

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



Agenda of: December 11, 2008
Item No.: 13
Staff: Jonathan Fong

REZONE/PLANNED DEVELOPMENT/PARCEL MAP

FILE NUMBER: Z08-0028/ PD08-0015/ P08-0026

APPLICANT: Bruce Wirtanen

- REQUEST:**
1. Rezone from Industrial- Design Control (I-DC) to Industrial-Planned Development (I-PD);
 2. Development Plan to allow the conversion of an existing structure into four (4) air space condominium units;
 3. Tentative Parcel Map creating four (4) parcels ranging in size from 2,048 square feet to 2,350 square feet and one (1),35,309 square foot common parcel (Exhibit E).

LOCATION: At the northwest corner of the intersection of Dividend Drive and Business Drive in the Shingle Springs Area, Supervisorial District II (Exhibit A).

APN: 109-420-18 (Exhibit D)

ACREAGE: 0.78-acres

GENERAL PLAN: Industrial (I) (Exhibit B)

ZONING: Industrial-Design Control (I-DC) (Exhibit C)

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

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND: The project request would allow the parcelization of an existing office/warehouse building within the Barnett Business Park. The building was approved under Design Review DR05-0002S approved on May 25, 2005. The Design Review as approved allowed 7,218 square feet of warehouse, 962 square feet of office space, and 318 square feet of electrical/restroom space.

Building Permit 170609 was finalized on May 12, 2006 which allowed an expansion of the approved office space from 962 square feet to 1,828 square feet. This was a reduction of the warehouse space from 7,218 square feet to 6,352 square feet. The expansion of the office space was approved due to adequate parking available on-site.

The Rezone, Planned Development and Parcel Map would allow a commercial condominium project to locate each of the four building suites on separate parcels. Approval of the Planned Development would supersede the approved Design Review. The conditions of the approved Design Review have been included in Attachment 1 of the Staff Report. Additional conditions applicable to the Planned Development and Parcel Map have been included with the approved Design Review conditions as underline items. Conditions of Approval of the Design Review that are no longer applicable have been included as ~~strike through items~~.

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 four commercial condominium units.

Rezone: The Rezone would add the Planned Development (PD) Zoning overlay to the project parcel. The PD would allow flexibility in the Development Standards of the Industrial (I) Zone District to allow the parcelization of the existing structure. The PD overlay would supersede the Design Control (DC) Zoning overlay amending the parcel zoning from I-DC to I-PD.

Planned Development: The PD request is required for the proposed parcelization. The PD would allow flexibility in the Development Standards of the I Zone District.

Tentative Parcel Map: The Parcel Map would create four parcels within the existing building. One common parcel would be created encompassing the landscaping and parking areas.

Site Description: The parcel is currently developed as shown on the site plan (Exhibit D). The site has been developed with a single-story approximately 8,500 square foot building and associated landscaping consistent with the approved Design Review. Parking located adjacent and east of the commercial structure provides 28 parking spaces which currently exceeds the requirements of the Zoning Ordinance.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	I-DC	I	Existing industrial building
North	I-DC	I	Undeveloped
South	I-DC	I	Undeveloped
East	I-DC	I	Existing industrial building
West	I-DC	I	Existing industrial building

The project would parcelize the existing building into four parcels. No alteration of use or expansion of the building would occur as part of this application. The project would be consistent with the original Design Review approval and consistent with the surrounding uses in the area.

POLICY DISCUSSION:

General Plan: The project site is designated as Industrial which permits the existing warehouse and office uses. The existing site improvements are consistent with applicable policies of the General Plan. The proposed parcelization of the existing building would be consistent with the General Plan.

Zoning/Planned Development: The project site is currently zoned Industrial-Design Control. The proposed Rezone would add the Planned Development Zoning overlay to the parcel zoning. The project would not alter the existing office/ warehouse use nor would the project expand the existing building.

Section 17.34.040 of the Zoning Ordinance established Development Standards for development within the Industrial Zone District.

A. Minimum lot area, ten thousand square feet;

The project would create four parcels including a common parcel. The proposed parcels would range in size from 2,048 square feet to 2,350 square feet in size. The parcels would be less than the minimum lot size established the I Zone District; however, the Planned Development application would allow for flexibility in this standard.

B. Maximum building coverage, sixty percent;

The existing 8,698 square foot building results in a coverage of 25%. The project would parcelize 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 I Zone District.

