

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



Agenda of: March 12, 2015

Staff: Rob Peters

REZONE/PLANNED DEVELOPMENT/PARCEL MAP

FILE NUMBER: Z14-0010/PD14-0007/P14-0005/Quail Commerce Center

APPLICANTS: FJM Palms Associates

AGENT/ENGINEER: Lebeck Young Engineering, Inc.

REQUEST: The proposed project consists of the following requests:

1. Rezone to the 3.101-acre parcel from Research and Development-Design Control (R&D-DC) to Research and Development-Planned Development (R&D-PD);
2. Development plan to include six commercial condominium lots from four existing commercial structures, with the seventh lot to be commonly owned for landscaping, shared parking, and shared access; and
3. A tentative parcel map creating seven lots ranging in size from 0.116 acres to 2.115 acres on a 3.101-acre site.

LOCATION: West side of Sunglow Court, southwest of the intersection with Suncast Lane, in the El Dorado Hills area, Supervisorial District 1. (Exhibit A)

APN: 117-060-35 (Exhibit B)

ACREAGE: 3.101 acres

GENERAL PLAN: Research and Development (R&D) (Exhibit C)

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

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

RECOMMENDATION: Staff recommends that the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Find that the project is Categorical Exempt pursuant to CEQA Guidelines Section 15301 (k);
2. Approve Rezone Z14-0010 based on the Findings as presented;
3. Conditionally approve Planned Development PD14-0007, as the official Development Plan, based on the Findings and subject to the Conditions of Approval as presented; and
4. Conditionally approve Tentative Parcel Map P14-0005 based on the Findings and subject to the Conditions of Approval as presented.

STAFF ANALYSIS

Project Description:

Rezoning: A request to rezone the 3.101-acre lot from Research and Development–Design Control (R&D–DC) to Research and Development–Planned Development (R&D–PD).

Development Plan: The Development Plan would allow flexibility in the development standards of the Research and Development zone to allow the condominium conversion and parcelization of the existing structures. Only those uses allowed within the Research and Development zone would be allowed under the Development Plan.

Tentative Parcel Map: A request to create seven lots ranging in size from 0.116 acres to 2.115 acres on a 3.101-acre site. The lot descriptions are as follows:

Lot Number	Size in Acres	Size in Square Feet	Number of Units	Current Building Address
1	0.146	6,358	1	1140 Suncast Lane
2	0.329	14,337	12	1144 Suncast Lane
3	0.133	5,794	7	1132 Suncast Lane
4	0.133	5,794	5	1132 Suncast Lane
5	0.116	5,036	5	1136 Suncast Lane
6	0.13	5,669	5	1136 Suncast Lane
7	2.115	135,096	Common Area	Common Area

Site Description: The 3.101-acre site has been previously developed and includes four existing structures comprised of 11,586 square feet (1132 Suncast Lane), 10,705 square feet (1136 Suncast Lane), 6358 square feet (1140 Suncast Lane), and 14,337 square feet (1144 Suncast Lane). The site also includes parking, landscaping, signage, and lighting improvements consistent with the R&D zone development standards. The site contains 76 existing parking spaces and also utilizes an off-site parking area containing 23 parking spaces through an existing reciprocal easement and maintenance agreement.

Background: The project lot was originally created by Parcel Map (P83-0066) on September 8, 1983. The project site is located within the El Dorado Hills Business Park. Although the Design Control (-DC) combining zone necessitates discretionary project review, this requirement is waived within the Research and Development zone in accordance with Section 130.74.040 of the Zoning Ordinance which states “Structures and site development within the research and development zoning district with a (DC) designation shall be exempt from the design provisions of this chapter since said zoning district has been expanded to include architectural style and site design requirements which are more specific in nature and satisfy the intent of the design review concept.” This section of the Ordinance defers to section 130.35.030 for specific architectural and site design standards for development in the R&D zone. The existing buildings and site improvements were reviewed through a ministerial plan check process based on the design standards delineated under Section 130.35.030, and approved for development under commercial grading permit number 142377, and building permit numbers 142686, -690, -692 and -694. Original parking calculations were based primarily on warehouse use, the most minimum parking requirement found under Section 130.18 (Off-Street Parking Ordinance).

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R&D-DC	R&D	Commercial Development
North	R&D-DC	R&D	Undeveloped
South	R&D-DC	R&D	Undeveloped
East	R&D-DC	R&D	Commercial Development
West	R&D-DC	R&D	Commercial Development

Discussion: The site is located within the El Dorado Hills Business Park and is adjacent to both vacant parcels to the north and south and commercially developed parcels to the east and west. The project would create seven commercial condominium parcels. No alteration of use or expansion of the building would occur as part of this application. The project would be consistent with the Research & Development zone district development standards and the surrounding uses in the area.

Project Discussion Items: The primary discussion items for this project include the Research & Development Land Use Designation, Floor Area Ratio (FAR), Planned Development (-PD) Combining Zone District, R&D Zone District development standards, landscaping, parking, and lighting.

Research & Development Land Use Designation: The project is located within the El Dorado Hills Community Region Planning Concept Area. General Plan Policy 2.2.1.2 designates the project site as Research & Development (R&D) which is meant to “provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus like setting which ensures a high quality, aesthetic environment.” This designation is consistent with the Community Region Planning Concept Area and is considered appropriate for the business park/employment center concept. The existing and future proposed uses under the development plan are required to be consistent with the R&D Land Use Designation.

Floor Area Ratio (FAR): General Plan 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.

General Plan Table 2-3 Building Intensities	
Land Use Designation	Floor Area Ratio
Research & Development	0.50

The subject property is subject to the requirements for the R&D land use designation as the existing site was developed with a 0.32 FAR. Additional development is not proposed.

