



*"We are a welcoming, active and business-friendly rural foothill community built on California's rich gold rush history."*

## Planning Commission Staff Report

**Meeting Date:** November 19, 2024

**Prepared By:** Kristen Hunter, Associate Planner

### PROJECT INFORMATION SUMMARY

**Case File:** Map Amendment (MA) 24-01 – Modification of Building Envelope  
2706 Bedford Avenue / APN 050-610-051

**Request:** Consideration of a Map Amendment for Lot 15 of the recorded Quartz Mountain Subdivision to: (1) Modify the boundaries of the building envelope to accommodate the future construction of a single-family dwelling; and (2) Find the project categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305.

#### Summary

**Recommendation:** Staff recommends that the Planning Commission make recommendation to City Council to take the following actions:

1. Certify that the Map Amendment 24-01 amending the Quartz Mountain Subdivision Phase I Map is Categorical Exempt from the requirements of CEQA pursuant to Section 15303; and
2. Approve Map Amendment 24-01 amending the Quartz Mountain Subdivision Phase I Map, based on the findings and subject to the Conditions of Approval as presented.

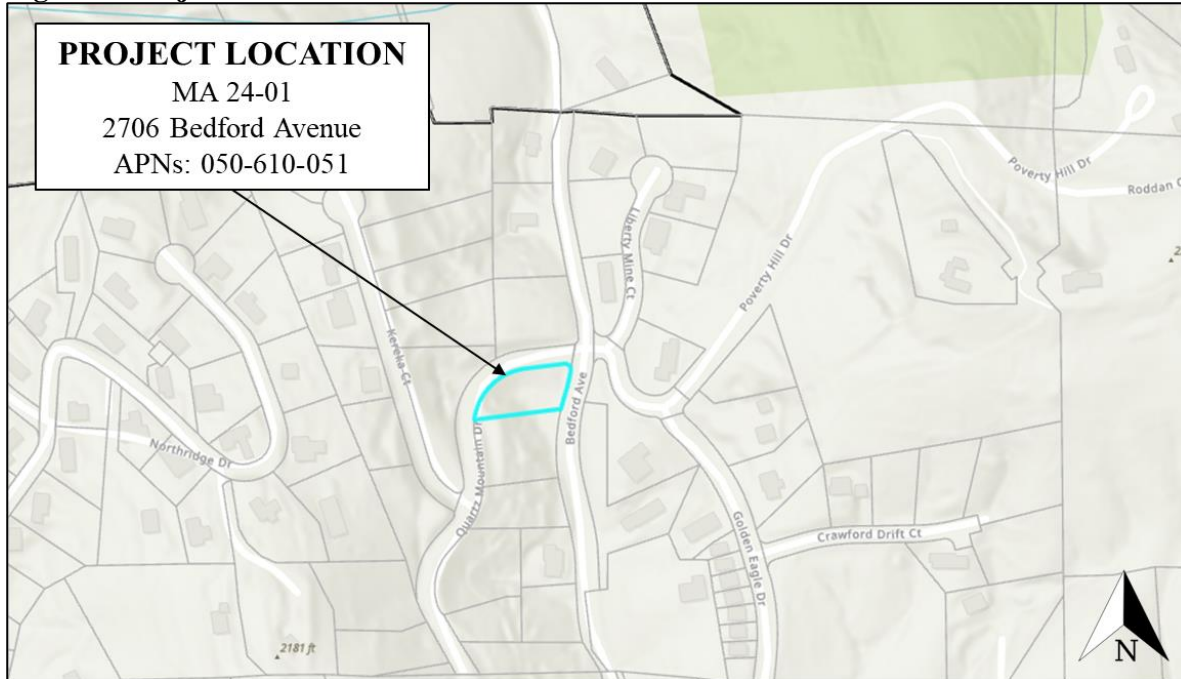
<u>Property Owner/Applicant:</u>	Sal Clemente and Esme Escobedo
<u>Representative:</u>	Victor Pierce, Alpine Design and Drafting
<u>Address:</u>	2706 Bedford Avenue
<u>APN:</u>	050-610-051
<u>Lot Area:</u>	0.46 acres
<u>General Plan:</u>	Low Density Residential (LDR)
<u>Zoning:</u>	20,000 Single-Family Residential (R1-20)
<u>Existing Use:</u>	Undeveloped

