

**EL DORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: October 11, 2007
Item No.: 7.a.
Staff: Patricia A. Kelly

REZONE/PLANNED DEVELOPMENT/PARCEL MAP

FILE NUMBER: Z07-0015/PD07-0011/P07-0005

APPLICANT: Glenhaven Court I, LLC

- REQUEST:**
1. Rezone from Research and Development-Design Control (R&D-DC) to Research and Development-Planned Development (R&D-PD).
 2. Development plan to allow the conversion of an existing commercial structure into three (3) air space condominium units, with common area.
 3. Tentative parcel map creating four (4) lots.

LOCATION: On the South side of Glenhaven Court, approximately 200 feet east of the intersection with Hillsdale Circle, in the El Dorado Hills Business Park area of El Dorado Hills, Supervisorial District II (Exhibit A).

APN: 117-085-18

ACREAGE: 1.02 acre

GENERAL PLAN: Research & Development (R&D)

ZONING: Research & Development-Design Control (R&D-DC)

ENVIRONMENTAL DOCUMENT: Categorically Exempt from CEQA pursuant to Section 15301(k) of the CEQA Guidelines

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND: The parcel was originally created as Lot 2 on the Parcel Map filed in Book 41 of Parcel Maps at page 7, August 24, 1989.

A Site Plan Review (SPR 06-0092) was approved on April 6, 2006 allowing the construction of a 13,050 square foot commercial structure and other site improvements consisting of parking, landscaping and lighting.

Grading Permit 173788 and Building Permit 172393 were issued August 15, 2006 to allow for grading and construction of the commercial structure and ancillary facilities approved under SPR 06-0092. All permitted improvements have been built on the project site.

STAFF ANALYSIS

Project Description: The request is for a Rezone, Planned Development and Tentative Parcel Map for a three (3) air space condominium unit conversion project. The existing 13,050 square foot commercial structure would be converted into three (3) air space condominium units as shown on the Tentative Parcel Map (Exhibit F). Units 2 and 3 would consist of 4,350 square feet of building space and Unit 1 would consist of 4,265.93 square feet of building space. The common area, as shown on the Tentative Parcel Map (Exhibit E) as Lot A would consist of an existing 84.07 square foot Electrical Room and 31,605.95 square feet of common area consisting of previously developed parking, landscaping and lighting improvements.

The rezone request would eliminate the Design Control (DC) zoning overlay and would add the Planned Development (PD) zoning overlay to the project site. The existing 13,050 square foot commercial structure would be converted into three (3) air space condominiums units.

Tentative Map: The Tentative Parcel Map would create individual lots for each air space condominium unit and one common area lot.

Site Description: The project site is graded flat with slopes on-site falling within the 0%-10% range at an approximate elevation of 520 feet. The parcel is currently developed as shown on the site plan (Exhibit D). Parking located adjacent and east of the commercial structure provides 18 parking spaces.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R&D-DC	R&D	Research and Development/Existing building
North	R&D-DC	R&D	Research and Development/Existing building
South	R&D-DC	R&D	Research and Development/Existing building
East	R&D-DC	R&D	Research and Development/Existing building
West	R&D-DC	R&D	Research and Development/Existing building

POLICY DISCUSSION

General Plan: General Plan Policy 2.2.1.2 designates the project site as Research and Development (R&D) land use which permits high technology, non-polluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities. The project is consistent with this policy as this designation is highly appropriate for the business employment center concept.

Policy 2.2.1.5 provides Floor Area Ratio (FAR) as shown in Table 2-3 pertaining to the building intensities in each land use designation. The subject property is subject to the FAR requirements for the El Dorado Hills Business Park and the R&D land use designation which shall not exceed a .50 ratio. The proposed Tentative Parcel Map would provide for a .29 FAR. Additional development is not proposed. The request would not intensify the intended use in the El Dorado Business Park. Existing parking, facilities and access would adequately serve the proposed request to convert the existing commercial structure into three air space condominium units.