C. Minimum lot width, sixty feet;

The project would result in individual lots for each of the proposed four lots. Each lot would have a lot width of 32 feet. The parcels would not be consistent with the minimum lot width of the I 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 I Zone District. The proposed four parcels would parcelize the existing building which would require a zero side setback along the sides of the parcels. The zero side setbacks would be allowed within the I Zone District.

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

The project would parcelize the existing building. The existing building meets the height requirements of the I Zone District.

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

Planned Development: As discussed in the Zoning Section above, the Planned Development request would allow for flexibility in the Development Standards of the Industrial Zone District to allow the creation of individual parcels for each of the four (4) units within the existing building.

Landscaping: The site is currently landscaped with landscaping along all property boundaries as required by the Off-Street Parking Section of the Zoning Ordinance. No additional landscaping would be required as part of the Planned Development Application.

Parking/ Loading: The project site currently provides 28 parking spaces and loading areas along the rear of the building. The available parking and loading areas exceed the requirements of the Zoning Ordinance. No modification or reduction in the off-street parking would occur as part of this Planned Development application.

Office uses would require four (4) spaces per 1,000 square feet of space as required by the Zoning Ordinance. The 2,028 square feet of office space would require eight (8) parking spaces. Warehouse uses would require one (1) space per 2,000 square feet of space as required by the Zoning Ordinance.

The 6,352 square feet of warehouse space would require three (3) spaces. The site would provide 28 parking spaces which exceeds the required 11 parking spaces.

Lighting: The site currently does not have outdoor lighting installed in the parking areas. Outdoor lighting is limited to wall-mounted lighting. No additional lighting would be proposed as part of this application.

Signage: Existing signage is limited to wall-mounted signage. No additional 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 Planned Development Application.

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

Tentative Parcel Map: The proposed Tentative Map would create four (4) parcels ranging in size from 2,048 square feet to 2,350 square feet and one (1), 35,309 square foot common parcel. A table of the proposed lot sizes is included below:

Lot 1 (Suite 101)	2,257.40
Lot 2 (Suite 102)	2,350.60
Lot 3 (Suite 103)	2,048.00
Lot 4 (Suite 104)	2,048.00
Lot 'A' Common Area	25,309.04

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:

Staff recommends that the Planning Commission forward a recommendation to the Board of Supervisors to:

1. Certify that the project is Categorically Exempt from CEQA pursuant to Section 15301(k) of the CEQA Guidelines; and
2. Approve Zone Change Z08-0028 subject to the Findings of Approval in Attachment 2;