Planned Development (-PD) Combining Zone District: General Plan Policy 2.2.3.1 states “The Planned Development (-PD) Combining Zone District, to be implemented through the Zoning Ordinance, shall allow residential, commercial, and 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 project is non-residential and is therefore guided by the development standards of the R&D Zone. The subject property has been developed and all improvements have been completed. The proposed request for converting the existing site and four commercial structures into six commercial condominium lots and a common area lot would not impact the density specified for the R&D land use designation; would not impact natural or cultural resources; and would not cause additional concern for public health, safety and welfare because no new development is proposed.

R&D Zone District Development Standards: The project site is currently zoned Research & Development-Design Control (R&D-DC) which permits a minimum parcel size of two acres or less when processed with a planned development application. A rezone from -DC to -PD is

being requested in concert with the planned development application. The proposed parcel map creates less than two-acre parcels, in compliance with the R&D Development Standards.

In addition, Section 130.35.030 of the Zoning Ordinance establishes the following Development Standards for the R&D Zone that are applicable to this project; subject to flexibility provided by the –PD combining zone:

A. Minimum Lot Area;

The project would create six commercial condominium lots and a seventh common area parcel. The proposed commercial condominium lots would range in size from 5,794 square feet to 14,337 square feet in size. Five of the commercial condominium lots would be less than the 10,000 square foot minimum lot size established in the R&D Zone. However, the proposed rezone to the –PD combining zone and development plan would allow for flexibility in the minimum lot area standard for the commercial condominium lots.

B. Building Coverage;

The four existing buildings combine for a total of 42,986 square feet resulting in a 32 percent building coverage of the entire site. However, upon discretionary approval of the parcel map, lots one through six will have 100 percent building coverage on the resulting lots. The proposed rezone to the –PD combining zone and development plan would allow the increase in building coverage from this standard.

C. Minimum Lot Width;

The project would result in six commercial condominium lots at varying widths of less than 100 feet. Therefore, the proposed lots would not be consistent with the 100 foot minimum lot width required by the R&D Zone. However, the proposed rezone to the –PD combining zone and the development plan would allow for flexibility in the minimum lot width standard for the commercial condominium lots.

D. Minimum Setbacks and Buffers;

The R&D Zone requires all buildings, structures, parking and loading areas shall be set back at least a minimum of twenty feet with an average setback of thirty feet from the property line. The zone district also prescribes for landscape buffers and landscaped parking areas. The existing buildings currently meet the required setbacks and buffers required within the R&D Zone. However, the project will result in lots with zero setbacks as the proposed lot lines correspond with the existing building envelopes. The proposed rezone to the –PD combining zone and the development plan would allow for flexibility in the minimum requirements for setbacks and allow the zero setbacks for the proposed commercial condominium lots.

The existing development currently meets the required landscape buffers and landscaped parking area requirements of the R&D Zone.

E. Maximum Building Height;

The existing buildings were reviewed and met the maximum building height requirements of the R&D Zone during the Building Permit approval.

F. Signage

The project site contains an existing monument sign located in the northeast corner of the proposed common area lot. No additional signage has been proposed as part of the development application.

Landscaping: The site is currently landscaped along all property boundaries as required by the R&D Zone and Off-Street Parking and Loading Requirements. No additional landscaping is proposed or would be required.

Parking: The project site contains 76 existing parking spaces and also utilizes an off-site parking area containing 23 parking spaces through an existing reciprocal easement and maintenance agreement (see Exhibits F and G). The site was developed originally using only warehousing parking requirements at “1 space plus 1 space per 2,000 square feet” per unit. Site Plan Review SPR 05-0011 granted administrative relief from the strict interpretation of the parking ordinance due to the various tenants and uses within the center. Over time, the units on the site have been converted from warehousing to a variety of uses including office, gymnasium, and a small retail portion in one unit. The applicant has submitted an existing parking calculation to identify the current uses and the required parking for each unit (see Exhibit F).

Any future uses would be evaluated during the tenant improvement/building permit process prior to issuance of a building permit to ensure that parking would be available for each proposed use and for all existing uses. The proposed uses would further be analyzed, and a tally shall be provided by the applicant of all existing and proposed parking. The tally would be kept by the Planning Services Permit Center staff to ensure the proposed uses would not result in a requirement for more parking than that conditionally approved under the development plan. Should the subsequent tenant improvements be for uses that create the need for more parking than what has been approved, that tenant improvement use causing the need for additional parking would not be approved by Planning Services staff unless additional parking can be demonstrated for the project site.

Lighting: The site currently has outdoor lighting in the parking areas as well as some wall mounted lighting installed as part of the original building permits. No additional lighting would be proposed as part of this application.

Conclusion: The project would require modifications to the minimum lot area, building coverage, and minimum lot width, and minimum setback standards established for the R&D Zone. The requested modifications would be acceptable due to the proposed rezone to the –PD

combining zone and development plan to create six commercial condominium lots and one common area lot from the existing site and four existing structures. Planned Development Findings have been included in the Staff Report.

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 that applies to the "...subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt."

A \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption. The filing of the Notice of Exemption is optional; however, not filing the Notice extends the statute of limitations for legal challenges to the project from 35 days to 180 days.

SUPPORT INFORMATION

Attachments to Staff Report:

Conditions of Approval
Findings

Exhibit A.....Location Map
Exhibit B.....Assessor’s Parcel Map
Exhibit C.....General Land Use Designations Map
Exhibit D.....Zoning Designations Map
Exhibit E.....Tentative Parcel Map; December 2014
Exhibit F.....Conceptual Site Plan - Required Parking
Calculation by Unit, December 2014
Exhibit G.....Reciprocal Easement and Maintenance Agreement
(3/8/2005)
Exhibit H.....Aerial Photo of Project Site