Policy 2.2.3.1 states that the PD combining district to be implemented through the Zoning Ordinance, shall allow industrial land uses consistent with the density specified by the underlying zoning district with which it is combined. Primary emphasis shall be placed on furthering use and/or design that provide a public or common benefit, both on and off-site, by clustering intensive land uses to minimize impacts on various natural resources, avoid cultural resources where feasible, minimize public health concerns, minimize aesthetic concerns, and promote the public health, safety, and welfare. The subject property has been developed and all permitted development improvements have been completed. The proposal request for converting the existing commercial structure into three (3) air space condominiums and creating a common area would not impact the density specified for the R& D land use designation; would not impact natural or cultural resources; would not cause additional concern for public health, safety and welfare because no new development is proposed.

Zoning/Planned Development: The subject property is zoned Research and Development-Design Control (R&D-DC). The existing development on the subject property has been built consistent with

the development standards of the R&D district. The proposed request is to re-zone the subject property to Research and Development-Planned Development (R&D-PD). The Planned Development re-zone is required because the parcels being created are less than two acres in size. Within the R&D District, **Section 17.35.030(A) (2) (d)** of the Zoning Code requires any parcel proposed to be created which is less than two acres in size may only be approved when processed with a Planned Development (PD) application wherein issues of grading, drainage, access and other issues which may affect the neighborhood are addressed. New development is not proposed on the subject property. The Planned Development (PD) permit request would allow for the flexibility to create air space condominium units for parcels being created less than two acres in size consistent with Section 17.35.030 (A) (2) (d) of the Zoning Code.

The Zoning Ordinance requires that the Planning Commission to make findings prior to approval of a Planned Development zoning change. Staff is recommending that the Planning Commission make the required findings as described in Attachment 1.

Tentative Parcel Map: **Section 16.44.030** of the Subdivision Ordinance requires the Planning Commission to make findings prior to approval of a Tentative Parcel Map. Staff is recommending that the Planning Commission make the required findings as described in Attachment 1.