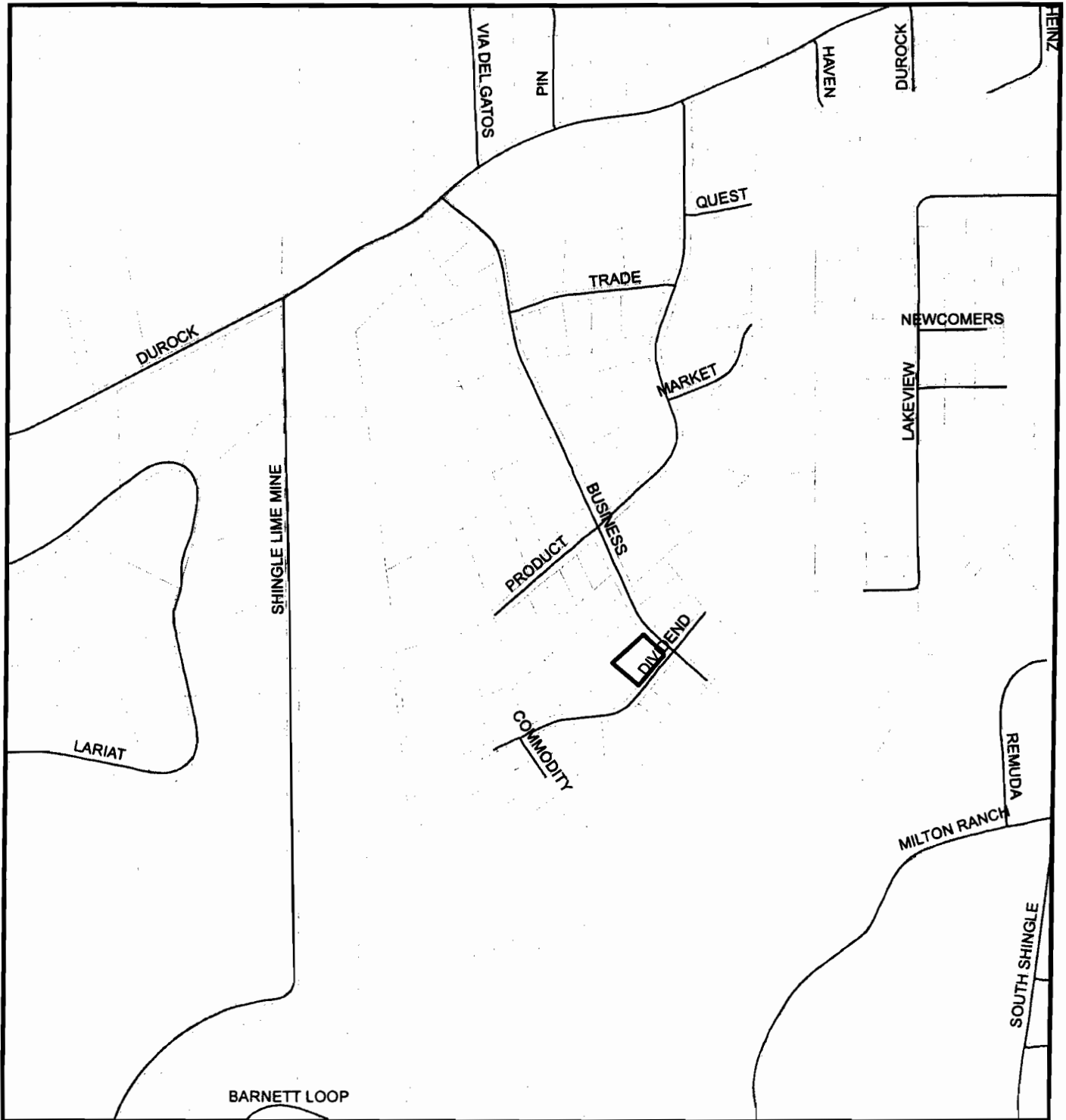
3. Approved Planned Development PD08-0015 adopting the Development Plan as the official Development Plan, and Parcel Map P08-0026 based on the findings in Attachment 2 and subject to the conditions in Attachment 1.

