

**EL DORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT**



Agenda of: October 25, 2007

Item No.: 8.a.

Staff: Tim Chamberlain

REZONE/PLANNED DEVELOPMENT/PARCEL MAP

FILE NUMBER: Z07-0021/PD07-0015/P07-0019

APPLICANT: Ribeiro-Commerce, LLC

REQUEST: Request of Ribeiro-Commerce, owner/applicant to:

1. Rezone from Research and Development-Design Control (R&D-DC) to Research and Development-Planned Development (R&D-PD).
2. Planned development for the existing office and warehouse facilities to allow for the split of the existing 4.63 acre parcel into parcels smaller than two (2) acres in size in accordance with Section 17.35.030(A) (2) (d) of the Zoning Code; and to allow for zero lot lines for the proposed new parcels.
3. Tentative parcel map creating six (6) parcels ranging from 9,100 to 12,453 square feet and one 3.22 acre parcel for shared parking and access.

LOCATION: On the east side of Golden Foothill Parkway, approximately 300 feet south of the intersection with Suncastr Lane in the El Dorado Hills Business Park, in the El Dorado Hills Area, Supervisorial District II. (Exhibit A)

APN: 117-060-41

ACREAGE: 4.63 acres

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

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

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

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND: The parcel was originally developed through ministerial building permits Nos. 167623, 167625, 167626, 167627, 167628, and 167630. The first three permits were issued on January 23, 2006 while the last three were issued on February 8, 2006. This six (6) building commercial office development has been constructed through building permit approvals through Development Services. All permitted improvements have been built on the project site.

STAFF ANALYSIS: Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the permit requests, and issues for Planning Commission consideration are provided in the following sections.

Project Description: The request is for a Rezone, Planned Development and Tentative Parcel Map for six (6) zero lot line parcels around the existing buildings and one common lot for parking and access. The existing six commercial buildings range in size from 9,100 to 12,453 square feet (Exhibit E). Five buildings are planned for mixed office and warehouse use while one building is planned for mini-storage use. The request for mini-storage in this building is currently being separately processed through Planning Services under Special Use Permit S07-0015. Parcel A, is to be 3.23 acres, and would contain common area consisting of previously developed parking, landscaping and lighting improvements. For details on each of these buildings, reference the table below and the Tentative Parcel Map (Exhibit D).

	Parcel Size	Building Size	Proposed Use
Parcel 1	10,023 Square Feet	10,023 Square Feet	Mixed Office/Warehouse
Parcel 2	9,284 Square Feet	9,284 Square Feet	Mixed Office/Warehouse
Parcel 3	9,100 Square Feet	9,100 Square Feet	Mixed Office/Warehouse
Parcel 4	12,453 Square Feet	12,453 Square Feet	Mixed Office/Warehouse
Parcel 5	9,248 Square Feet	9,248 Square Feet	Mini-Storage
Parcel 6	10,880 Square Feet	10,880 Square Feet	Mixed Office/Warehouse
Parcel A	3.226 Acres	N/A	Common Area, Parking, Landscaping

The rezone request would eliminate the Design Control (DC) zoning overlay and would add the Planned Development (PD) zoning overlay to the project site. A Planned Development is required in the R&D Zone District when a request includes parcels smaller than two acres in size and for the request for zero lot lines.

Site Description: The project site is located within the El Dorado Hills Community Region inside the El Dorado Hills Business Park. The parcel is graded flat with slopes on-site falling within the 0%-10% range at an approximate elevation of 520 feet. The parcel is currently developed as shown on the site plan (Exhibit D). On-site parking consists of 187 parking spaces, which includes eight (8)

handicap spaces and 2 loading zones. The existing landscaping and lighting are consistent with County Code.

Adjacent Land Uses:

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

POLICY DISCUSSION

General Plan:

Policy 2.2.1.2 designates the project site as Research and Development (R&D) land use which permits high technology, non-polluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities. This designation is highly appropriate for the office and warehouse at Quail Commerce Center.

Policy 2.2.1.5 provides the Floor Area Ratio (FAR) as shown in Table 2-3 pertaining to the building intensities in each land use designation. The project site is subject to the FAR requirements for the El Dorado Hills Business Park and the R&D land use designation which shall not exceed a .50 ratio. The proposed Tentative Parcel Map would provide for a .30 FAR. The project site is developed. Additional floor area development is not proposed. The request would not intensify the intended use in the El Dorado Business Park.