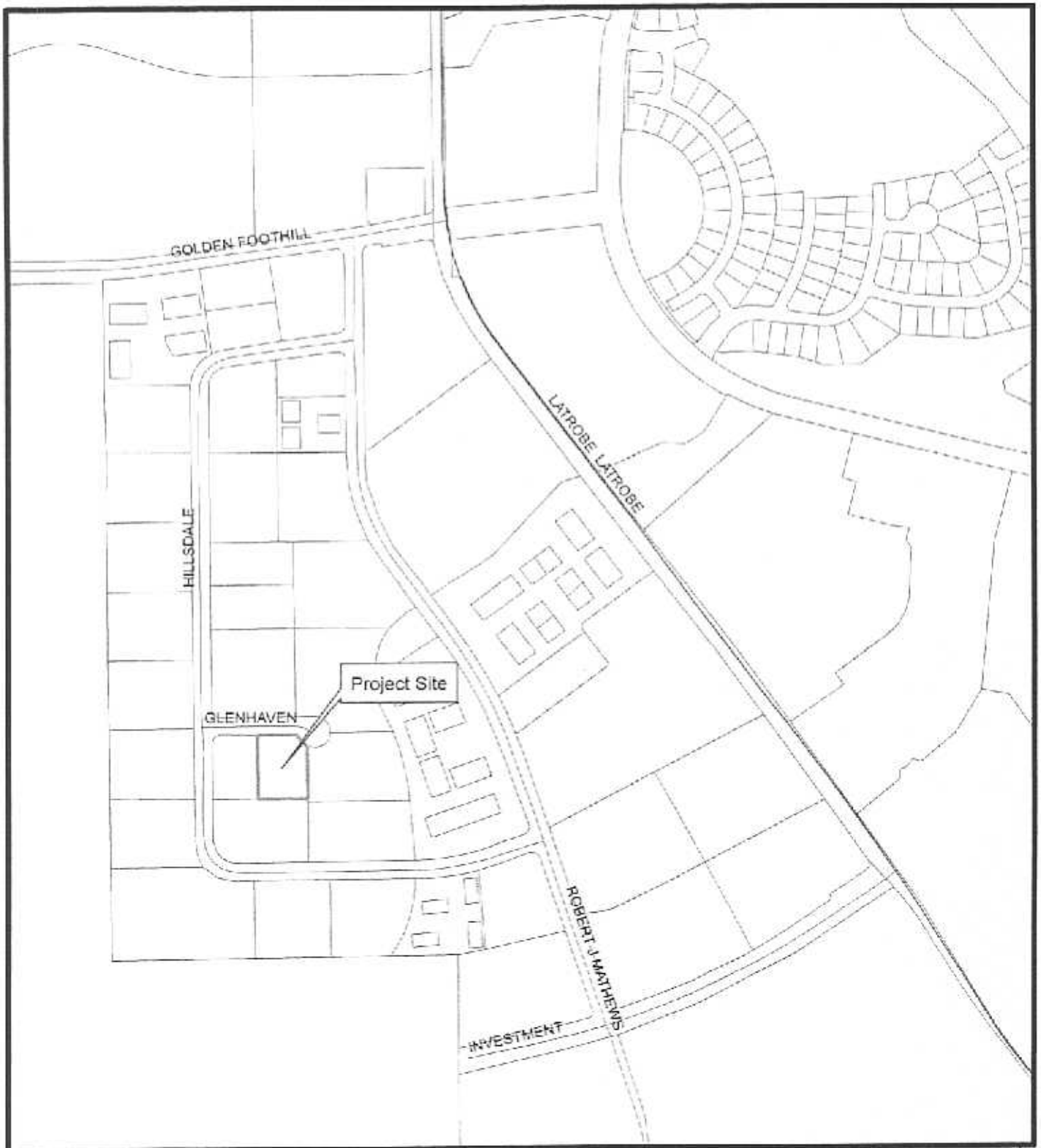
ENVIRONMENTAL REVIEW

This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15301(k) of the CEQA Guidelines stating that “ subdivision of existing commercial or industrial buildings, where no physical changes occur which are otherwise exempt.”

Pursuant to Resolution No. 240-93, a \$50.00 processing fee is required by the County recorder to file the Notice of Exemption.

RECOMMENDATION: Recommend approval

Glenhaven Court I, LLC Rezone Z07-0015/Planned Development PD 07-0011/
Parcel Map P07-0005
Vicinity Map