SUPPORT INFORMATION

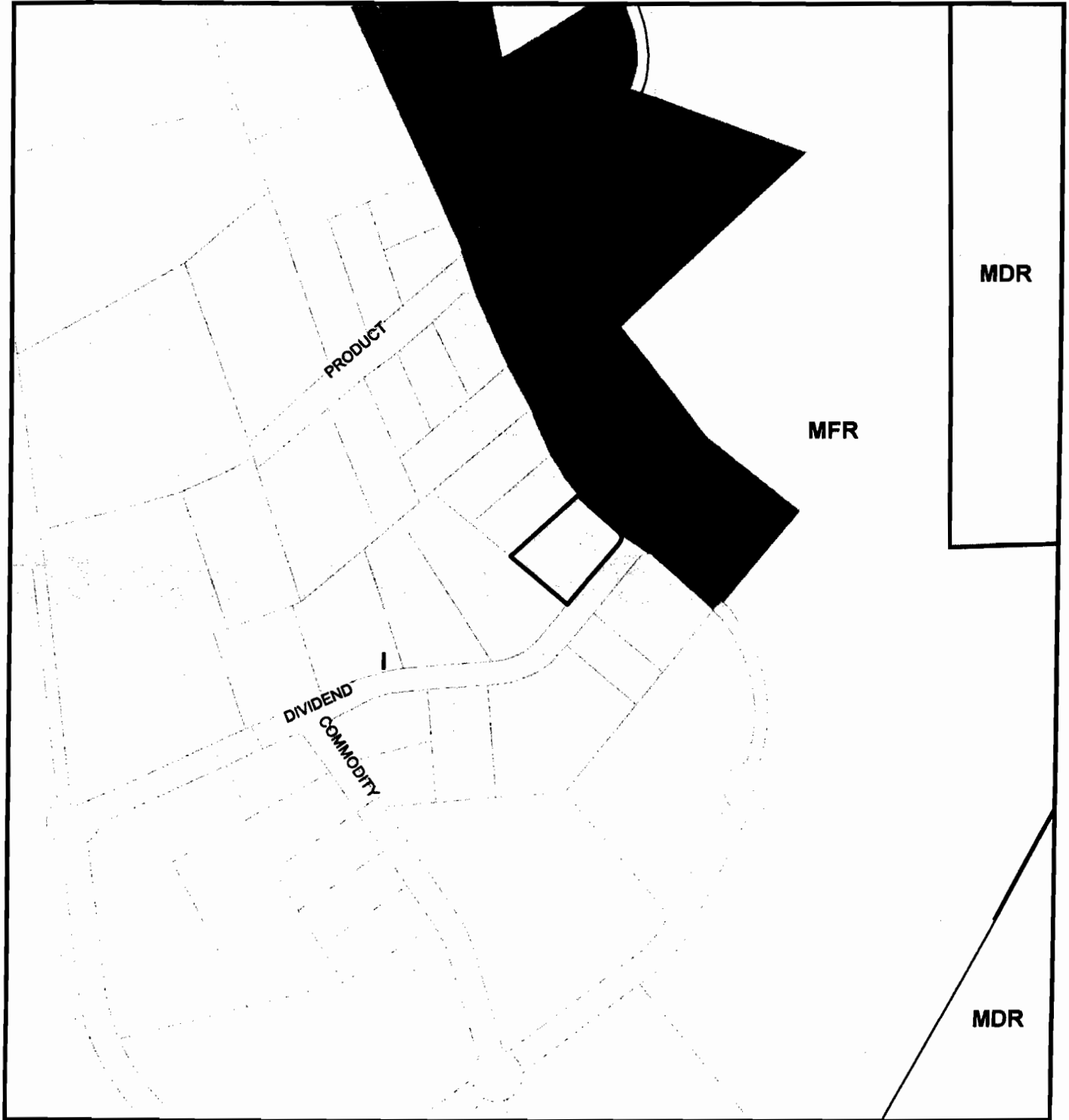
Attachments to Staff Report:

Attachment 1.....	Conditions of Approval
Attachment 2.....	Findings
Exhibit A.....	Vicinity Map
Exhibit B.....	General Plan Land Use Map
Exhibit C.....	Zoning Map
Exhibit D.....	Assessor's Map
Exhibit E.....	Tentative Parcel map
Exhibit F.....	Approved Site Plan Design Review DR05-0002S

