

COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT



Agenda of: April 8, 2010
Item No.: 13
Staff: Michael C. Baron

REZONE/PLANNED DEVELOPMENT/PARCEL MAP

FILE NUMBER: Z09-0002/PD09-0002/P09-0003/Golden Foothills Condominiums

APPLICANT: Bahram Morid

REQUEST: (1) Rezone a 3.79-acre parcel from Research & Development-Design Control (R&D-DC) zone district to Research & Development-Planned Development (R&D-PD) zone district; (2) Development Plan for 5 air space condominium units ranging in size from 5,490 square feet to 19,300 square feet from one existing 45,420 square foot professional office building and 2.75 acre common area; and (3) a Tentative Parcel Map creating 5 commercial condominiums and common area.

LOCATION: Located on the west side of Latrobe Road approximately 200 feet south of the intersection with Golden Foothills Parkway in the El Dorado Hills area, Supervisorial District II (Exhibit A).

APN: 117-060-46 (Exhibit D)

ACREAGE: 3.79 acres

GENERAL PLAN: Research & Development (R&D) (Exhibit B)

ZONING: Research & Development-Design Control Overlay District (R&D-DC) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Categorically Exempt from CEQA 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:

1. Certify that the project is Categorical Exempt from CEQA pursuant to Section 15301(k) of the CEQA Guidelines;
2. Approve Zone Change Z09-0002 subject to the findings in Attachment 2;
3. Approve Planned Development PD09-0002 adopting the Development Plan as the official Development Plan based on the findings in Attachment 2 and subject to the conditions in Attachment 1; and
4. Approve Parcel Map P09-0003 based on the findings in Attachment 2 and subject to the conditions in Attachment 1.

BACKGROUND: The project parcel was originally created by Parcel Map PM36-81 (P84-0081) on August 14, 1984. The existing building and site improvements were constructed by ministerial building permits with a Certificate of Occupancy issued on May 3, 1988. The existing buildings are currently vacant.

STAFF ANALYSIS:

Project Description: The request is for a Rezone, Planned Development and Tentative Parcel Map. No development would occur as part of the project. The requested entitlements would be necessary to subdivide the existing building to create five commercial condominium units and one common area consisting of parking lot and landscaping.

Rezone: The Rezone would add the Planned Development (PD) overlay to the project parcel. The PD would allow flexibility in the Development Standards of the Research & Development (R&D) Zone District to allow the parcelization of the existing structure. Only professional office type uses would be allowed under the Development Plan. The Development Plan will memorialize all the current building elevations and landscaping.

Planned Development: The PD request is required for the proposed parcelization. The Development Plan would allow flexibility in the Development Standards of the Research & Development Zone District. The adopted Development Plan would only allow professional office type uses.

Tentative Parcel Map: The Parcel Map would create five commercial airspace condominium units within the existing building. One common lot would be created encompassing the landscaping and parking lot areas.

Site Description: The site has been previously developed and includes a 45,420 square foot building (Exhibit F) as well as parking, landscaping and lighting improvements consistent with the

R& D Zone District development standards. Parking provides 135 spaces with an additional 24 potential spaces to be added along with additional circulation along the southern end of the property within previously disturbed areas.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R&D	R&D	Office/45,000 sq. ft.
North	R&D	R&D	Vacant
South	R&D	R&D	Vacant
East	C/R&D	C/R&D	Commercial and Vacant
West	R&D	R&D	Office and Storage

Discussion: The Parcel is within the El Dorado Hills Business Park and adjacent to both vacant and developed parcels to the north and south with existing office to the west as well as a combination of vacant R&D and developed commercial zoned parcels to the east.

The project would create five individual airspace 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 consistent with the surrounding uses in the area.

POLICY DISCUSSION:

General Plan: 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 considered appropriate for the business park/employment center concept. The proposed professional office type uses proposed under the development Plan would be consistent with the R&D Land Use Designation.

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 Research & Development requirements for the R&D land use designation which shall not exceed a 0.85 floor area ratio. The proposed Tentative Parcel Map would provide for a 0.37 FAR. Additional development is not proposed. The request would not intensify the intended use in the El Dorado Hills Business Park. Existing parking, facilities and access would adequately serve the proposed request to convert the existing building into five air space condominium units.

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. A goal statement shall accompany each application specifically stating how the proposed project meets these criteria.* The project is non-residential and is therefore guided by the R&D Zone District Development Standards. The subject property has been developed and all improvements have been completed. The proposed request for converting the existing commercial building into 5 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; and would not cause additional concern for public health, safety and welfare because no new development is proposed.

Discussion: It has been determined that the project is consistent with the General Plan. Findings of consistency with the General Plan are provided in Attachment 2.

Zoning/Planned Development: The project site is currently zoned Research & Development. The proposed Rezone would add the Planned Development Overlay to the underlying Research & Development Zone District. The project would not alter the existing professional office uses nor would the project expand the existing building.

Section 17.35.030 of the Zoning Ordinance established Development Standards for development within the R&D Zone District.

A. Minimum lot area, ten thousand square feet;

The project would create five air space condominium parcels including a common area parcel. The proposed parcels would range in size from 5,490 square feet to 19,300 square feet in size. Four of the parcels would be less than the minimum lot size established the R&D Zone District; however, the Planned Development application would allow for flexibility in this standard for the airspace condominiums.

B. Maximum building coverage, sixty percent;

The existing 45,420 square foot building provides 27 percent coverage of the entire parcel. The project would create individual units within the existing building. No expansion of the building would be approved as part of this project. The development would be consistent with the building coverage requirements of the R&D Zone District.

C. Minimum lot width, sixty feet;

The project would result in individual condominium (airspace units) within the building. Therefore, four of the proposed parcels would not be consistent with the 100 foot minimum lot width required by the R&D Zone District; however, the Planned Development application would allow for flexibility of this standard.

D. Minimum yards: front, ten feet; sides, five feet or zero feet and fireproof wall without opening; rear, ten feet;

The existing building currently meets the required setbacks of the R&D Zone District. The proposed parcel map would require a zero side setback along the common walls of the individual condominium units. The zero side setbacks would be allowed within the R&D Zone District.

