

FROM THE MINUTES OF SEPTEMBER 13, 2007

**8. REZONE/PLANNED DEVELOPMENT/TENTATIVE PARCEL MAP
(Public Hearing)**

Z06-0034/PD06-0022/Tentative Parcel Map P06-0029 submitted by EL DORADO HILLS PROFESSIONAL CENTER, LLC to rezone property from Research and Development (R&D) to Research and Development-Planned Development (R&D-PD). A commercial parcel map would create six parcels ranging in size from 0.29 to 0.43 acres. Each parcel would have a new 3,000 or 3,500 square foot office building with a proposed use of general or medical office. The property, identified by Assessor's Parcel Number 117-060-24, consisting of 2.0 acres, is located on the north side of Suncastr Lane and the west side of Golden Foothills Parkway, half a mile west of Latrobe Road, in the **El Dorado Hills area**, Supervisorial District II. (Negative declaration prepared)

Tim Chamberlain recommended conditional approval. The applicant is requesting elimination of two loading zone spaces. There will be no large trucks required for drop off and pick up. They will be utilizing FedEx and UPS trucks. Mr. Chamberlain explained the proposed signage.

Commissioner Machado said he has not seen Condition 27 before. He asked for further clarification. Gina Hunter commented it is a standard condition.

Jeff Leonhardt represented the applicant and had nothing to add and asked for approval of the project. There was no further input.

Commissioner Machado likes the project. It is well designed. Commissioner Machado complimented staff on this staff report.

MOTION: COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER MACHADO AND CARRIED BY THE FOLLOWING VOTE: AYES – COMMISSIONERS MACHADO, MATHEWS, AND KNIGHT; ABSENT – COMMISSIONERS MAC CREADY AND TOLHURST, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS ADOPT THE NEGATIVE DECLARATION, AS PREPARED; APPROVE Z06-0034 REZONING ASSESSOR'S PARCEL NUMBER 117-060-24 FROM RESEARCH AND DEVELOPMENT (R&D) TO RESEARCH AND DEVELOPMENT-PLANNED DEVELOPMENT (R&D-PD) BASED ON THE FINDINGS PROPOSED BY STAFF; APPROVE PD06-0022, ADOPTING THE DEVELOPMENT PLAN AS THE OFFICIAL DEVELOPMENT, BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS PROPOSED BY STAFF; AND APPROVE P06-0029 BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS PROPOSED BY STAFF.