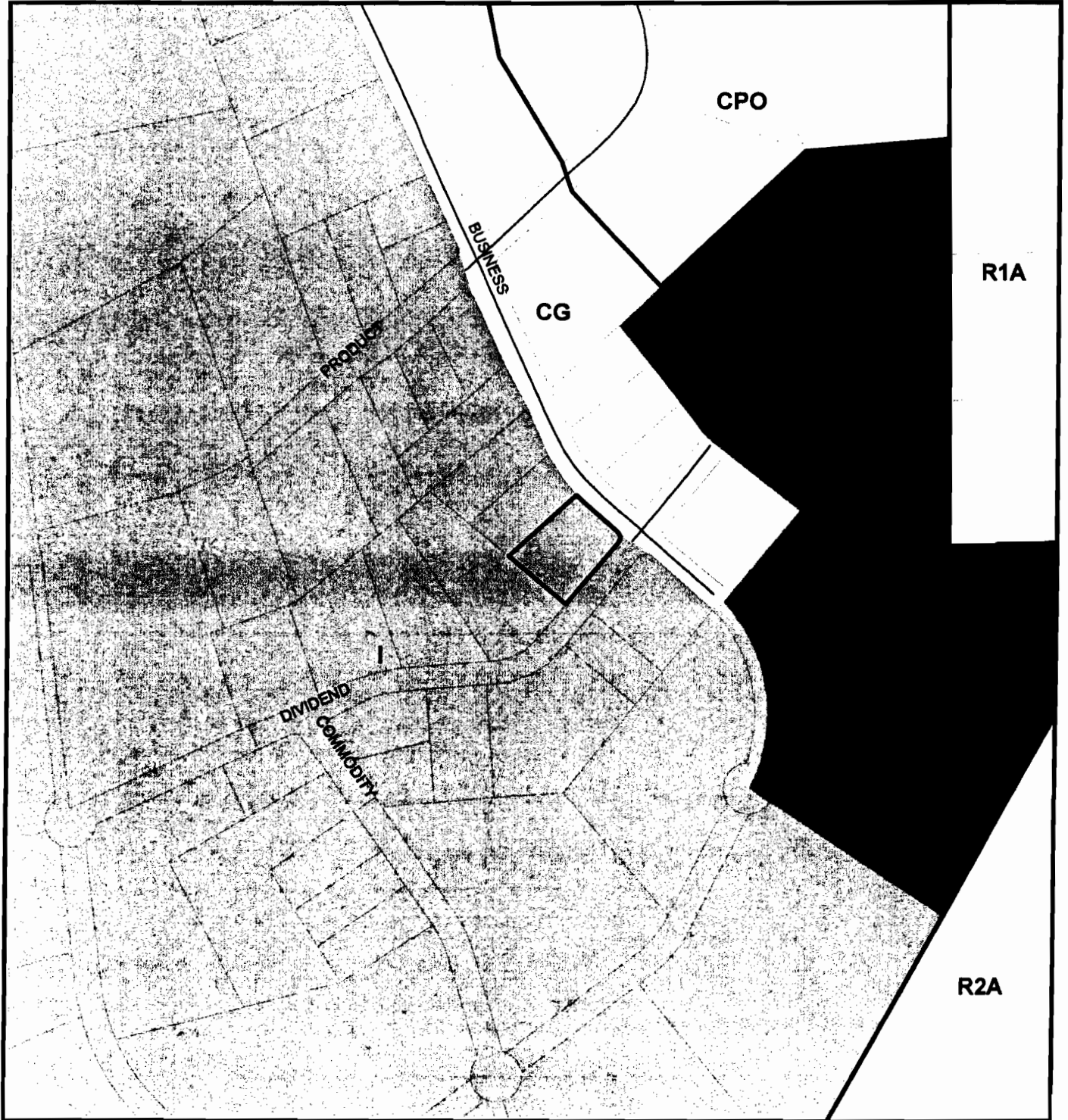
**Wirtanen Commercial Condominiums
Z08-0028/ PD08-0015/ PD08-0026
Vicinity Map**