E. Landscape buffers required for development and parking lots

The existing development currently meets the required landscape buffer standards required for development and parking lots for the R&D Zone District.

F. Maximum building height, fifty feet. (Prior code §9414(c))

The existing building meets the height requirements of the R&D Zone District.

G. Signage

No additional signage has been proposed as part of the development application.

The project would require modifications to the minimum lot size, lot coverage, and lot width standards established for the R&D Zone District. The requested modifications would be acceptable due to the proposed condominium plan to create five parcels from the existing building. Planned Development Findings have been included in Attachment 2 of the Staff Report.

Landscaping: The site is currently landscaped with landscaping along all property boundaries as required by the R&D Zone District and Off Street Parking and Loading Requirements. No additional landscaping would be required as part of the Planned Development Application. The applicant has provided an as built landscape plan to be adopted with the Development Plan.

Parking/ Loading: The project site currently provides 135 existing parking spaces and 3 loading areas along the rear of the building. A minor modification to a previously disturbed area would occur as part of the development plan and would provide an additional 24 parking stalls and better circulation around the entire site. The applicant has requested a deviation from the loading zone requirements of Section 17.18.080 Parking and Loading requirements. The applicant is requesting 3 loading zones twenty feet wide by fifteen feet long rather than the required twelve feet wide by forty-five feet long.

Office uses would require four 4 spaces per 1,000 square feet of space as required by the Zoning Ordinance. If the entire development were proposed as office then the 45,420 square foot building would require 182 parking spaces. The site would provide 159 parking spaces which would be below the parking required for office space by 23 spaces. It is not anticipated that each unit would consist of 100 percent office space. A shared parking and access agreement would be incorporated within the project Conditions, Covenants, and Restrictions (CC&R's) to allow access across the adjacent parcel and shared parking for each unit.

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 and would be kept by Planning Services Permit Center staff to be sure the proposed use combinations would not result in a change that requires more parking than the 159 allowed spaces under the Development Plan approval (see Condition of Approval No. 3, Attachment 1). Should, at any time, the subsequent tenant improvements be for uses that create the need for more parking than what has been approved, that tenant improvement use that causes 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 permit. No additional lighting would be proposed as part of this application.

Signage: No signage would be proposed as part of this application. Wall-mounted signage for future tenants may be administratively approved by the Development Services Director. Any additional monument signage would require a Revision to the approved Development Plan.

As discussed above with the approval of the Planned Development Application, the project would be consistent with the R&D Zoning Ordinance.

Tentative Parcel Map: The proposed Tentative Map would create five (5) airspace condominium units ranging in size from 5,490 square feet to 19,300 square feet and one (1), 119,790 square foot common area parcel. A table of the proposed lot sizes is included below:

Lot Number	Area (sf)
Lot 1	19,300
Lot 2	7,570
Lot 3	7,570
Lot 4	5,490
Lot 5	5,490
Common Lot 'A'	119,790

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.”

A \$50.00 processing fee is required by the County recorder to file the Notice of Exemption.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Location Map
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D	Assessor’s Map
Exhibit E	Development Plan
Exhibit F	Building Elevations A & B
Exhibit G	Master Landscape Plan
Exhibit H	Tentative Parcel Map