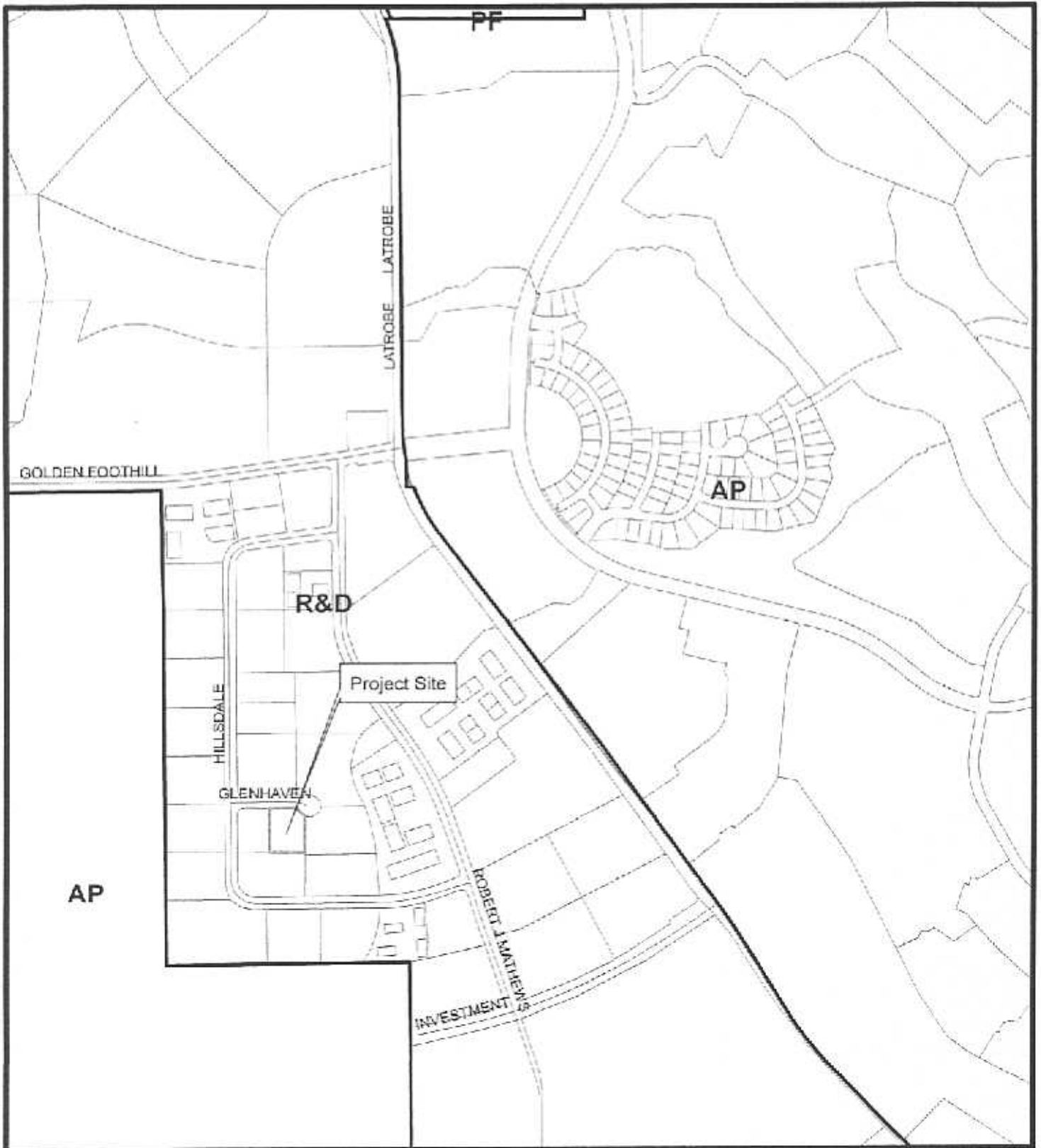
Map prepared by:
Pat Kelly
El Dorado County
Planning Services

0 337.5 675 1,350 Feet

Exhibit A



Glenhaven Court I, LLC
Rezone Z07-0015/Planned Development PD 07-0011/ Parcel Map P07-0005
General Plan Land Use Map