**Decision Making Authority:** Section 10-8-22 and 10-8-23 of the Zoning Ordinance, and Section 66472.1 of the Subdivision Map Act, allow for the amendment of subdivision maps by either filing a Certificate of Correction or amending the map. In order to approve the map amendment, the City Council must find that the amended map complies with the Government Code and make specific findings pursuant to Government Code 66472.1. The Planning Commission is charged with reviewing the application and providing recommendations to the City Council.

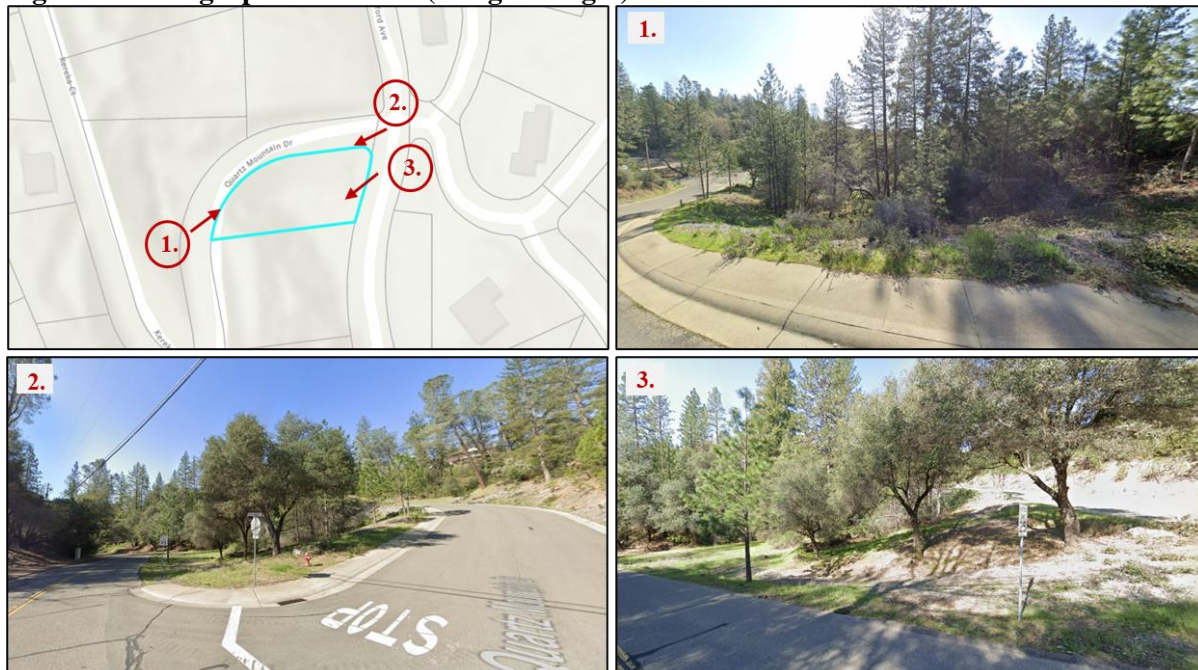
**SITE DESCRIPTION AND BACKGROUND**

The subject parcel is 0.46 acres and is located at the southwest intersection of Quartz Mountain Road and Bedford Avenue (Figure 1), within the Quartz Mountain Subdivision Phase I. The northern and western sides of the subject parcel are heavily sloped, with slopes ranging from 1:2 to 1:1. Figure 2 provides photographs showing the parcel from three (3) angles.

**Figure 1. Project Location**



**Figure 2. Photographs of the Site (Google Images)**



**Background**

The Quartz Mountain Subdivision Phase I, originally approved under Tentative Subdivision Map (TSM) 86-02, includes parcels zoned 20,000 Single-Family Residential (R1-20). The City Council approved the Final Map of the subdivision in February of 1994. The Map was first recorded on February 28, 1994 (Book H, Page 82 A-D), the subsequent amendments of the Map were recorded on October 25, 1994 (Book H, Page 89) and May 6, 1995 (Book H, Page 92).