Exhibit A: Location Map

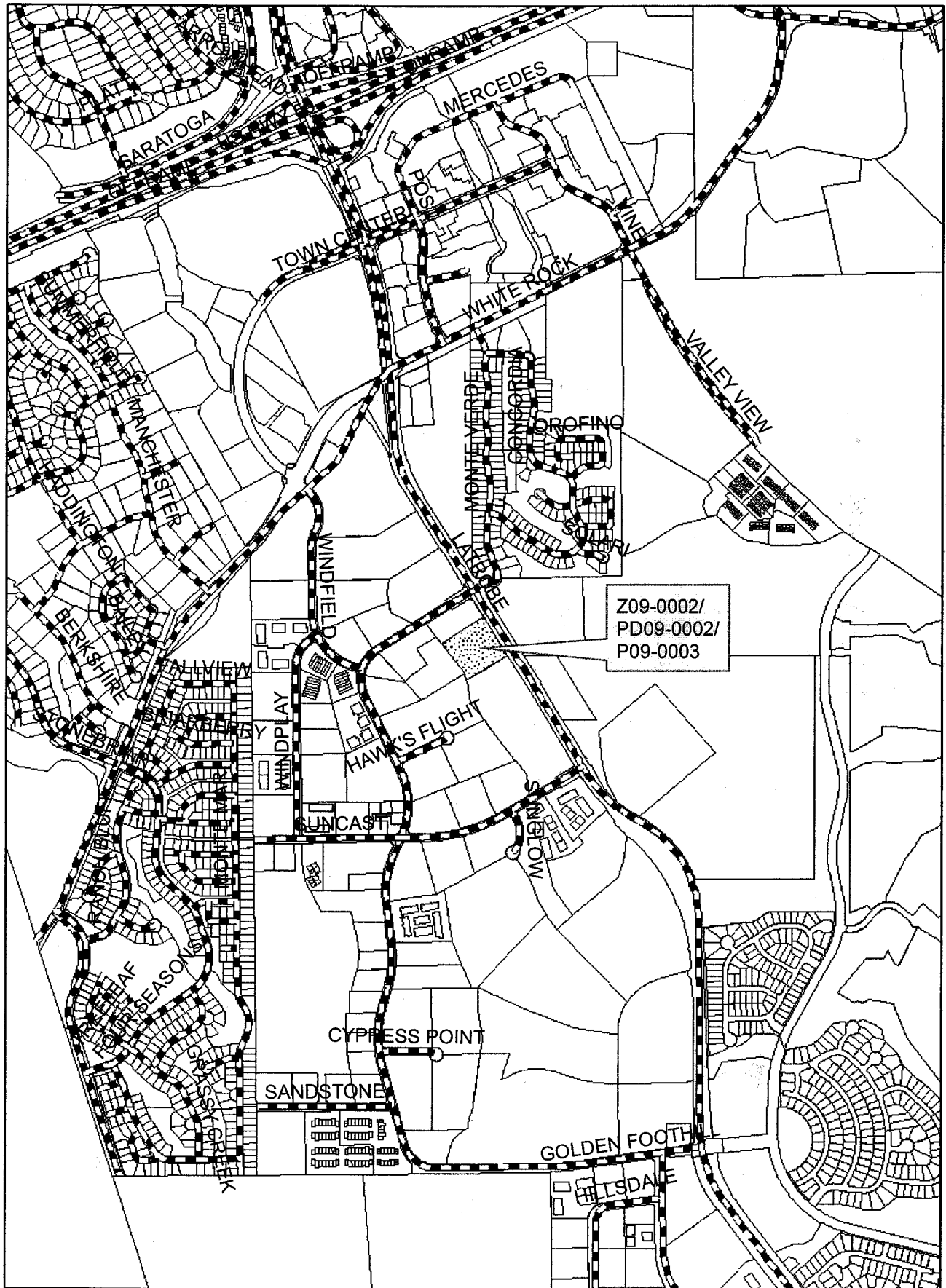


Exhibit B: General Plan Land Use Map

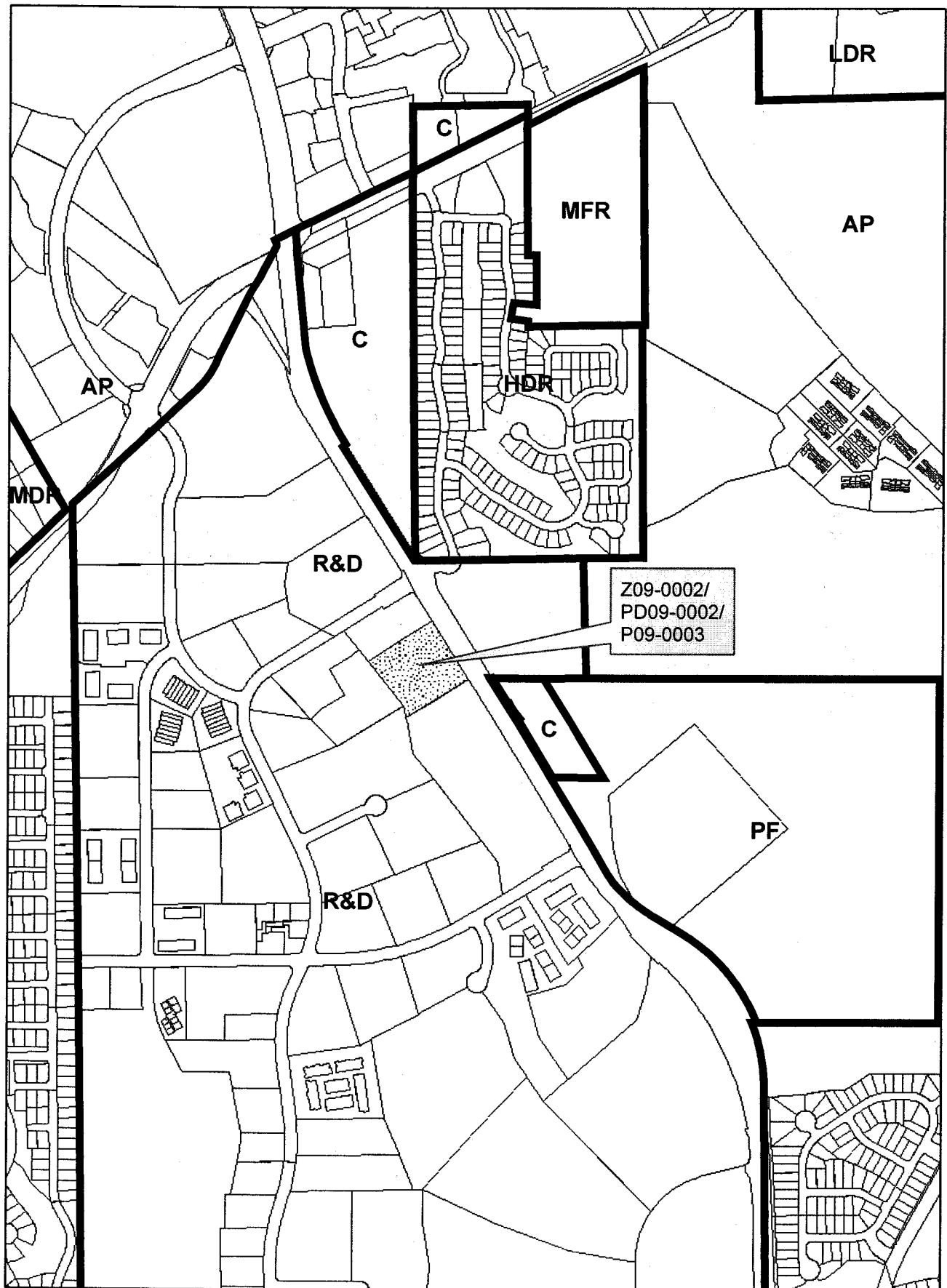