Map prepared by:
Pat Kelly
El Dorado County
Planning Services

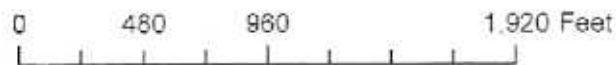
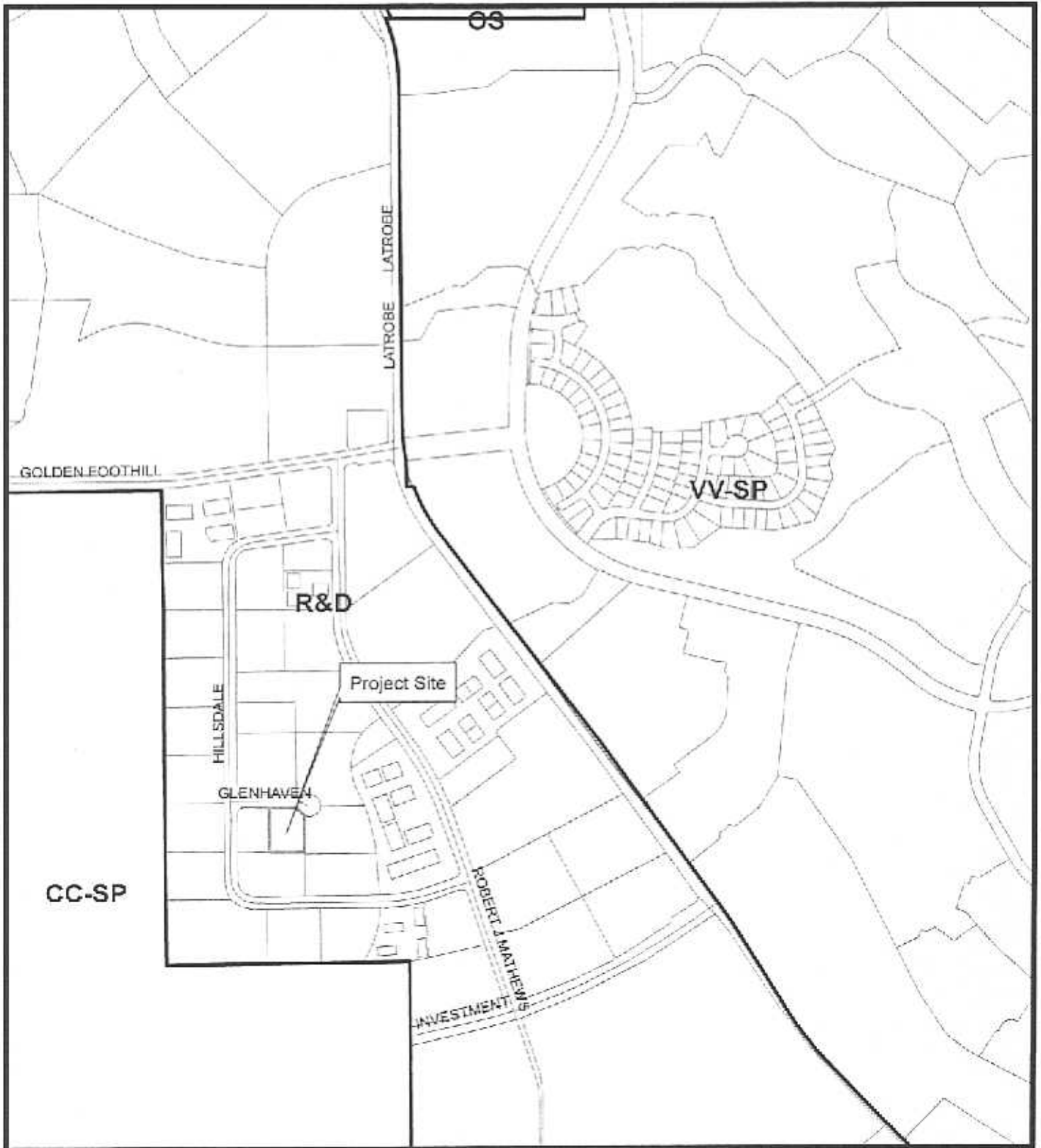


Exhibit B



Glenhaven Court I, LLC
Rezone Z07-0015/Planned Development PD 07-0011/ Parcel Map P07-0005
Zoning Map