Policy 2.2.3.1 states that the PD combining district is to be implemented through the Zoning Ordinance, and shall allow 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 site has been developed and all permitted development improvements have been completed. The project would not impact the density specified for the R& D land use designation; would not impact natural or cultural resources; would not cause additional concern for public health, safety and welfare.

Planned Development:

Zoning: The project site is zoned Research and Development-Design Control (R&D-DC). The existing development on the project site has been built consistent with the development standards of the R&D district. The proposed request is to re-zone the project site to Research and Development-Planned Development (R&D-PD). The Planned Development re-zone is required to allow for the creation of lots less than two acres in size. Within the R&D District, Section 17.35.030(A) (2) (d) of the Zoning Code requires any parcel proposed to be created which is less than two acres in size may only be approved when processed with a Planned Development (PD) application wherein issues of grading, drainage, access and other issues which may affect the neighborhood are addressed. The applicant has requested zero lot lines through the Planned Development in addition to the request for smaller than two acre parcels. A 3.23 acre parcel is being created for common parking and access. The project has been conditioned to require a shared parking and access agreement which would be included in the CC&Rs for this development (Condition 4). Findings for this Planned Development application have been included in Attachment 1.

Signs: The applicant has requested that an entry monument sign be included in the Planned Development Application. This monument sign would be located in the northeast corner of the property, just south of the encroachment onto Golden Foothill Parkway. The sign would be located on a brick wall approximately four to six feet tall (finished grade varies) and 18 feet long. The sign qualifies as an entry monument sign and fits the size requirement pursuant to section 17.35.030 (F). Elevation plans and monument sign details have been attached under Exhibit F. This project has been conditioned so that the entry sign must be consistent with the attached plans and County Code (Condition 5).

Landscaping: The final landscape plan was reviewed and approved by Development Services prior to issuance of building permits for the project. These plans were reviewed for conformance with Zoning Code requirements including drought tolerant species and shade tree requirements.

Parking and Lighting: On-site parking consists of 187 parking spaces, which includes eight (8) handicap spaces and 2 loading zones. Exterior lights have been installed on each of the six (6) existing buildings as well as throughout the parking area. Parking and lighting plans were reviewed for conformance with Zoning Code requirements by Development Services prior to building permit issuance.

Tentative Parcel Map: Section 16.44.030 of the Subdivision Ordinance requires the Planning Commission to make findings prior to approval of a Tentative Parcel Map. A Planned Development permit is requested which would allow for the split of the existing parcel to parcels less than two acres in the R&D Zone District. Section 17.35.030(A)(2)(d) of the Zoning Code requires any parcel proposed to be created less than two acres in size may only be approved when processed with a Planned Development Permit application wherein issues of grading, drainage, access, and other issues which may affect the neighborhood are addressed. The Planning Commission may forward a recommendation of approval to the Board of Supervisors if it can

make all of the required findings listed in the Subdivision ordinance for a Commercial Parcel Map. Discussion of these findings can be found in Attachment Two Section 3.4 – Subdivision Ordinance. Staff is recommending that the Planning Commission make the required findings as described in Attachment 1.

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.

