Listing Information

Listing Number:	12017231	Selling Date:	12/07/2012
Status:	Sold	Selling Price:	\$125,000
Status Change Date:	12/11/2012	Listing Agent Name:	Sandy Mathews
Listing Date:	03/14/2012	Listing Office Name:	COLDWELL BANKER-RES R E SRV
Listing Price:	\$150,000	Selling Agent Name:	Andrew J Hall
Original Listing Price:	\$175,000	Selling Broker Name:	HALL & ASSOCIATES REAL ESTATE
Pending Date:	11/28/2012		

Last Market Sale & Sales History

Recording Date:	12/22/2014	Deed Type:	Grant Deed
Settle Date :	Tax: 12/16/2014 MLS: 12/07/2012	Owner Name:	Teie Jeffery
Sale Price:	\$165,000	Owner Name 2:	Teie Jennifer
Price Per Sq Ft :	\$160.19	Seller Name:	Sheehan Michael
Document Number:	52678	Title Company:	North American Title
Sale Type:	Full		

Recording Date	12/22/2014	12/07/2012	12/22/2000	12/03/1991	12/03/1991
Settle Date	12/16/2014	11/30/2012	12/20/2000	11/1991	11/1991
Sale Price	\$165,000	\$125,000	\$120,000	\$128,500	
Nominal					Y
Owner Name	Teie Jeffery & Jennifer	Sheehan Michael	El Dorado Community Foundation	Snowline Hospice Of El Dorado County	Avila Evelyn S
Seller Name	Sheehan Michael	El Dorado Cmnty Foundation	Snowline Hospice Of El Dorado Cnt	Avila Gerald Trust	Avila Gerald
Document Number	52678	64682	65799	3676-492	3676-490
Deed Type	Grant Deed	Grant Deed	Grant Deed	Corporation Grant Deed	Grant Deed
Title Company	North American Title	Fidelity National Title Co	Inter County Title Guaranty	Liberty Title	Liberty Title

Recording Date	12/13/1990	11/05/1973
Settle Date	12/1990	
Sale Price		\$16,000
Nominal	Y	
Owner Name	Avila Gerald Trust	
Seller Name	Avila Evelyn S	
Document Number	3476-737	1231-737
Deed Type	Grant Deed	Deed (Reg)
Title Company		

Mortgage History

Mortgage Date	12/22/2014	12/03/1991	12/03/1991
Mortgage Amount	\$162,011	\$89,950	\$18,500
Mortgage Lender	Pinnacle Cap Mtg Corp	El Dorado Svgs Bk	
Borrower Name	Teie Jeffery	Snowline Hospice Of El Dorado	Snowline Hospice Of El Dorado
Borrower Name 2	Teie Jennifer		
Mortgage Purpose	Resale	Resale	Resale
Mortgage Type	Fha	Conventional	Conventional
Mortgage Term	30		
Mortgage Term Code	Years		