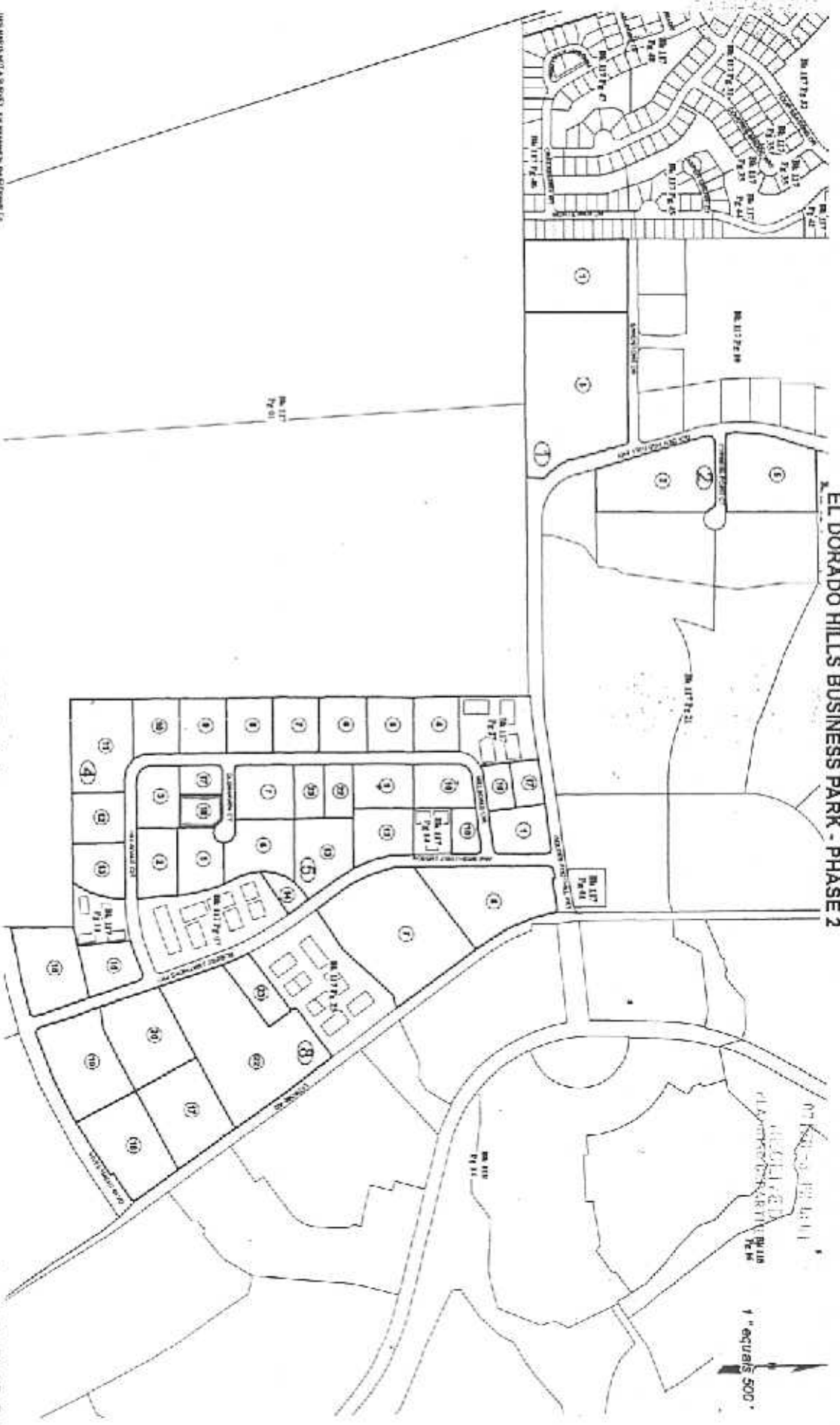
Map prepared by:
Pat Kelly
El Dorado County
Planning Services

