



PLANNING AND BUILDING DEPARTMENT

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MEMORANDUM

DATE: August 11, 2025
TO: Planning Commission
FROM: Bianca Dinkler, Senior Planner
SUBJECT: PD21-0002 Latrobe Commercial Condominiums (Legistar File No. 25-1357)
Parking Lot Landscaping Standards / Allowed Uses in R&D Zone

Parking Lot Landscaping Standards:

In response to a public comment received regarding Latrobe Commercial Condominiums parking lot landscaping, staff pursued the landscape questions and provides the following draft update to Development Plan Permit Findings for PD21-0002 Latrobe Commercial Condominiums, specifically Finding 5.3 (strikeout of previous rationale, revised rationale is underlined). This code section and finding relates directly to the intent of a Development Plan permit, as it is intended to allow the use of flexible development standards to encourage innovative planning and development techniques.

5.3 The project is consistent with Section 130.52.040.E.3.

Section 130.52.040.E.3 states that any exceptions to the development standards of the zone are justified by the design or existing topography.

Rationale: ~~The project does not request any exceptions to any of the development standards.~~ The applicant requests an exception from the Community Design Guidelines and Standards, Landscaping and Irrigation Standards, as follows:

(C.) Parking Lot Landscaping which requires 1.) Landscaping shall be provided in paved parking lots of five spaces or more and shall provide shade over 50 percent of all paved parking areas.

This exception would only apply to the interior parking provided between building bays for vehicular access to each condominium (Exhibit F) and includes no landscaping. All

other parking for the proposed project perimeter is found to exceed this standard by more than 20 percent. The applicant has requested this exception due to individual ownership of commercial bays and concern about future shared maintenance and potential landscape conflicts with future proposed use for individual sites. The applicant will be available during the public hearing to provide further testimony.

Points for decision-makers to consider from the applicant's proposed landscape exception, as stated in their emailed letter (Attachment A):

1. The project exceeds the requirements for perimeter landscaping by providing 1,062 sq ft when 869 sq ft is required. The applicant has provided approximately 22 percent more perimeter landscaping than the minimum required.
2. To minimize heat gain, the applicant has stated that they would consider alternative road surfacing materials (concrete vs pavement, etc.), which could be incorporated as an additional Condition of Approval.
3. The Architectural Review Committee (ARC) has reviewed the project and recommends the design for Planning Commission approval.
4. Infrastructure utilities would support solar if future condo owners choose to install solar parking cover structures for their individual units.

Allowed Uses in R&D Zone:

To clarify what uses would be allowed by right in R&D zone, the attached Zoning Ordinance Section 130.23.020 - Matrix of Allowed Uses for the R&D Zone, which lists allowed uses, and uses that would require further discretionary review through a Conditional Use Permit.

In response to verbal comments received with concern about the possibility that these units could become receptacles of personal storage items, staff recommends consideration of the following additional Condition of Approval as the new number 7, with subsequent numbers to follow:

7. **No Personal Storage:** Units in this Commercial Condominium shall not consist primarily of owner's personal items unrelated to the commercial, industrial, or research/development focus of each personal unit.

Attachments:

A: Applicant testimony for landscape exception request

B: Matrix of Allowed Uses, R&D Zone



Latrobe Condominium PD21-0002 Exception Request

From Karina Guerrieri <karina.guerrieri@pm.me>

Date Mon 8/11/2025 10:46 AM

To Bianca L. Dinkler <Bianca.Dinkler@edcgov.us>; 'Kevin Valente' <kvalente@raneymanagement.com>; David Vargo <dmvargo@gmail.com>

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Request for Approval of Alternative Landscaping Approach – Latrobe Condominium Community

The Latrobe Condominium Community represents a forward-thinking, community-oriented approach to commercial development. Unlike traditional warehouse or office parks, this project is designed as a gated, privately-owned commercial condominium community—offering business owners a secure, small-footprint space with the benefits of shared infrastructure and a professionally managed homeowners association.

This unique model introduces both innovation and constraint. In order to meet fire department access and circulation standards while maximizing usability for owners, the site design provides private parking directly in front of each unit. This parking configuration not only enhances day-to-day convenience but also supports the economic sustainability of the project by offering clear value to owners—helping to justify ongoing HOA assessments that fund long-term community maintenance and amenities.

As a result of this efficient, ownership-oriented site layout, traditional interior landscaping within the parking areas cannot be accommodated without compromising core design goals or life-safety standards. However, the development includes several thoughtful and effective design features that mitigate the absence of interior landscaping:

- **Enhanced Perimeter Landscaping:** The community includes 1,062 square feet of perimeter landscaping—exceeding the 869 square feet required by code. This robust perimeter planting softens the visual impact of the site and contributes to the overall landscape character of the development as viewed from the public realm.
- **Screened Interior:** The gated design ensures that the interior parking areas are not visible from public streets or adjacent properties, preserving the aesthetic integrity of the surrounding environment.
- **Sustainable Enhancements:** Each unit is designed to accommodate solar installations, and both utility & structural infrastructure has been prepared to support this choice—promoting long-term environmental sustainability within the community.
- **Architectural Shade Features:** Every unit includes an awning over the entry door, contributing to shade, comfort, and visual relief typically provided by plantings.

Given the community's innovative ownership model, enhanced perimeter landscape buffer, and incorporation of sustainable and functional alternatives to traditional interior landscaping, we respectfully request approval of this alternative landscape approach. The proposed design upholds the intent of the landscape design guideline while responding to the unique functional and ownership needs of the project.

Sincerely,

Karina Guerrieri
c/o Latrobe Condominium Ownership

Sec. 130.23.020 Matrix of Allowed Uses.