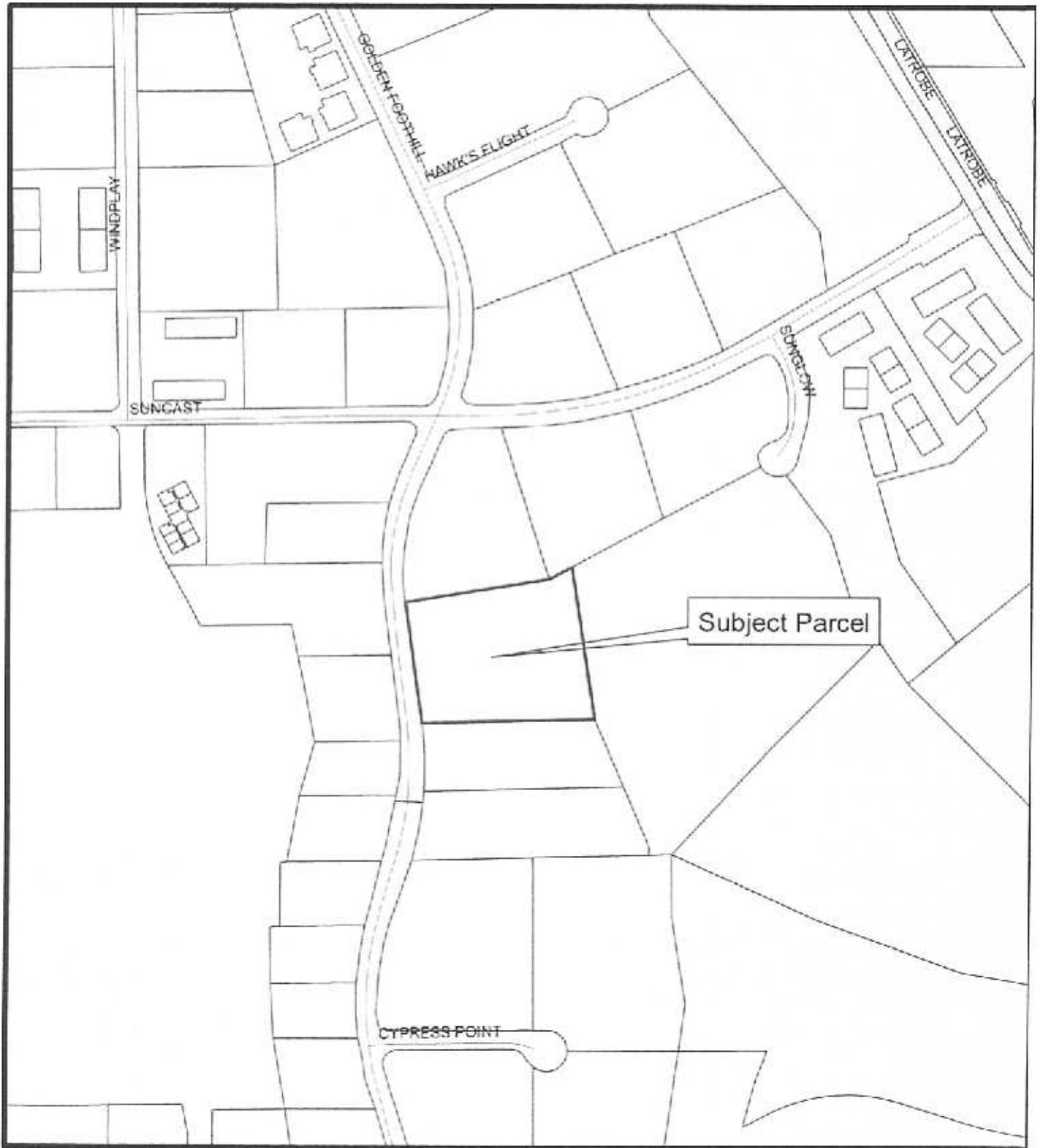
RECOMMENDATION: Recommend approval

SUPPORT INFORMATION

Attachments to Staff Report:

Exhibit A.....	Vicinity Map
Exhibit B.....	General Plan Land Use Map
Exhibit C.....	Zoning Map
Exhibit D.....	Tentative Parcel Map
Exhibit E.....	Developed Site Plan
Exhibit F.....	Monument Sign Details

