

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



**Agenda of:** December 8, 2016

**Staff:** Jennifer Franich

**REZONE/PLANNED DEVELOPMENT/PARCEL MAP**

**FILE NUMBER:** Z16-0007/PD16-0002/P16-0004/El Dorado Hills Business Park Parcel Map

**APPLICANT/OWNER:** LBA Realty Fund III, Company II, LLC

**ENGINEER:** Mike Dormer, Sharrah Dunlap Sawyer, Inc.

**REQUEST:** The project consists of the following request:

1. Rezone from Research and Development-Design Review-Community (R&D-DC) to Research and Development-Planned Development (R&D-PD) on the subject parcel (Rezone Z16-0007);
2. Allow an increase in Floor-Area Ratio from 0.5 to 1.3 (Planned Development PD16-0002); and
3. Create four parcels ranging in size from 1.4, 1.5, 1.4, and 17.5 acres (Parcel Map P16-0002).

**LOCATION:** South side of Investment Boulevard, southwest of the intersection with Latrobe Road, in the El Dorado Hills area, Supervisorial District 2 (Exhibit A).

**APN:** 117-010-15 (Exhibit B)

**ACREAGE:** 21.94 acres

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

**ZONING:** Research and Development – Design Review – Community (R&D-DC) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

**RECOMMENDATION:** Staff recommends the Planning Commission recommend the Board of Supervisors take the following actions:

1. Find that the project is Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3);
2. Approve Z16-0007 rezoning Assessor's Parcel Number 117-010-15 from Research and Development-Design Review-Community (R&D-DC) to Research and Development-Planned Development (R&D-PD);
3. Approve PD16-0002 allowing an increase in Floor-Area Ratio from 0.5 to 1.3, as depicted in the Tentative Parcel Map (Exhibit F); and
4. Approve P16-0002 creating four parcels ranging in size from 1.4, 1.5, 1.4, and 17.5 acres, based on the Findings and subject to the Conditions of Approval as presented.

## **EXECUTIVE SUMMARY**

Approval of this Parcel Map would allow the division of a 21.94 -acre property into four parcels ranging in size from 1.4 to 17.5 acres. The parcel is currently zoned R&D-DC, which is consistent with the current and proposed use. However, the proposed parcels would not comply with all development standards for the site, as the Floor-Area Ratio (FAR) would be approximately 1.3. This is due to the proposed parking and landscaping lot, which would surround the three parcels containing buildings. The addition of the –PD overlay and the Planned Development would allow for this lot configuration. Because the project requires a Development Plan Permit, the Design Review requirement is satisfied and a Design Review permit is not needed (130.27.050(C)(2)). Staff has determined that the proposed project is consistent with the R&D land use designation and zone, as well as other applicable El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

## **SITE DESCRIPTION**

The site is located in the El Dorado Hills Business Park. The parcel is 21.94 acres and is at the southeast corner of Investment Boulevard and Robert J Mathews Parkway. The site is accessed by these streets as well as Business Park Drive, a private access road, which transects the site and terminates at the east end of the parcel. There are three existing buildings on the parcel, as well as parking, lighting, pedestrian walkways, and landscaping surrounding the buildings (Exhibit E). Each existing building is served by its own domestic water, irrigation meter, and sewer connection through EID. Other R&D development surrounds the site to the west and north, with vacant parcels to the south and east across Latrobe Road.

**PROJECT DESCRIPTION:**

The Rezone would add the –PD combining zone to the parcel. The request also includes a Planned Development application, which would allow the site to deviate from the development standards in the R&D zone. According to Zoning Ordinance Section 130.27.050, Design Review - Community (-DC) Combining Zone, if the development requires a discretionary permit, such as a Conditional Use or Development Plan Permit, said discretionary permit will satisfy the Design Review Permit requirement. For this reason, the –PD combining zone is proposed to replace the existing –DC Combining Zone. The Tentative Parcel Map would create four parcels from a 112.87 acre site. Three lots, 1, 2, and 3, would contain one existing commercial building each and measure 1.4, 1.5, and 1.4 acres, respectively. The FAR for these lots would be approximately 1.3. The fourth lot would contain the shared parking, landscaping, and utility easements. This lot would measure 17.5 acres (Exhibit F). The property lines around the buildings provide a minimum 20-foot setback from the front and rear of each building and 10-foot minimum setback from the sides of the building. No modifications to access, parking, landscaping, or to the water or sewer systems are proposed (Exhibit G). The common parcel, which would contain no buildings but would contain the existing Business Park Drive, landscaping, and parking, would be maintained through an agreement between the owners of each of the Parcels 1 through 3.

**ENVIRONMENTAL REVIEW:**

Staff has determined that the proposed project would not have a significant effect on the environment and the project is Exempt pursuant to CEQA Guidelines Section 15061(b)(3), the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

**SUPPORT INFORMATION**

Findings  
Conditions of Approval

- Exhibit A.....Location Map
- Exhibit B.....Assessor’s Parcel Map
- Exhibit C.....Land Use Map
- Exhibit D.....Zoning Map
- Exhibit E.....Aerial Map
- Exhibit F.....Tentative Parcel Map, March 2016
- Exhibit G.....Existing Site and Utility Exhibit, March 2016