0 480 960 1,920 Feet

Exhibit C



POR. SECS. 14, 23 & 24, T9N., R.8E., M.D.M.
EL DORADO HILLS BUSINESS PARK - PHASE 2

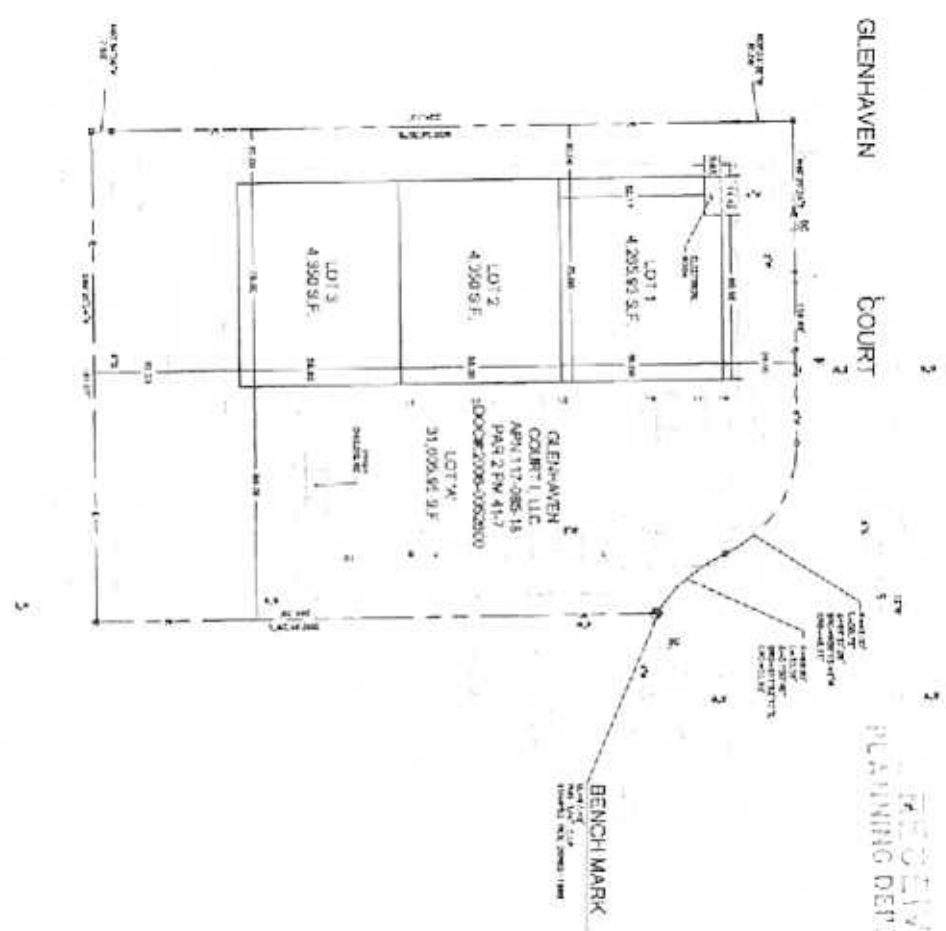


THIS MAP IS NOT A SURVEY. THE BOUNDARIES AND DISTANCES SHOWN ON THIS MAP ARE ESTIMATES AND SHOULD NOT BE USED FOR ANY PURPOSES REQUIRING A SURVEY. THE USER OF THIS MAP SHOULD CONSULT A LICENSED SURVEYOR FOR A SURVEY OF THE PROPERTY SHOWN ON THIS MAP.

Acres are Estimates

Map of the Property, Phase 2 of the El Dorado Hills Business Park, as shown on the map of the Property, Phase 2 of the El Dorado Hills Business Park, as shown on the map of the Property, Phase 2 of the El Dorado Hills Business Park.

Ken, May 15, 2000
 Assessor's Map No. 117 - Pg. 08
 County of El Dorado, CA
P 07-0005



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Lot Use Summary

Lot Number	Area (sq. ft.)	Area (sq. ft.)
Lot 1 (4,205)	4,205	4,205
Lot 2 (4,200)	4,200	4,200
Lot 3 (4,300)	4,300	4,300
Lot 4 (21,000)	21,000	21,000
Total	33,705	33,705

Proposed Preliminary Map for APN 117-005-16

A. Name of Project	Glenhaven Court, LLC
B. Name of Applicant	Ben and J. Hirsch, Manager of a Division of the Company 6441 Elway, San Francisco, CA 94111, Phone (415) 769-1809/181
C. Map Prepared by	Ben and J. Hirsch, Manager of a Division of the Company 6441 Elway, San Francisco, CA 94111, Phone (415) 769-1809/181
D. Scale	1" = 20'
E. Contour Interval	1' = 10'
F. Name of Registrar	State of California
G. Section, Township and Range	Section 10, Township 38N, Range 12E, S.F. 10000
H. Assessor's Parcel Number	117-005-16
I. General Zoning	RSO
J. Sub Area	1-22
K. Serial Number of Parcel	4
L. Section, Block and Lot	4-205 (4,205 sq. ft.)
M. Water Supply	El Estero Regional District
N. Sewer Disposal	El Estero Regional District
O. High, Fire Protection District	El Estero Regional District
P. Date of Preparation	February 7, 2007
Q. Zoning Administrator	
R. Approved Serial Date	
S. Name of Registrar	
T. Approved Serial Date	

TENTATIVE PARCEL MAP
GLENHAVEN COURT I, LLC.
APN 117-005-16

SHEET 1