Exhibit C: Zoning Map

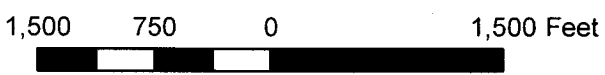
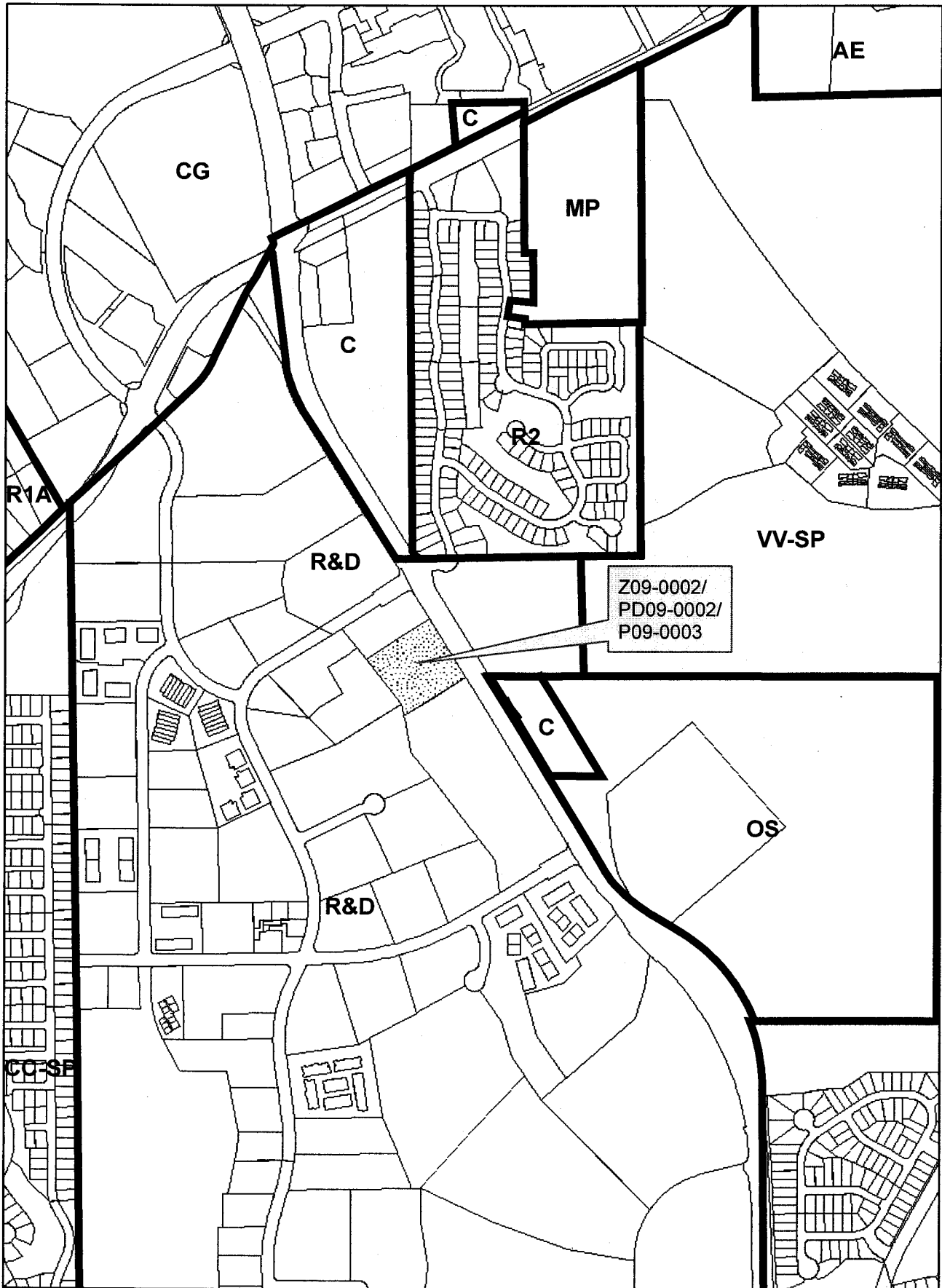