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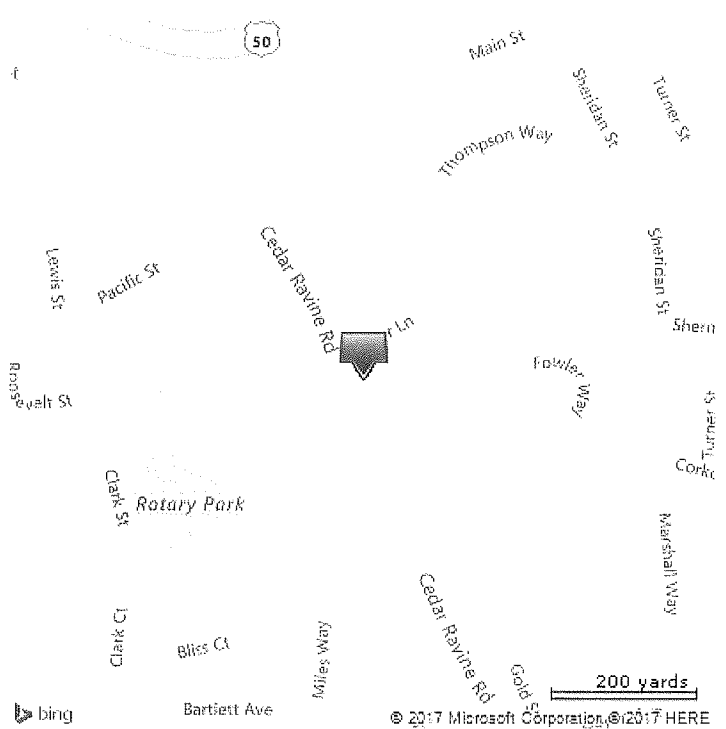
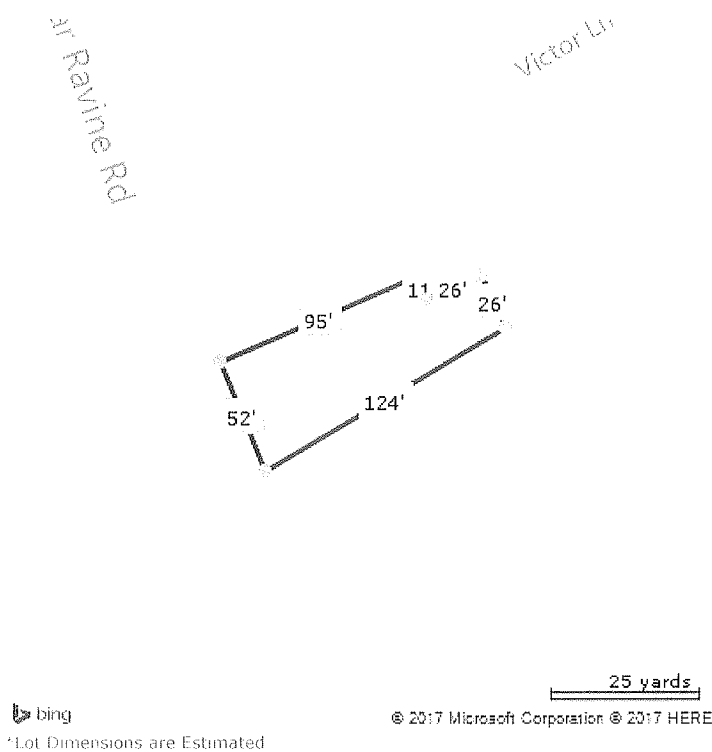
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Property Detail

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Property Map



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Property Detail

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3097 Cedar Ravine Rd, Placerville, CA 95667-5629, El Dorado County



	Subject Property	Neighbor 1	Neighbor 2	Neighbor 3
				
Address	3097 Cedar Ravine Rd	3095 Cedar Ravine Rd	3105 Cedar Ravine Rd	3089 Cedar Ravine Rd
Zip	95667	95667	95667	95667
Owner Name	TEIE JEFFERY	RAWAT KIRAN	FOWLER PROPERTY INVESTMENTS LP	HOCKING PATRICE
Owner Name 2	Teie Jennifer	Sitaram		
Recording Date	12/22/2014	09/22/2011	11/23/2016	04/04/2001
Settle Date	Tax: 12/16/2014 MLS: 12/07/2012	Tax: 08/30/2011 MLS: 09/23/2011	11/11/2016	03/28/2001
Sale Price	\$165,000	\$55,000	\$1,600,000	\$124,500
Price Per Sq Ft	\$160.19	\$49.46	\$135.32	\$129.69
Assessed Value - Total	\$167,515	\$58,352	\$1,021,326	\$158,454
Total Tax - Current Yr	\$1,836	\$670	\$11,437	\$1,664
Bedrooms	2	2		2
Bathrooms (Total)	1	1	8	1
Total Rooms	4	4		4
Fireplace Count				
Universal Land Use	SFR	SFR	Medical Building	SFR
Lot Acres	0.117	0.328	0.85	0.1528
Stories	1	1	2	1
Building Sq Ft	1,030	1,112	11,824	960
Year Built	1931	1900	1989	1964
Effective Year Built	1956	1939	1989	1964
Subdivision	PLACER VILLAGE	PLACER VILLAGE	PLACER VILLAGE	PLACER VILLAGE
Distance (miles)		0.01	0.02	0.03
School District	EL DORADO UN	EL DORADO UN	EL DORADO UN	EL DORADO UN