P07-0019 / PD07-0015 / Z07-0021
Vicinity Map



Map prepared by:
Tim Chamberlain
El Dorado County
Planning Services

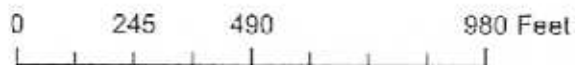
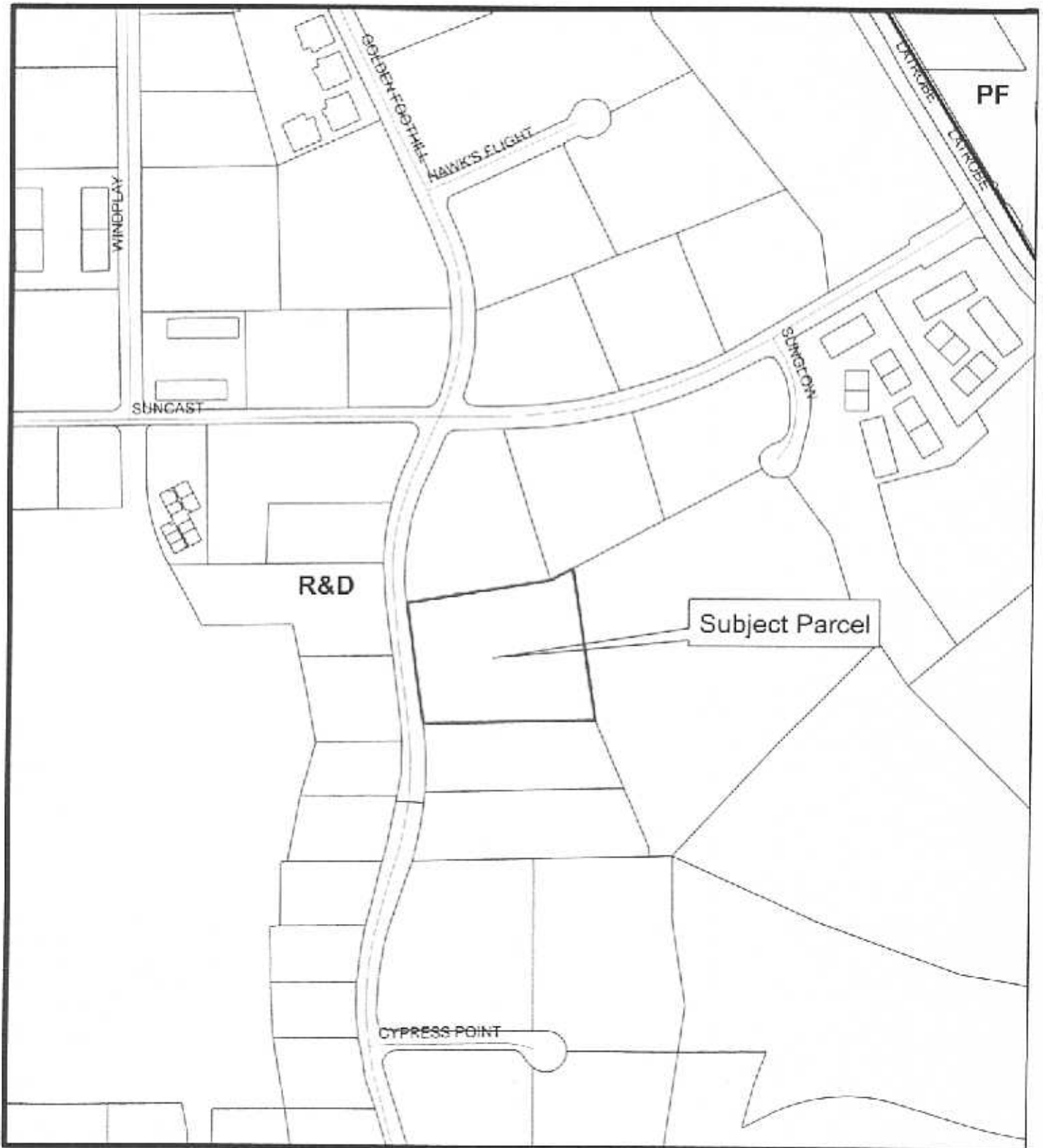