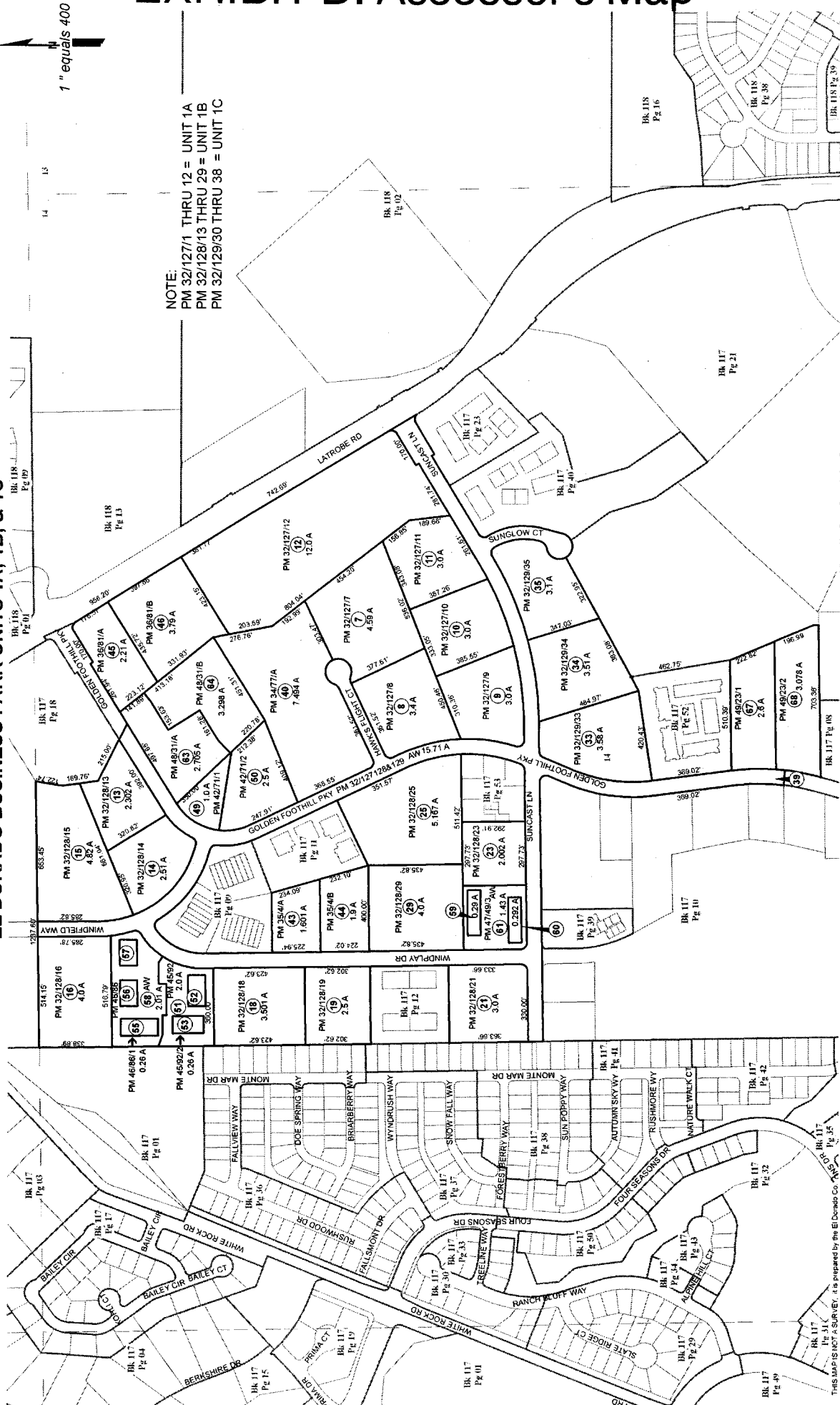
EXHIBIT D: Assessor's Map

117:06



POR. SEC. 14, T.9N., R.8E., M.D.M.
EL DORADO BUSINESS PARK UNITS 1A, 1B, & 1C

NOTE:
PM 32/127/1 THRU 12 = UNIT 1A
PM 32/128/13 THRU 29 = UNIT 1B
PM 32/129/30 THRU 38 = UNIT 1C



Adjacent Map Pages Shown in Gray Tint
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

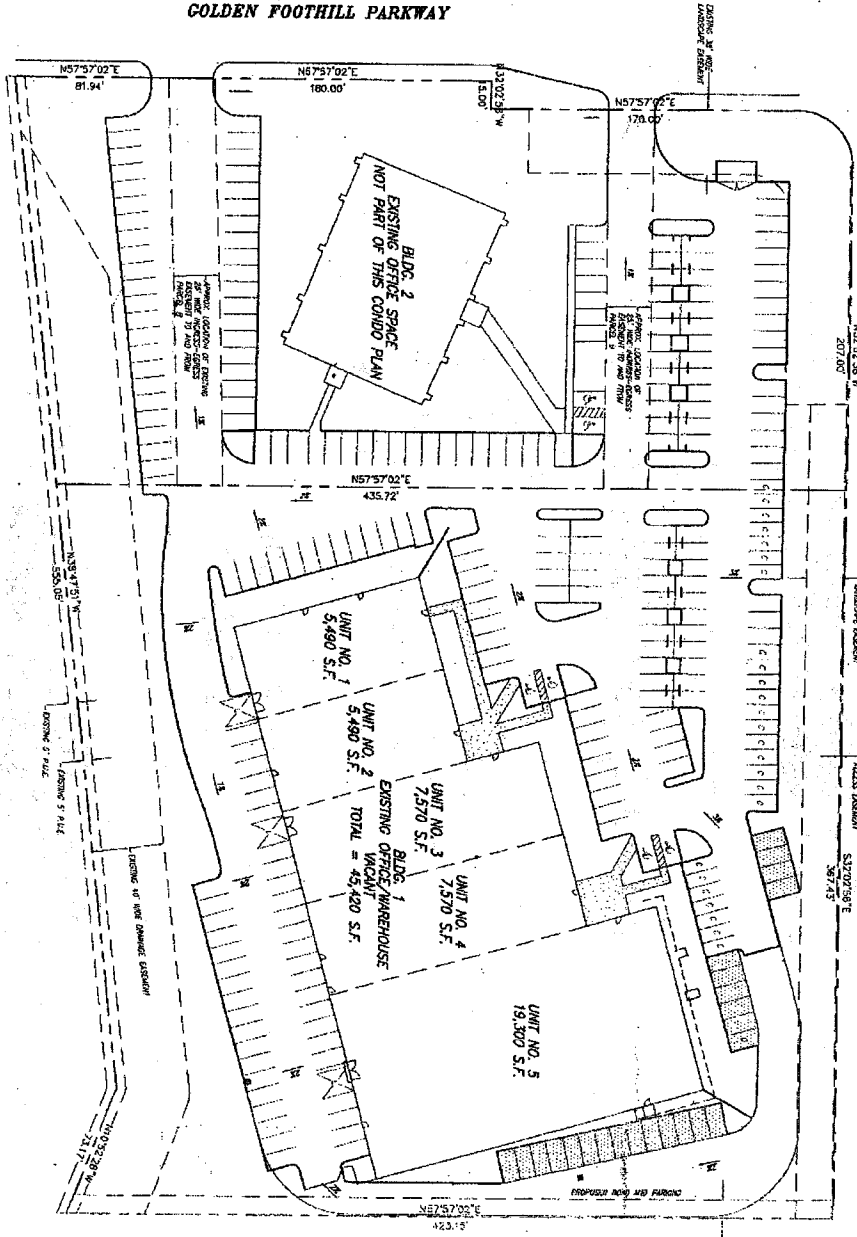
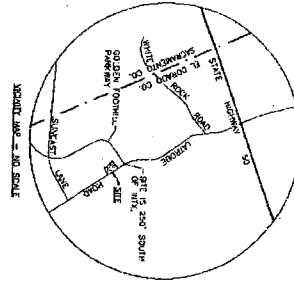
Acresages Are Estimates

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's Office. Dimensions and characteristics are not guaranteed. Users should verify maps such as dimensions and acreage.

