

# Planning Commission Hearing

## Latrobe Commercial Condominiums Planned Development Permit (PD21-0002)



AUGUST 14, 2025

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

# Existing Site Conditions

- 11.84-acre vacant project site
- Within the El Dorado Hills Business Park
- Designated and Zoned Research and Development



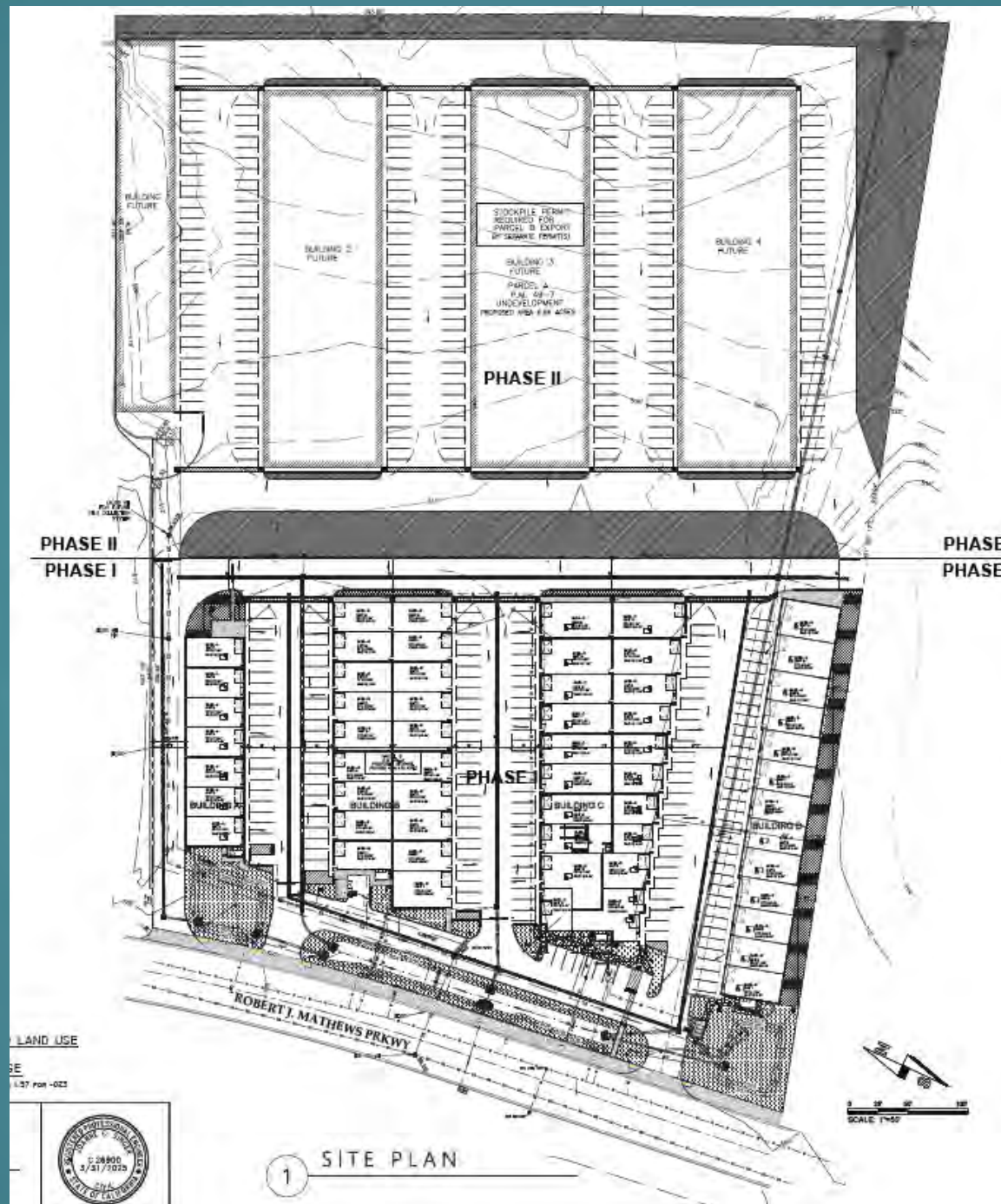


# Proposed Project

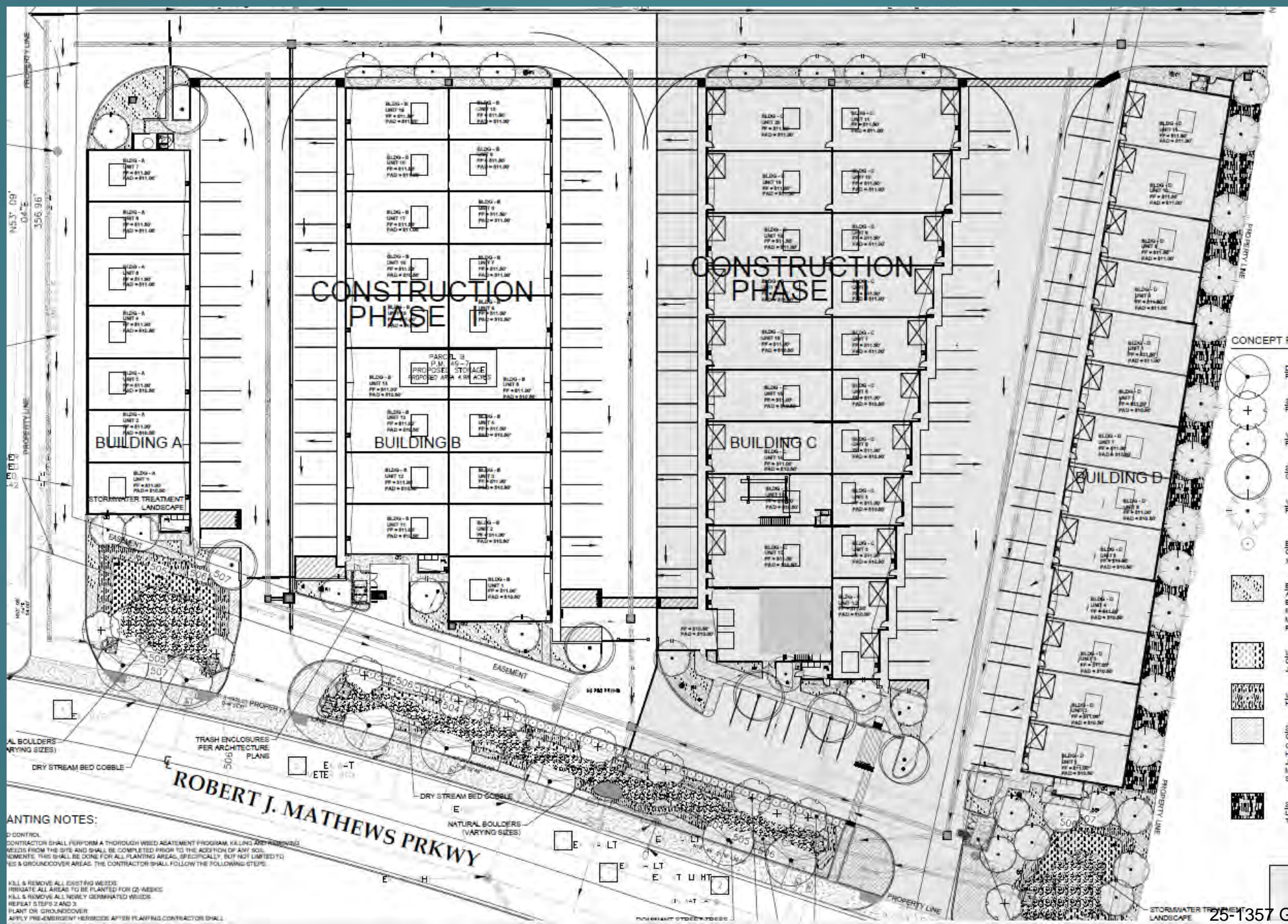
- Gated Business Park:
  - Phase 1 ( approximately 5 acres)
    - 58 tenant spaces
    - 76,243 square feet of office and warehouse space
  - Phase 2 (approximately 7 acres)
    - 109,607 square feet of office and warehouse space
- Formation of a Homeowners Association (HOA) for the maintenance and operation of common areas, landscaping, and overall property management

# Project Entitlements

- A Planned Development (PD) Permit to allow the construction and operation of a gated business park
- Design Review to ensure consistency with the Interim Design Standards and Guidelines (IDSG)







**PLANTING NOTES:**

1. CONTRACTOR SHALL PERFORM A THOROUGH WEED ASSESSMENT PROGRAM, KILLING AND REMOVING WEEDS FROM THE SITE AND SHALL BE COMPLETED PRIOR TO THE ADDITION OF ANY SOIL. COMMENTS: THIS SHALL BE DONE FOR ALL PLANTING AREAS, SPECIFICALLY, BUT NOT LIMITED TO, ETS & GROUNDCOVER AREAS. THE CONTRACTOR SHALL FOLLOW THE FOLLOWING STEPS:

2. KILL & REMOVE ALL EXISTING WEEDS

3. PREPARE ALL AREAS TO BE PLANTED FOR GRASSES

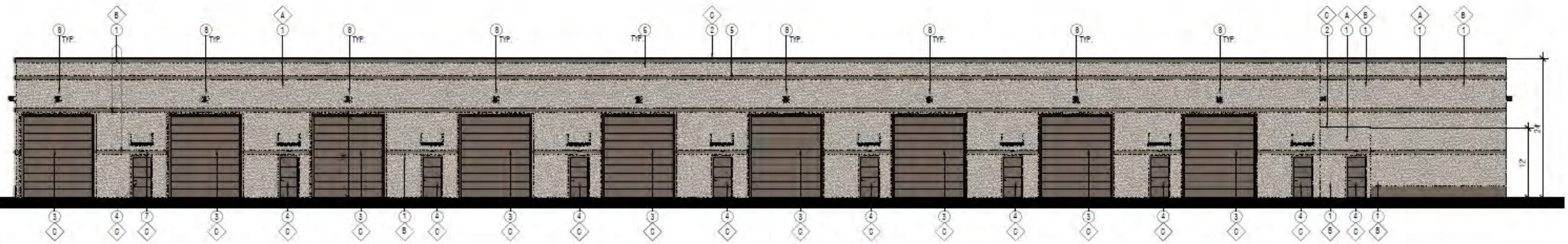
4. KILL & REMOVE ALL NEWLY GERMINATED WEEDS

5. REPEAT STEPS 2 AND 3

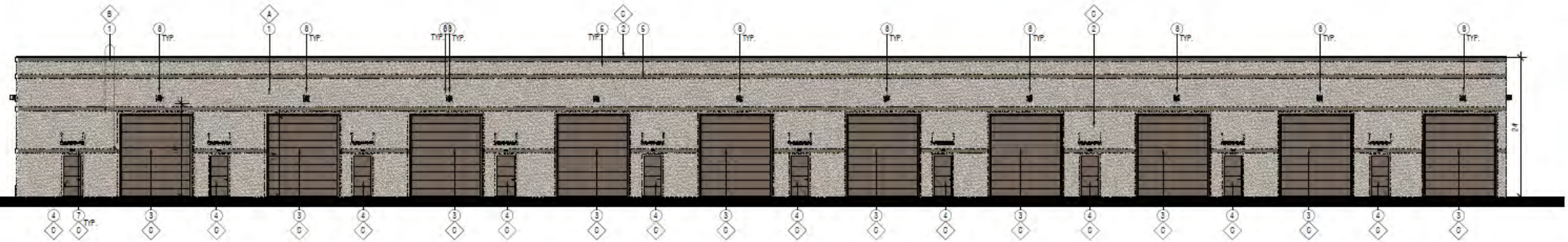
6. PLANT OR GROUNDCOVER

7. APPLY PRE-EMERGENT HERBICIDE AFTER PLANTING. CONTRACTOR SHALL





2 WEST ELEVATION - BUILDING B



1 EAST ELEVATION - BUILDING B

# Staff Analysis

- Proposed project is consistent with the R&D land use designation of the General Plan
- Proposed project is consistent with the uses permitted in the R&D zone and complies with the R&D development standards
- Proposed project is consistent with the Interim Design Standards and Guidelines (IDSG) and the El Dorado Hills Suburban Architectural Design Zone



# Staff Analysis

- Project was routed for review and comment to all applicable local and State agencies
- All comments received have been considered, and if applicable, incorporated as conditions of approval
- The proposed project has been reviewed to ensure compliance with all applicable standards and requirements of Title 130 of the County Zoning Ordinance

# Environmental Review

- Project site is designated for development in the El Dorado Hills Business Park
- The El Dorado Hills Business Park EIR certified by the Board of Supervisors in 2003
- No further environmental review is required and therefore exempt from the provisions of CEQA under Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning) as the project is consistent with the El Dorado Hills Business Park Design Guidelines (Community Plan), General Plan Policies, and Zoning Ordinance



# Staff Recommendation

Consider approving the following:

1. PD Permit for a gated commercial development consisting of office and warehouse space developed over two (2) phases
2. Design Review