Exhibit A



P07-0019 / PD07-0015 / Z07-0021
General Plan Land Use Map



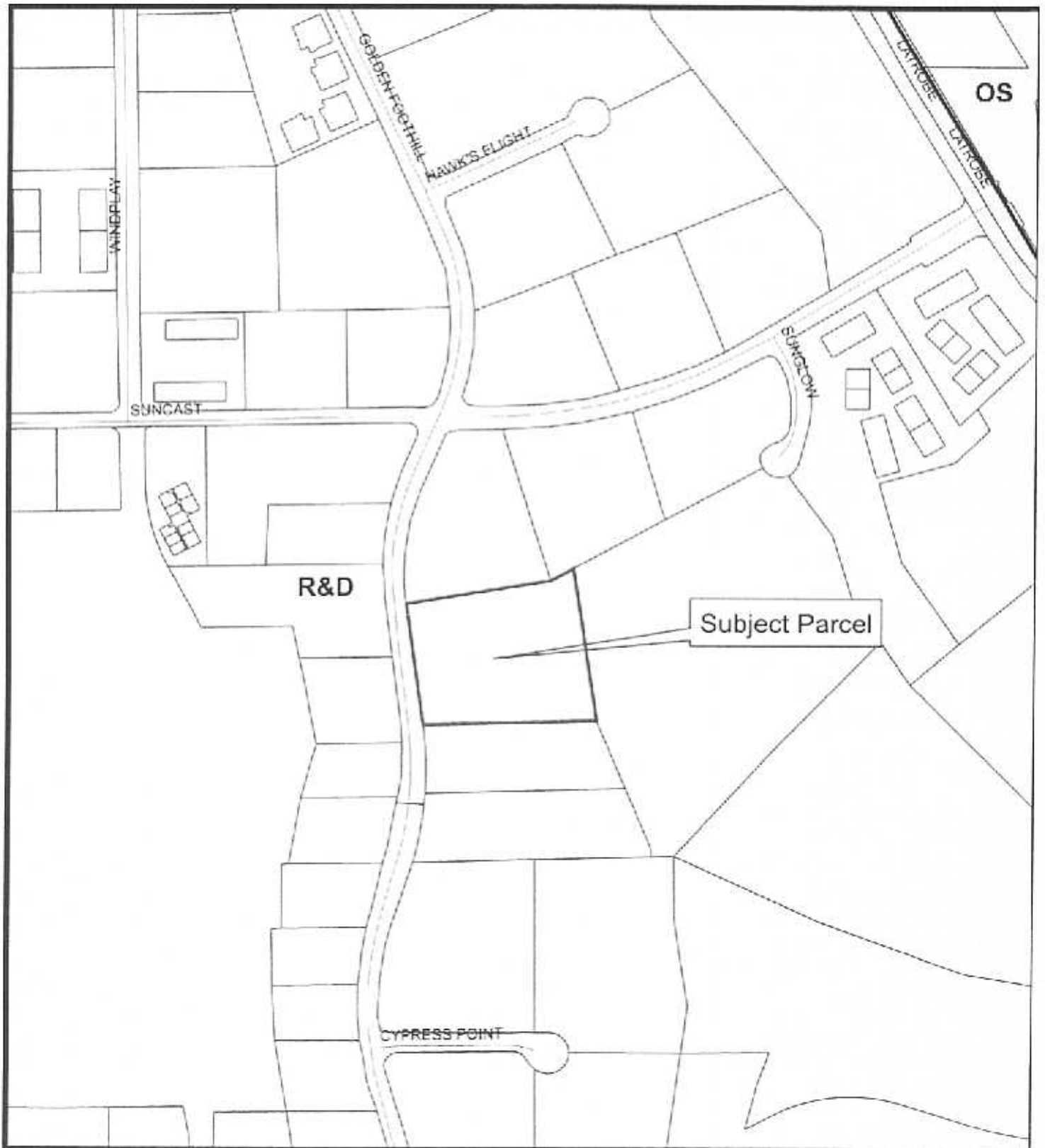
Map prepared by:
Tim Chamberlain
El Dorado County
Planning Services