Rev. Apr. 3, 2009

Assessor's Map Bk. 117 - Pg. 06
County of El Dorado, CA

EXHIBIT E: Development Plan



LEGEND

EXISTING OFFICE WAREHOUSE
 EXISTING OFFICE SPACE NOT PART OF THIS CONDO PLAN
 PROPOSED UNIT
 PROPOSED COMMON AREA
 PROPOSED DRIVEWAY

PROJECT INFORMATION		SUBMITTER INFORMATION	
PROJECT NO.	DATE	SUBMITTER	DATE
1006	10/20/05	SHeldon Land Surveying	10/20/05
OWNER INFORMATION		DATE	
OWNER	ADDRESS	DATE	TIME
SHeldon Land Surveying	1006 Persifer Street	10/20/05	10:00 AM
PROJECT LOCATION		DATE	
NORTHING	EASTING	DATE	TIME
9021.00	5604.00	10/20/05	10:00 AM

SHeldon Land Surveying
 1006 PERSIFER STREET
 FOLSOM, CALIFORNIA 95630
 (916) 985-1875

PRELIMINARY SITE PLAN
 OF
GOLDEN FOOTHILLS CONDOMINIUMS
 5200 GOLDEN FOOTHILLS PARKWAY

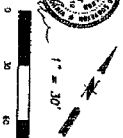


EXHIBIT F: BUILDING ELEVATIONS A

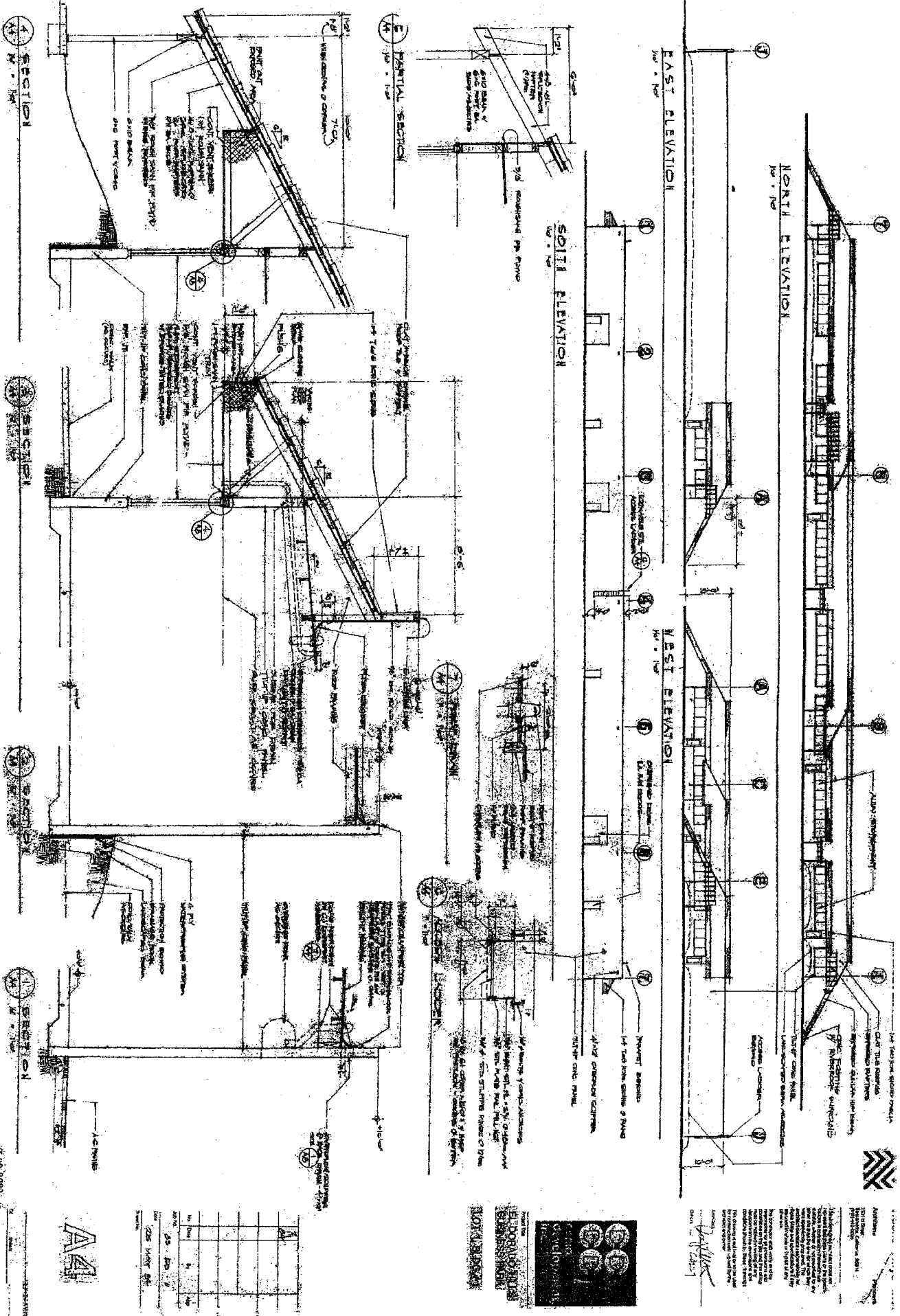
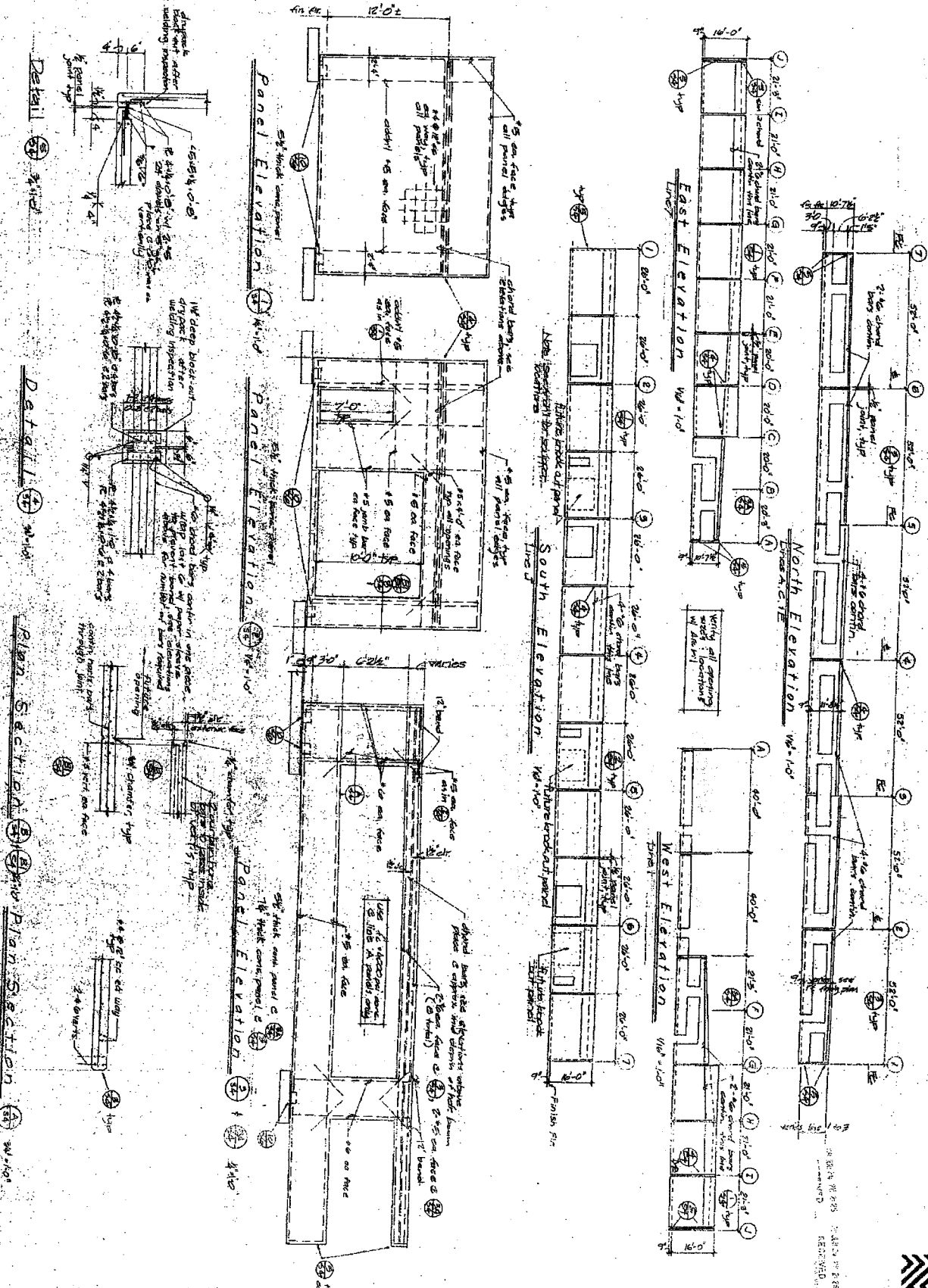