Neighborhood profile

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Neighbors

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	Subject Property	Neighbor 4	Neighbor 5	Neighbor 6
				
Address	3097 Cedar Ravine Rd	990 Victor Ln	3098 Cedar Ravine Rd	3091 Cedar Ravine Rd
Zip	95667	95667	95667	95667
Owner Name	TEIE JEFFERY	LEU MERLIN R	PIERCE DALE R	TOSH SANDRA L
Owner Name 2	Teie Jennifer	Leu Ann L	Pierce Beverley A	
Recording Date	12/22/2014	07/19/2004	08/10/1990	07/22/2008
Settle Date	Tax: 12/16/2014 MLS: 12/07/2012	07/13/2004	08/1990	07/17/2008
Sale Price	\$165,000	\$136,000	\$60,000	\$274,000
Price Per Sq Ft	\$160.19	\$51.44	\$70.84	\$244.64
Assessed Value - Total	\$167,515	\$423,000	\$91,384	\$212,500
Total Tax - Current Yr	\$1,836	\$4,611	\$1,024	\$2,318
Bedrooms	2	6	2	2
Bathrooms (Total)	1	5	1	2
Total Rooms	4	10	4	4
Fireplace Count				
Universal Land Use	SFR	Multi Family 10 Units Less	SFR	SFR
Lot Acres	0.117	0.26	0.1355	0.136
Stories	1	2	1	1
Building Sq Ft	1,030	2,644	847	1,120
Year Built	1931	2006	1935	1978
Effective Year Built	1956	2007	1953	1978
Subdivision	PLACER VILLAGE	PLACERVILLE	PLACER VILLAGE	PLACER VILLAGE
Distance (miles)		0.03	0.03	0.03
School District	EL DORADO UN	EL DORADO UN	EL DORADO UN	EL DORADO UN

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	Subject Property	Neighbor 7	Neighbor 8	Neighbor 9
				
Address	3097 Cedar Ravine Rd	3094 Cedar Ravine Rd	3088 Cedar Ravine Rd	3106 Cedar Ravine Rd
Zip	95667	95667	95667	95667
Owner Name	TEIE JEFFERY	COURTEMANCHE ROBERT L	REDDING LARRY M	FREY FAMILY LIVING TRUST
Owner Name 2	Teie Jennifer		Redding S K	
Recording Date	12/22/2014	07/01/1998	06/01/1973	04/16/1996
Settle Date	Tax: 12/16/2014 MLS: 12/07/2012			
Sale Price	\$165,000	\$85,000	\$6,500	
Price Per Sq Ft	\$160.19	\$72.16	\$3.64	
Assessed Value - Total	\$167,515	\$125,274	\$42,094	\$139,953
Total Tax - Current Yr	\$1,836	\$1,460	\$420	\$1,585
Bedrooms	2		4	2
Bathrooms (Total)	1	2	2	1
Total Rooms	4	5	8	4
Fireplace Count				
Universal Land Use	SFR	SFR	SFR	Multi Family 10 Units Less
Lot Acres	0.117	0.2569	0.2654	0.45
Stories	1	1	1	1
Building Sq Ft	1,030	1,178	1,786	691
Year Built	1931	1896	1894	1936
Effective Year Built	1956	1980	1954	1945
Subdivision	PLACER VILLAGE	PLACER VILLAGE	PLACER VILLAGE	PLACER VILLAGE
Distance (miles)		0.03	0.04	0.04
School District	EL DORADO UN	EL DORADO UN	EL DORADO UN	EL DORADO UN