**Wirtanen Commercial Condominiums
Z08-0028/ PD08-0015/ PD08-0026
General Plan Land Use Map**

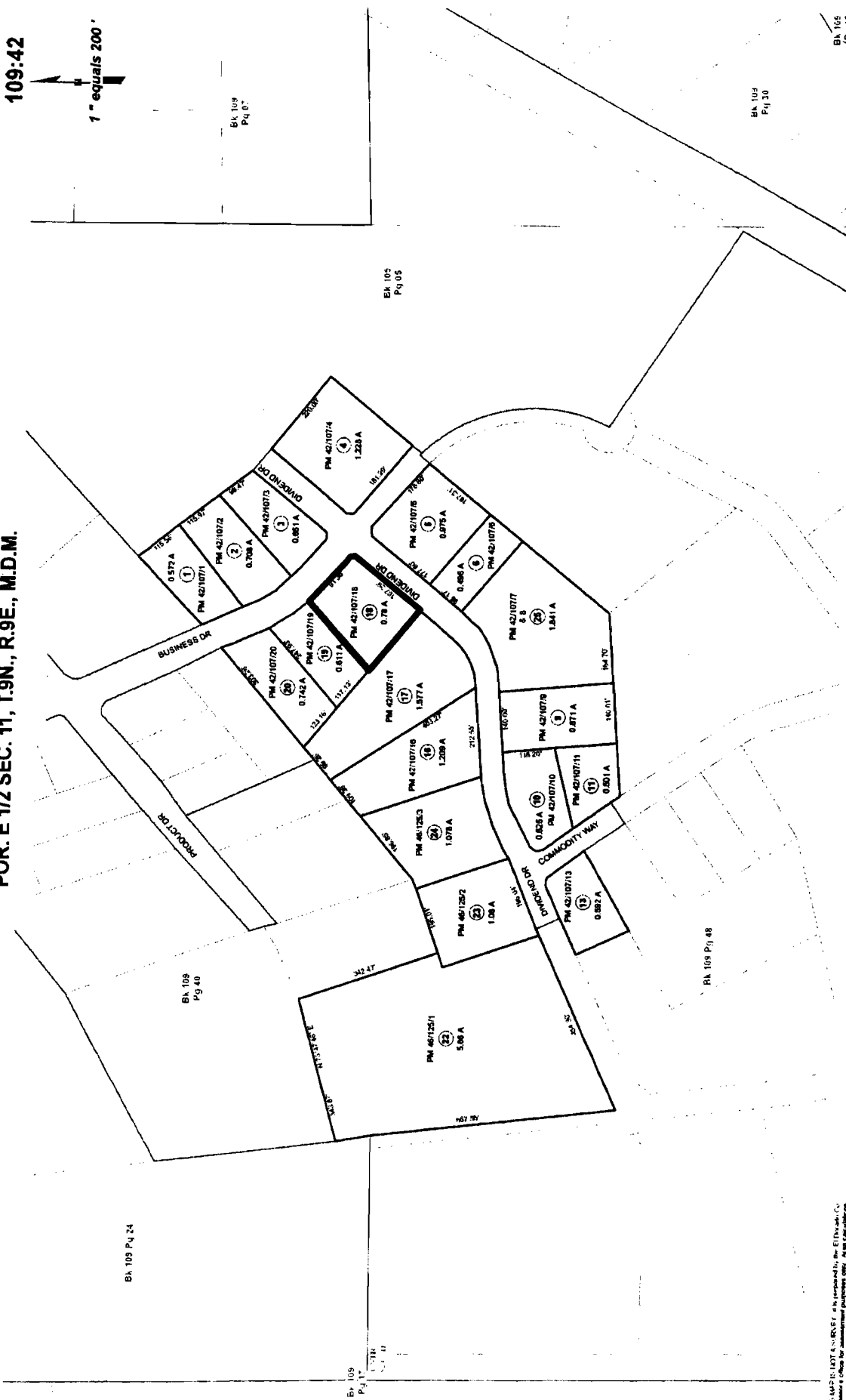


**Wirtanen Commercial Condominiums
Z08-0028/ PD08-0015/ PD08-0026
Zoning Map**



POR. E 1/2 SEC. 11, T.9N., R.9E., M.D.M.

109:42
1" equals 200'



Adjacent Map Sheets Shown in Gray Tone
Adjacent 1/2 Section Shown in Black
Adjacent 1/4 Section Shown in White
Assessor's Parcel Numbers Shown in Circles

THIS MAP IS NOT A SURVEY. It is compiled by the El Dorado County Assessor's Office for assessment purposes only. All calculations and data are based on the best available information. Users should verify facts such as dimensions and acreage.