All parcels within the Quartz Mountain Subdivision Phase I have defined building envelopes, as shown on the recorded subdivision map, to which all improvements are limited, and the remainder of the lot is set aside as private open space and setbacks from property boundaries. The general intent of the building envelopes is to maintain physical features, such as native trees with high biological value as mitigation identified in the adopted MND. For these reasons, modification of the building envelope is restricted.

The location of the subject parcel within the Quartz Mountain Subdivision, as well as the approved building envelope and green space, is provided in Figure 2. As shown to the right in Figure 2, on there is a 50-foot-wide green space easement along the eastern side of the parcel running parallel to Bedford Avenue.

**Figure 3. Location within the Quartz Mountain Subdivision and Existing Building Envelope**

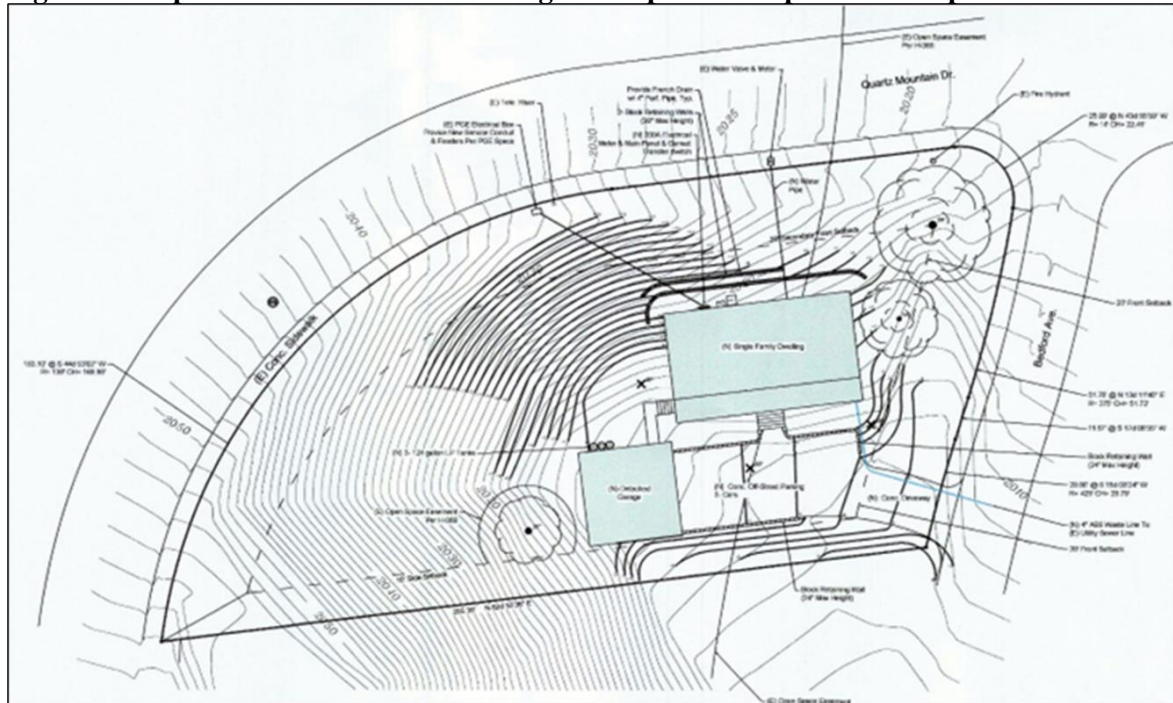


Curb and gutter were installed with the construction of Quartz Mountain Drive. Water, sewer, and electric utilities all serve the site and are underground.

## PROJECT DESCRIPTION

The applicant is requesting approval to reduce the green open space easement along Bedford Avenue from 50 feet to 20 feet, allowing for the construction of a driveway encroachment along the southeast portion of the parcel from Bedford Avenue (Figure 4).

**Figure 4. Proposed Amendment to Building Envelope and Proposed Development**



Modification of the building envelope would allow the applicant to construct a 1,150 square foot single-family dwelling and 625 square foot detached garage. The southeastern corner of the single-family dwelling would be located 26 feet from the edge of the parcel.