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Neighbors

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	Subject Property	Neighbor 10	Neighbor 11	Neighbor 12
				
Address	3097 Cedar Ravine Rd	3093 Cedar Ravine Rd	996 Victor Ln	3079 Cedar Ravine Rd
Zip	95667	95667	95667	95667
Owner Name	TEIE JEFFERY	ACHERMANN MARCELLE	PENSCO TRUST CO CUSTDN FBOETAL	MUNOZ MARK ANTHONY (TE)
Owner Name 2	Teie Jennifer		Galli Dawn Ira Acct 20005832	Foley Munoz Patricia (Te)
Recording Date	12/22/2014	09/12/2000	09/30/2011	04/09/2015
Settle Date	Tax: 12/16/2014 MLS: 12/07/2012	08/14/2000	Tax: 09/15/2011 MLS: 09/30/2011	Tax: 04/08/2015 MLS: 04/09/2015
Sale Price	\$165,000	\$147,000	\$340,000	\$346,000
Price Per Sq Ft	\$160.19	\$102.08	\$141.67	\$328.90
Assessed Value - Total	\$167,515	\$187,091	\$360,749	\$351,275
Total Tax - Current Yr	\$1,836	\$2,069	\$4,054	\$3,725
Bedrooms	2	2	4	Tax: 1 MLS: 2
Bathrooms (Total)	1	2	4	1
Total Rooms	4	5	12	4
Fireplace Count				1
Universal Land Use	SFR	SFR	Multi Family Dwelling	SFR
Lot Acres	0.117	0.177	0.3	0.26
Stories	1	1	2	1
Building Sq Ft	1,030	1,440	2,400	1,052
Year Built	1931	1964	1964	1901
Effective Year Built	1956	1964	1964	1975
Subdivision	PLACER VILLAGE	PLACER VILLAGE	CITY/PLACERVILLE	CITY/PLACERVILLE
Distance (miles)		0.04	0.05	0.05
School District	EL DORADO UN	EL DORADO UN	EL DORADO UN	EL DORADO UN

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	Subject Property	Neighbor 13	Neighbor 14	Neighbor 15
				
Address	3097 Cedar Ravine Rd	3080 Cedar Ravine Rd	3105 Cedar Ravine Rd	990 Thompson Way
Zip	95667	95667	95667	95667
Owner Name	TEIE JEFFERY	COMBELLACK ROBERT W	FOWLER PROPERTY INVESTMENTS LP	VAN MEURS BEVERLEY
Owner Name 2	Teie Jennifer	Combellaack Allen B		Van Meurs
Recording Date	12/22/2014		11/23/2016	04/21/1999
Settle Date	Tax: 12/16/2014 MLS: 12/07/2012		11/11/2016	
Sale Price	\$165,000		\$1,600,000	\$250,000
Price Per Sq Ft	\$160.19			\$115.26
Assessed Value - Total	\$167,515	\$227,274	\$354,731	\$351,025
Total Tax - Current Yr	\$1,836	\$2,755	\$4,120	\$3,794
Bedrooms	2	4		4
Bathrooms (Total)	1	1	1	2
Total Rooms	4	8		7
Fireplace Count				
Universal Land Use	SFR	Office Building	Medical Building	SFR
Lot Acres	0.117	0.5294	0.3942	0.367
Stories	1	1	2	2
Building Sq Ft	1,030	1,481		2,169
Year Built	1931	1925		1896
Effective Year Built	1956	1950		1960
Subdivision	PLACER VILLAGE	PLACER VILLAGE	PLACER VILLAGE	
Distance (miles)		0.05	0.05	0.05
School District	EL DORADO UN	EL DORADO UN	EL DORADO UN	EL DORADO UN