Acreages Are Estimates

Rev. Mar. 28, 2008

Assessor's Map Bk. 109, Pg. 42
County of El Dorado, CA

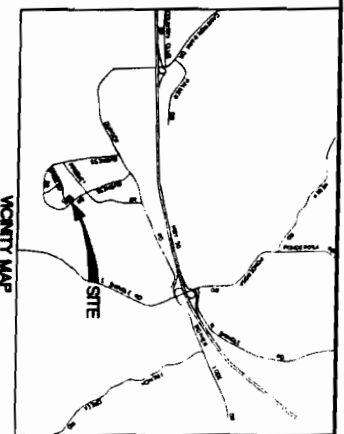
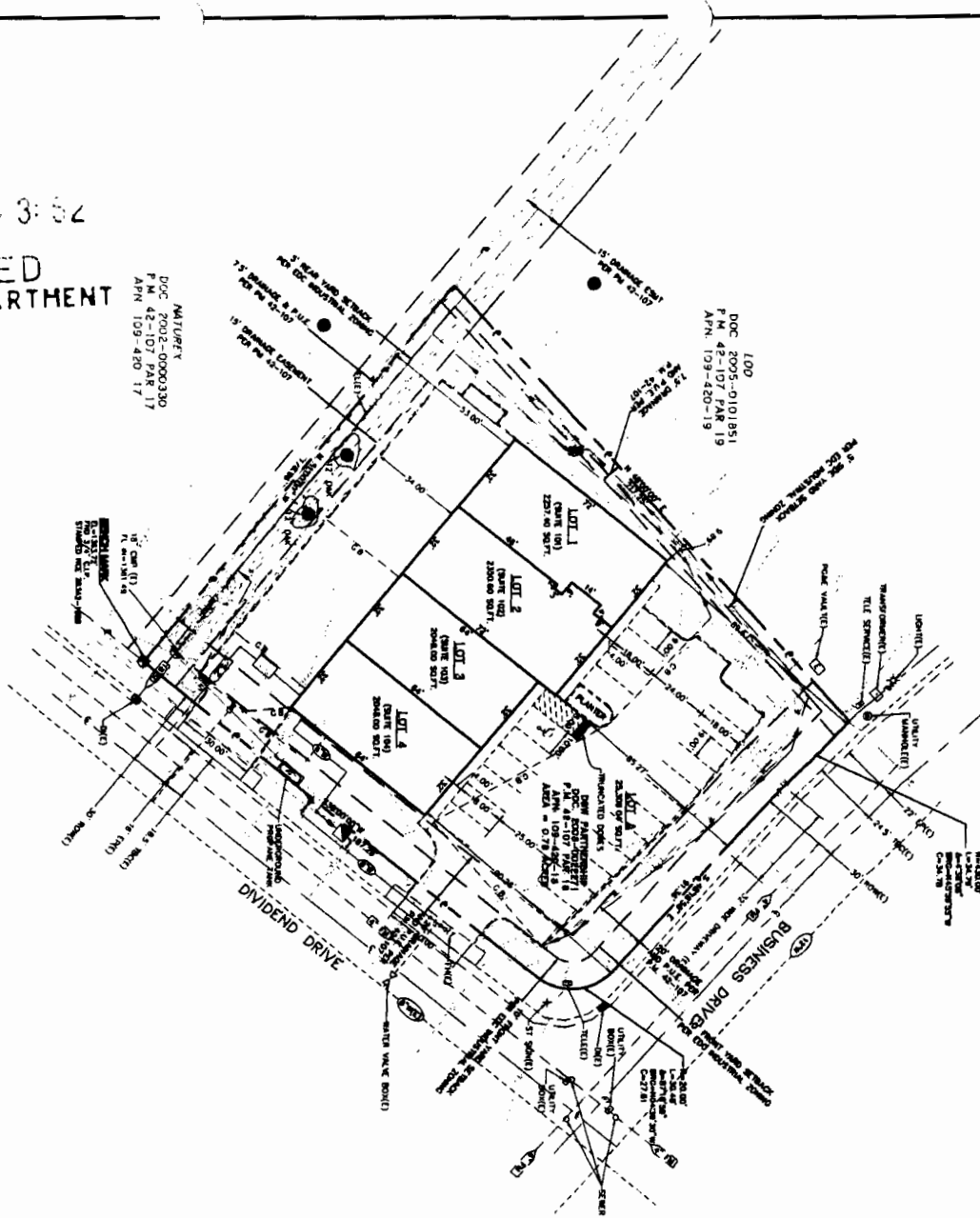
Map prepared by:
Jonathan Fong
El Dorado County
Development Services

EXHIBIT D

RECEIVED
PLANNING DEPARTMENT

NATURALITY
DOC 2005-0101851
P.M. 42-107 PAR 19
APN 109-420-17

DOC 2005-0101851
P.M. 42-107 PAR 19
APN 109-420-19



Lot Line Summary

Lot Number	Area
Lot 1 (Part 10)	2777.0
Lot 1 (Part 20)	2188.0
Lot 2 (Part 10)	2188.0
Lot 2 (Part 20)	2188.0
Lot 3 (Part 10)	2188.0
Lot 3 (Part 20)	2188.0
Lot 4 (Part 10)	2188.0
Lot 4 (Part 20)	2188.0
Total	20132.0

TREE PRESERVATION SUMMARY
SITE AREA - 0.78 ACRES (34,013 SQ FT)
C1 TREE CANOPY - 143 SQ FT
C2 TREE CANOPY - 0 SQ FT
C3 TREE CANOPY - 0 SQ FT
C4 TREE CANOPY - 0 SQ FT
C5 TREE CANOPY - 0 SQ FT
C6 TREE CANOPY - 0 SQ FT
C7 TREE CANOPY - 0 SQ FT
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EXHIBIT E