Uses are allowed in the following zones subject to the requirements of this Title as designated in Table 130.23.020 (Industrial / R&D Zones Use Matrix) below in this Section:

Table 130.23.020—Industrial/R&D Zones Use Matrix

IL: Industrial Low IH: Industrial High R&D: Research & Development	P A TUP CUP MUP TMA —-/b>	Allowed use (Article 4: Special Use Regulations) Administrative permit required (130.52.010) Temporary use permit required (130.52.060) Conditional Use Permit required(130.52.021) Minor use permit required (130.52.020) Temporary mobile home permit (130.52.050) Use not allowed in zone		
USE TYPE	IL	IH	R&D	Specific Use Reg.
Industrial				
Automotive and Equipment: Salvage and Wrecking Yard	CUP	CUP	—	
Hazardous Material Handling	CUP	CUP	CUP	
Industrial: General	P/CUP	P/CUP	CUP	
Specialized	CUP	CUP	—	
Laundries, Commercial	P	—	—	
Light Manufacturing	P	—	P	
Ceramic Products From Compounded Clay	P	—	P/CUP ¹	
Lightweight Nonferrous Metal Casting Foundry				
Mineral Exploration and Mining	See Table 130.29.070.1 (Mineral Exploration and Mining)			
Printing and Publishing	P	—	P	
Research and Laboratory Services	P	—	P	
Slaughterhouse	CUP	CUP	—	
Storage Yard: Equipment and Material Permanent	P	P	CUP	130.40.320.C
Temporary	TUP	TUP	TUP	
Wholesale Storage and Distribution	P	P	P	
Commercial				
Adult Business Establishment	A	—	—	130.40.040

Animal Sales and Service: Veterinary Clinics	CUP	—	CUP	
Automotive and Equipment: Paint and Body Shops	P	CUP	—	
Repair Shop	P	CUP	—	
Vehicle Storage	P	CUP	—	130.40.320
Vehicle Sales and Rentals	P	CUP	—	
Banks and Financial Services	—	—	P	
Bars and Drinking Establishments	CUP	—	—	
Brewery: Large Commercial	P	CUP	CUP	
Micro Brewery	P	CUP	CUP	
Building Supply Store	P	—	—	130.40.220
Business Support Services	P	—	P	
Commercial Cannabis	Commercial Cannabis Use Permit required (See Article 4 - Special Use Regulations - Chapter 130.41 - Commercial Cannabis)			
Commercial Recreation: Indoor Entertainment	—	—	A/CUP	
Indoor Sports and Recreation	CUP	—	P	
Outdoor Entertainment	—	—	CUP	
Outdoor Sports and Recreation	—	—	P	130.40.210
Distillery: ³ Large Commercial	P	CUP	CUP	
Craft	P	CUP	CUP	
Drive-Through Facility	P/CUP ⁴	—	P/CUP ⁴	130.40.140
Employer-sponsored Child Day Care Center	A	—	A	130.40.110.C
Mobile/Manufactured Home Sales Lot	A	—	—	130.40.220
Offices: Professional and Medical	P	—	P	
Printing and Publishing	P	—	P	
Recycling Facilities	P/A	P	—	130.40.280
Restaurant	P ² /CUP	—	P	
Retail Sales and Service: Indoor Sales	CUP	—	P	
Permanent Outdoor Sales	A	CUP	A/CUP	130.40.220
Temporary Outdoor Sales	A/TUP	A/TUP	A/TUP	
Personal Services	—	—	P	
Property Services	P	—	P	
Self-Storage (Mini Storage)	P	P	CUP	
Specialized Education and Training	—	—	P	
Trade School, Indoor or Outdoor	P	—	CUP	

Wineries ³ Production Facilities	P	P	CUP	
Residential				
Contractor's Office: On-site	A	A	A	130.40.190
Off-site	TUP	TUP	TUP	
Employee Housing: Commercial Caretaker, Permanent	A	CUP	A	130.40.120
Commercial Caretaker, Temporary	TMA	—	TMA	
Construction	A	A	—	130.40.190
Civic				
Cemetery	CUP	—	—	
Churches and Community Assembly, Indoor Only	—	—	CUP	
Community Services: Intensive	P	—	P	
Schools: College and University	—	—	CUP	130.40.230
Elementary and Secondary, Private	—	—	CUP	
Transportation				
Airports, Airstrips, and Heliports	CUP	CUP	CUP	
Intermodal Facility	P	—	P	
Parking Lot, Public	P	—	P	
Utility and Communication				
Communication Facilities	P/A	CUP	P/A	130.40.130
Public Utility Service Facilities: Intensive	CUP	CUP	—	130.40.250
Minor	P	—	P	
Wind Energy Conversion System		See Table 130.40.390.1 (WECS Use Matrix)		130.40.390
Recreation and Open Space				
Special Events, Temporary	TUP	—	TUP	
Agricultural				
Crop Production	—	P	—	
Grazing	—	P	—	
Livestock, High Density	—	CUP	—	
Nursery, Plants: Wholesale	P	P	—	
Orchards and Vineyards	—	P	—	
Packing: On-site Products	P	P	—	
Off-site Products	P	P	—	
Produce Sales	—	CUP	—	
Timber	—	P	—	

NOTES:

- ¹ CUP for larger, general industrial-scale use.
- ² If restaurant is an ancillary use to an existing primary use, then allowed by right (P); if restaurant is a new primary use, then allowed by CUP.
- ³ Not subject to Section 130.40.400 (Wineries) in Article 4 (Specific Use Regulations) of this Title.
- ⁴ CUP required when adjacent to any residential zoned lot or residential use.

(Ord. No. 5112, § 2, 9-10-2019; Ord. No. 5127, § 3, 9-1-2020)