Exhibit F: Building Elevations B



Vishko - Nilva
 Architects
 1000 15th Street, Suite 100
 San Francisco, CA 94103
 Phone: (415) 774-1111
 Fax: (415) 774-1112
 Email: info@vishko-nilva.com

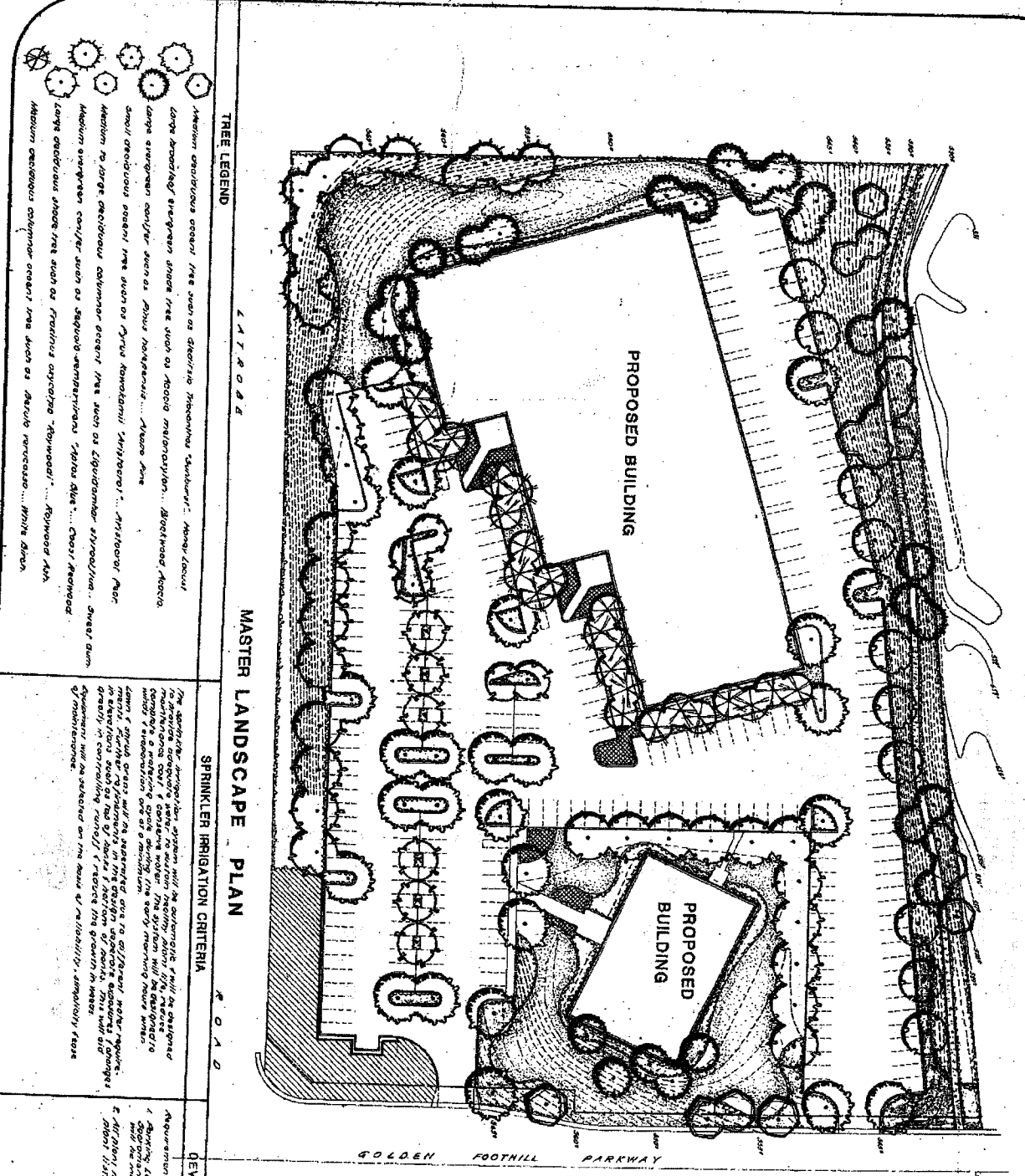
REVISIONS
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EL DORADO OFFICE BLDG