Development of the parcel as proposed would result in the removal of three (3) trees, with diameter at breast height (dbh) ranging from 10 inches to 30 inches, two (2) of which are within the current open space easement.

## PROJECT ANALYSIS

Section 10-8-22 and 10-8-23 of the Placerville Municipal Code, and Section 66472.1 of the Subdivision Map Act, allow for amending of subdivision maps by either filing a Certificate of Correction or amending the map. In order to approve the map amendment, the City Council must find that the amended map complies with the Government Code and make specific findings pursuant to Government Code Section 66472.1.

Pursuant to Government Code Section 66472.1, a Final Map or Parcel Map may be modified via a Certificate of Correction if the local agency finds the following:

1. The changes in circumstances that make any or all of the conditions of the map (building envelope and green space) no longer appropriate or necessary.
2. The modifications do not impose any additional burden on the fee owners of the real property.
3. The modifications do not alter any right, title, or interest in the real property reflected on the recorded map.
4. The modifications conform to Government Code Section 66474.

Modification of the building envelope as proposed would allow for development of the parcel. Currently, the building envelope and open space easement assume access from Quartz Mountain Drive. Given the slope of the parcel along Quartz Mountain Drive, the grading and space necessary to accommodate access and construction of a single-family dwelling, development would be extremely difficult and likely impossible.

Development of the parcel as proposed would be consistent with the general regulations of the R1-20 zone, specifically maintaining the front yard setback of 20 feet along Quartz Mountain Drive and Bedford Avenue, maximum building height (35 feet), and maximum building coverage (35%).

The amendment of the building envelope as proposed would not change the intent and purpose of the Low Density Residential (LDR) land use designation, which is to provide for single-family residential development. The amended Map remains suitable for the type and density of development, and the amended Map remains consistent with the General Plan.

**Environmental Review:** The City has reviewed this request and has determined that it is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15305 (Minor Alterations of Land Use Limitations), as the project includes minor alterations in land use not resulting in the creation of any new parcel(s). Reduction of the open space within the parcel does not create any environmental impacts to sensitive habitat and resources. The proposed modification would significantly reduce grading and disturbance to steep slopes.

## **RECOMMENDED PLANNING COMMISSION ACTION**

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 in support of the MA 24-01 request:
  1. The request is exempt from environmental review, in that the project qualifies for a Categorical Exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15305 as the project includes minor alterations in land use limitations not resulting in the creation of any new parcel. Reduction of the open space within the parcel does not create any environmental impacts to sensitive

habitat and resources. The proposed modification would significantly reduce grading and disturbance to steep slopes.

2. The project site, APN 050-610-051, addressed 2706 Bedford Avenue, is located within the Quartz Mountain Subdivision and is subject to the building envelopes and green space requirements identified in Map H-92.
3. The modification of the building envelope would allow the applicant to develop the property, as the current location of the building envelope and access from Quartz Mountain Road is infeasible due to the parcel slope.
4. The modification of the building envelope does not impose any additional burden on the fee owners of the real property, as the modification has been requested by the said property owners, and the modification would be a benefit to them, rather than a burden.
5. The building envelope modification would facilitate development of the property. No right, title, or interest in the property would be affected.
6. The building envelope modification would not change the intent and purpose of the Low Density Residential (LDR) land use designation, which is to provide for single-family residential development. The modification would assist the property owner to construct a single-family home. The amended Map remains suitable for the type and density of development, and the amended Map remains consistent with the General Plan.

III. Make the following recommendation to City Council to take the following actions:

1. Certify that Map Amendment (MA) 24-01 amending Quartz Mountain Subdivision Phase I is Categorical Exempt from the requirements of CEQA pursuant to CEQA Section 15305; and
2. Approve Map Amendment (MA) 24-01 amending Quartz Mountain Subdivision Phase I, based on the findings herein and subject to the Conditions of Approval included in Attachment 1 of the Staff Report.

## ATTACHMENTS

1. [Recommended Conditions of Approval](#)
2. [Applicant Submittal Package](#)