9200-80/P08-0026
Z 80-0028/PD-80

DATE: JUNE 24, 2008
DRAWN BY: CLB
DESIGNED BY: LAP
CHECKED BY: LAP
SUBMITTED BY:
OWNER: BARNETT LOT 18-DBW
TENTATIVE MAP AND TREE PRESERVATION PLAN 109-420-18
3450 DIVIDEND DR
SHINGLE SPRING, CA
PATTERSON DEVELOPMENT
4410 SHINGLE SPRING DR
SHINGLE SPRING, CA 95818
(530) 826-3748 FAX (530) 828-8972
SCALE: 1"=20'
OWNER: OWB PARTNERSHIP
4250 BLACK HAWK DR
PLACERVILLE, CA 95667

SITE PLAN

SHEET NO.	TITLE
1	SEE PLAN AND DRAINAGE PLAN
2	EXHIBIT CONTROL PLAN AND DETAILS
3	GENERAL NOTES
4	FLOOR PLAN
5	FOUNDATION PLAN
6	ROOF FRAMING PLAN
7	MECHANICAL PLAN
8	ELECTRICAL PLAN
9	PLUMBING PLAN
10	PAVING PLAN
11	DETAILS
12	STRUCTURAL NOTES
13	MECHANICAL AND GAS PIPING
14	ELECTRICAL PIPING
15	PLUMBING PIPING
16	MECHANICAL PIPING
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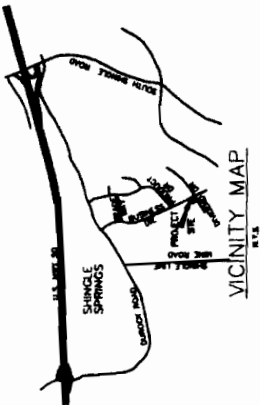
SITE INFORMATION

CODE: 2001 01C
 DISTRICT: 10-1
 CONSTRUCTION: V-H SPRINKLERED
 A.P.R. 108 - 430 - 10
 SITE ADDRESS:

PARKING PROVIDED: 24 STANDARD SPACES
 1 TRUCK PARKING
 TOTAL PARKING PROVIDED: 25 STALLS
 PARKING REQUIREMENTS:
 USEABLE BUILDING AREAS: 0
 RESTROOMS: 240 SQ. FT.
 ELEVATORS: 0
 CLOSET: 0
 TOTAL USEABLE BUILDING AREA = 0 SQ. FT. = 0 STALLS

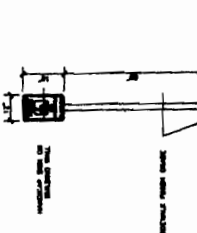
PROJECT CODE SUMMARY

SCOPE: CONSTRUCTION OF SINGLE STORY CONCRETE TILT-UP BUILDING
 SITE AREA: 33,977 SQ. FT.
 BUILDING AREA: 8,498 SQ. FT. = 25K
 ALLOWABLE BUILDING AREA: 8,000 SQ. FT. (TYPE V-H TABLE 90)
 32 (ONE SPRINKLER - 503.13)
 16,000 SQ. FT.
 (6,498 SQ. FT. OK)

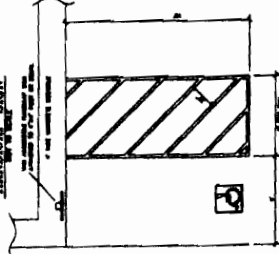


HANDICAP NOTES

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HANDICAP SIGN



HANDICAP PARKING

LOO
 DOC. 2000-0037461
 P.L. 42-107 PAR 16

SCALE: 1" = 20'

MATUREY
 DOC. 2000-0037461
 P.L. 42-107 PAR 17

NOTES

1. ALL NOTES ARE TO BE OBSERVED AT ALL TIMES.
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DATE: NOV. 3, 2004	
SHEET 1	
WIRTANEN-BBP LOT 18	
SITE PLAN	
FOR	
CORNER OF DIVIDEND AND BUSINESS DR.	
OWNER	PATTERSON DEVELOPMENT
OWNER'S ADDRESS	1000 100-1000 FIVE CORNERS DR. SUITE 100 SHERBORN, MASS. 01901
DESIGNER	MATUREY & ASSOCIATES, INC.
DESIGNER'S ADDRESS	1000 100-1000 FIVE CORNERS DR. SUITE 100 SHERBORN, MASS. 01901
SCALE	AS SHOWN
DATE	NOV. 3, 2004
BY	[Signature]
CHECKED BY	[Signature]
APPROVED BY	[Signature]
DATE	NOV. 3, 2004

DR 05 02

EXHIBIT F