S4

Z 09-0002
 PD 09-0002/P 09-0003

Exhibit G: Master Landscape Plan



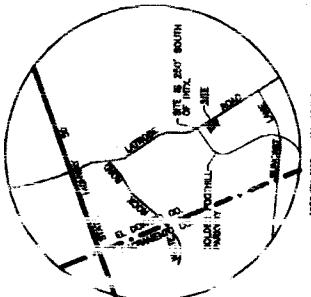
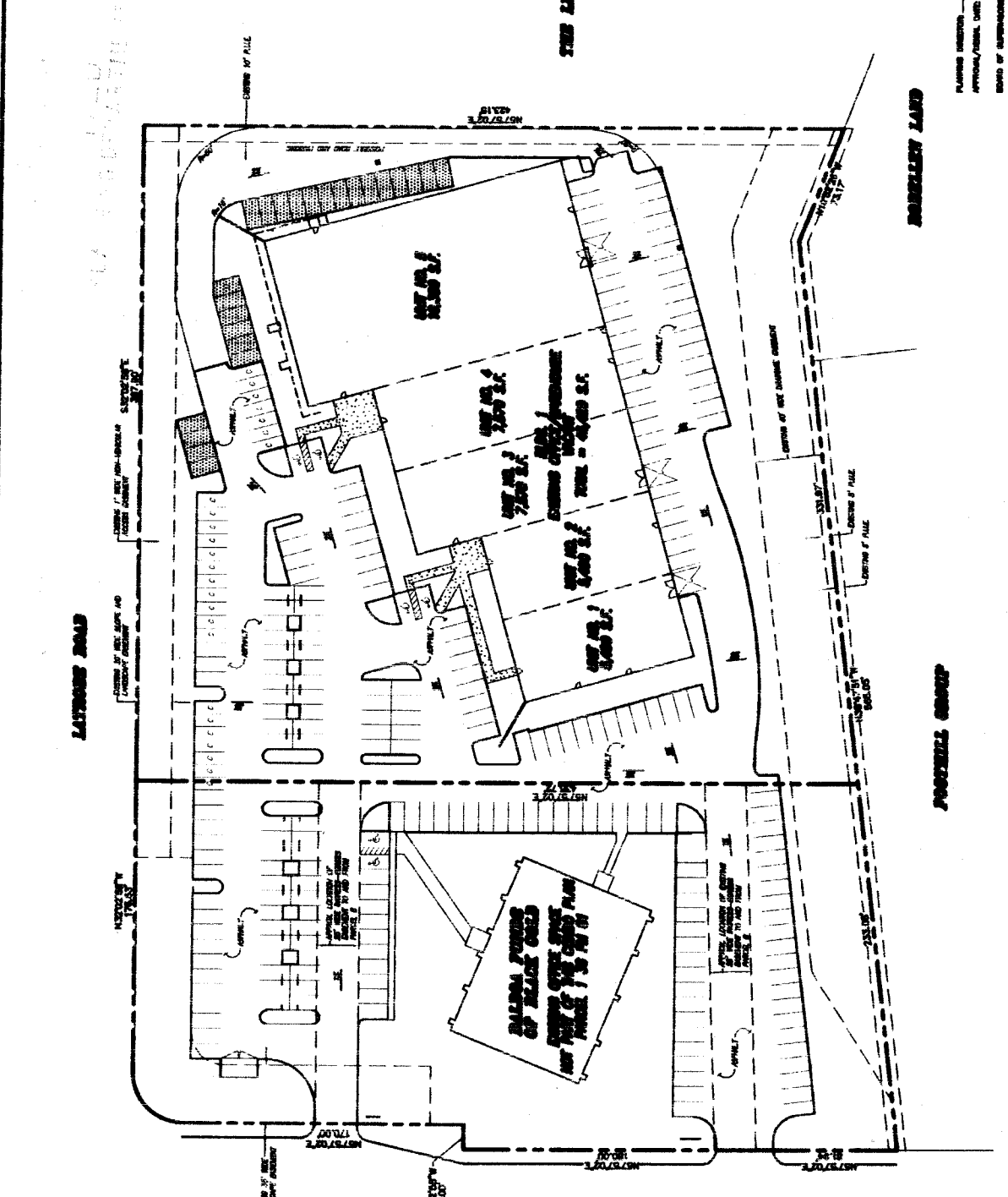
KEY LANDSCAPE LEGEND

- LANDSCAPE LEGEND**
- CONTOUR LINES**
- PROPOSED BUILDING**
- PARKING**
- WALKWAY**
- LAWN**
- TREES**
- SPRINKLER IRIGATION CRITERIA**
- DEVELOPMENT GUIDELINES**

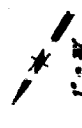
Note: This plan is not intended to be used for construction, it is a conceptual plan and the developer is responsible for the development of the project.

OWNER GENO DEVELOPMENT 2828 SUNNYS BLVD. RANCHO CERROJA, CA	
PROJECT: EL DORADO HILLS BUSINESS PARK	
DATE: 4/17/04 JOB NO.: 03-0003 SCALE: 1/8" = 1'-0" REV. DATE: DESIGNED BY:	SHEET TITLE: MASTER LANDSCAPE PLAN

EXHIBIT H: Tentative Parcel Map



- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
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- 9. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
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PLANNED PROJECT: APPROVAL/PERM. DATE: BOARD OF SUPERVISORS: APPROVAL/PERM. DATE:		TENTATIVE PARCEL MAP OF GOLDEN FOOTHILLS CONDOMINIUMS 5000 GOLDEN FOOTHILLS PARKWAY SEC. 14 T. 5N. R. 6E. M.D.M. FL. 009000-0015 L. 009000-00007	SHELDON LAND SURVEYING 818 CROW CANYON DRIVE FOLSOM, CALIFORNIA 95630 (916) 985-1875
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