

3.0 ISSUE SUMMARY

There are several General Plan policy constraint issues that affect the development of this property. Following this discussion, staff will identify specific areas where direction is requested (see Section 6). The most critical issues are briefly described below:

3.1 General Plan Amendment

As proposed, the project requires changing the current Commercial land use designation for the site to a Multi-Family Residential land use designation. The applicant seeks Planning Commission input concerning the proposed land use designation modification as well as proposed density of the residential project. Changing the site from a planned commercial use to a multifamily residential use would require significant environmental review, and possibly an analysis of the loss of commercial land, as such a use was not anticipated in the General Plan.

3.2 Slope Development

As shown on Attachment F, an analysis of site conditions indicates that at least 15 lots appear to have slopes in excess of 30 percent as well as related site access constraints. These proposed lots would be unbuildable.

3.3 Wetland Avoidance

With the exception of Lots 3 and 65, the preliminary map appears to avoid most of the wetlands shown on Attachment F. This would need to be verified at time of wetland delineation submittal. A 50-foot setback is required from all wetlands. Proposed Lots 41, 42, 45-50, 86, 103, 104, 107, and 109 would be impacted by the wetland setback requirement.

3.4 Oak Tree Canopy

Approximately 50 percent of the site contains oak tree canopy. While it appears that much of the oak tree canopy has been included within the proposed open space in the project, oak tree canopy retention consistent with the General Plan policies could be challenging because of the proposed density.

3.5 Grading/Drainage Impacts

Although the applicant has not yet prepared or submitted a preliminary grading plan, mass pad grading would likely be required to develop the 144 proposed lots. If so, further analysis of grading and drainage impacts to site resources such as wetlands, slopes in excess of 30 percent, oak tree canopy, and an Elderberry bush would be needed.

3.6 Site Access

The proposed development would require significant improvements to French Creek Road and Idle Creek Drive as well as an additional crossing of the Shingle Creek drainage at the location of the historic stock-

pond dam. Right-of-way for an adequate secondary access route to the project site would also need to be acquired by the applicant. On-site roads would need to be improved to Standard Plan 101B which requires a minimum road width of 28 feet or greater depending on the average daily trips to be generated by the project. As such, staff anticipates the project would require approval of a design waiver request concerning road width reductions because of the site constraints and proposed density.

3.7 Land Use Compatibility

The site is surrounded by a variety of land uses including a commercial office, apartments, and single-family homes to the east and south. The El Dorado Trail (Sacramento – Placerville railroad corridor) travels along the western property boundary. This represents an opportunity for project connectivity to the trail network, but also would require appropriate setbacks for the proposed lots near the corridor. As proposed, the project would fit within the context of the existing land uses.

4.0 GENERAL PLAN POLICY CONSISTENCY

The proposed development appears to be consistent with General Plan policies 7.3.3.4 and 2.2.5.21 concerning wetland protection and land use compatibility. Areas of potential General Plan inconsistency include policies 2.2.1.2 and 7.1.2.1 regarding the existing land use designation and disturbance of slopes in excess of 30 percent. Additional analysis from the applicant is needed before compliance with oak tree canopy and access policies can be determined.

5.0 PROJECT AND AGENCY REVIEW

Staff held a pre-application review meeting with the applicant on October 25, 2006, to review a previously submitted development proposal at the subject site (PA06-0058) which is very similar to the current submittal (PA07-0031). The issues outlined above were identified by staff to be resolved prior to formal application submittal. After subsequent meetings and further research, the applicant requested a conceptual review through the Planning Commission without addressing the concerns identified by staff.

6.0 PROCESSING

This conceptual review is meant to allow for early Commission input about this project. The applicant would like early feedback from the Planning Commission on these issues, especially those involving the General Plan amendment and land use density issues. Specifically, staff and the applicant would like the following questions answered by the Planning Commission:

- Does the Planning Commission believe the request to amend the General Plan from commercial to residential is in the public interest?
- If a General Plan amendment is found to be acceptable, does the Commission believe the proposed project density of 7.2 units per acre is appropriate for the site?

- Does the Commission have a preference for clustering of multifamily units at the site such as apartments, town-homes, or condominiums versus the proposed single-family homes considering the site constraints?
- Given the site constraints identified above, are there any site design modifications that the Commission feels should be made prior to formal application submittal?

Both staff and the applicant feel that Planning Commission direction concerning these issues is critical in determining whether or not the project may proceed as originally envisioned by the applicant. Once direction has been given, the applicant should have the necessary information to proceed accordingly.

ATTACHMENTS:

- A. Vicinity Map
- B. Zoning Map
- C. General Plan Land Use Map
- D. Assessor's Parcel Map
- E. Site Plan
- F. Site Conditions Analysis
- G. Conceptual Elevations