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Neighbors

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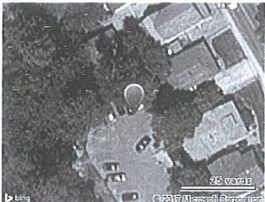

	Subject Property	Neighbor 16	Neighbor 17	Neighbor 18
				
Address	3097 Cedar Ravine Rd	3116 Cedar Ravine Rd	3078 Edythe Ct	990 Marshall Way #WA
Zip	95667	95667	95667	95667
Owner Name	TEIE JEFFERY	CHAMBERS JOHN DANIEL	BRINK NORMA D	LENOIL ROBERT S
Owner Name 2	Teie Jennifer		Brink Pk & Nd	Lenoil Nancy Zimmelman
Recording Date	12/22/2014	03/01/2012	06/08/2010	03/02/2011
Settle Date	Tax: 12/16/2014 MLS: 12/07/2012	Tax: 02/22/2012 MLS: 03/01/2012	Tax: 05/07/2010 MLS: 06/08/2010	02/24/2011
Sale Price	\$165,000	\$325,000	\$350,000	\$300,000
Price Per Sq Ft	\$160.19	\$148.20	\$191.47	\$172.91
Assessed Value - Total	\$167,515	\$344,834	\$381,632	\$387,357
Total Tax - Current Yr	\$1,836	\$3,728	\$4,124	\$4,400
Bedrooms	2	Tax: 3 MLS: 4	3	
Bathrooms (Total)	1	3	2	2
Total Rooms	4	8	7	5
Fireplace Count				
Universal Land Use	SFR	SFR	SFR	Condominium
Lot Acres	0.117	0.2146	0.365	0.1819
Stories	1	2	1	1
Building Sq Ft	1,030	Tax: 2,193 MLS: 2,393	Tax: 1,828 MLS: 1,830	1,735
Year Built	1931	1896	2002	1957
Effective Year Built	1956	1950	2003	2012
Subdivision	PLACER VILLAGE	PLACER VILLAGE	PLACERVILLE	PLACER VILLAGE
Distance (miles)		0.05	0.06	0.06
School District	EL DORADO UN	EL DORADO UN	EL DORADO UN	EL DORADO UN

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Neighbors

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	Subject Property	Neighbor 19	Neighbor 20
			
Address	3097 Cedar Ravine Rd	3076 Cedar Ravine Rd	
Zip	95667	95667	95667
Owner Name	TEIE JEFFERY	COMBELLACK ROBERT W	RAAB PATRICK J
Owner Name 2	Teie Jennifer	Combellaack Allan B	Raab Gladys L
Recording Date	12/22/2014		05/21/1993
Settle Date	Tax: 12/16/2014 MLS: 12/07/2012		
Sale Price	\$165,000		\$131,000
Price Per Sq Ft	\$160.19		
Assessed Value - Total	\$167,515	\$69,763	\$346
Total Tax - Current Yr	\$1,836	\$790	\$4
Bedrooms	2	2	
Bathrooms (Total)	1	1	
Total Rooms	4	4	
Fireplace Count			
Universal Land Use	SFR	SFR	Residential Lot
Lot Acres	0.117	0.254	0.0485
Stories	1	1	
Building Sq Ft	1,030	1,070	
Year Built	1931	1936	
Effective Year Built	1956	1950	
Subdivision	PLACER VILLAGE	PLACER VILLAGE	PLACER VILLAGE
Distance (miles)		0.06	0.06
School District	EL DORADO UN	EL DORADO UN	EL DORADO UN

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Neighbors

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1030 sq ft. Building Type: Single Family



Living Room



Dining Room



Kitchen



Bathroom



Bedroom / Home Office



Staged Bedroom (not currently occupied)



Lot Size .117 5097 sq ft