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Exhibit B



P07-0019 / PD07-0015 / Z07-0021
Zoning Map



Map prepared by:
Tim Chamberlain
El Dorado County
Planning Services

0 245 490 980 Feet

Exhibit C



TENTATIVE PARCEL MAP & DEVELOPMENT PLAN
QUAIL COMMERCE CENTER
 COUNTY OF EL DORADO, CALIFORNIA

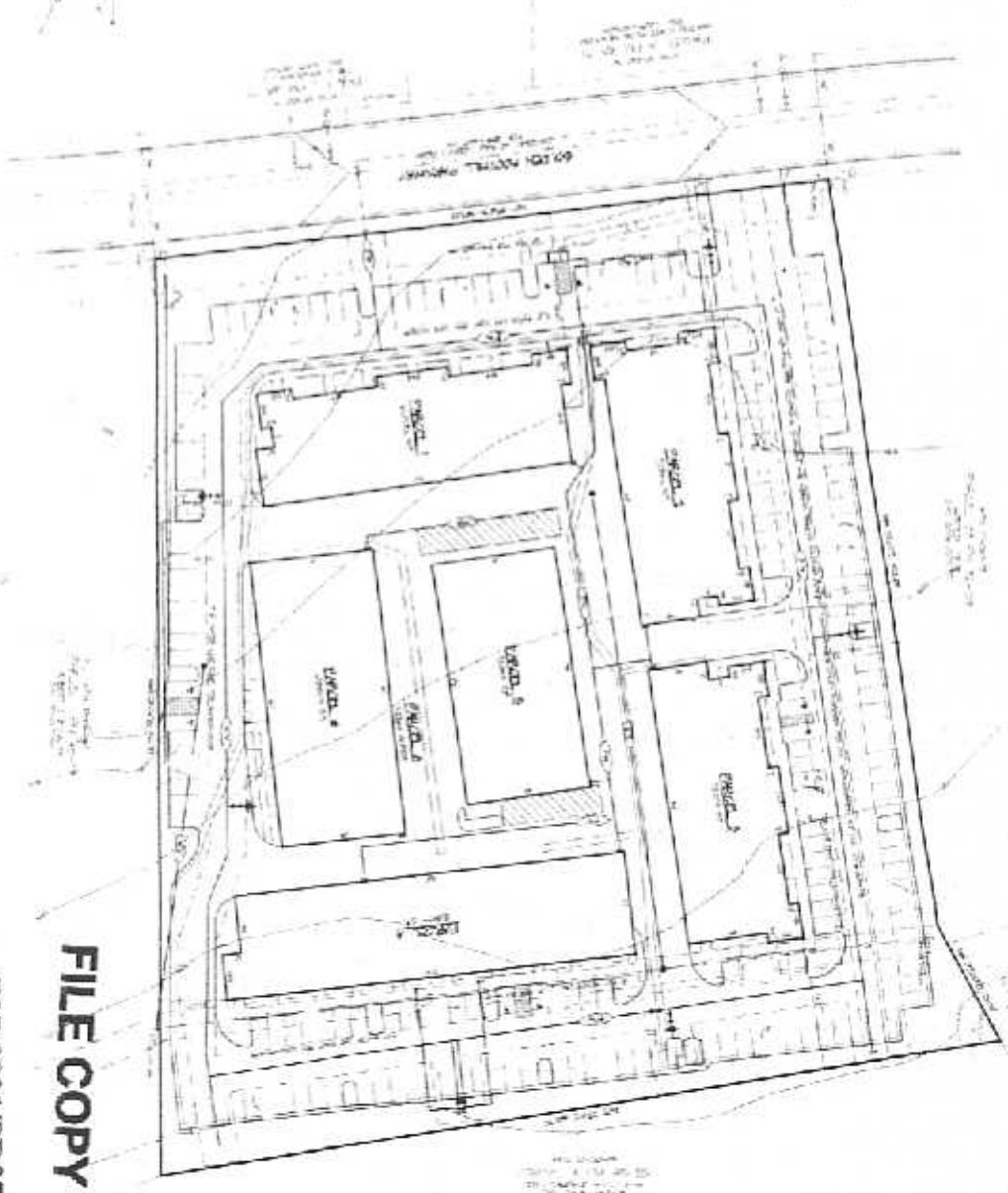
EXHIBIT D
 RECEIVED
 PLANNING DEPARTMENT

- NOTES:**
1. THE PROPERTY SHOWN ON THIS MAP IS A PORTION OF THE QUAIL COMMERCE CENTER, AS SHOWN ON THE TENTATIVE PARCEL MAP & DEVELOPMENT PLAN.
 2. THE PROPERTY IS BEING DEVELOPED FOR OFFICE AND BUSINESS USES.
 3. THE PROPERTY IS BEING DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE COUNTY OF EL DORADO, CALIFORNIA.
 4. THE PROPERTY IS BEING DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, AS AMENDED.
 5. THE PROPERTY IS BEING DEVELOPED IN ACCORDANCE WITH THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED.
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 10. THE PROPERTY IS BEING DEVELOPED IN ACCORDANCE WITH THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED.

EXIST. IRREGULAR LINES
 THE EXISTING IRREGULAR LINES ARE SHOWN ON THIS MAP AS DASHED LINES.

SLOPE STUDY
 A SLOPE STUDY HAS BEEN CONDUCTED ON THIS PROPERTY.

EXHIBIT D



FILE COPY

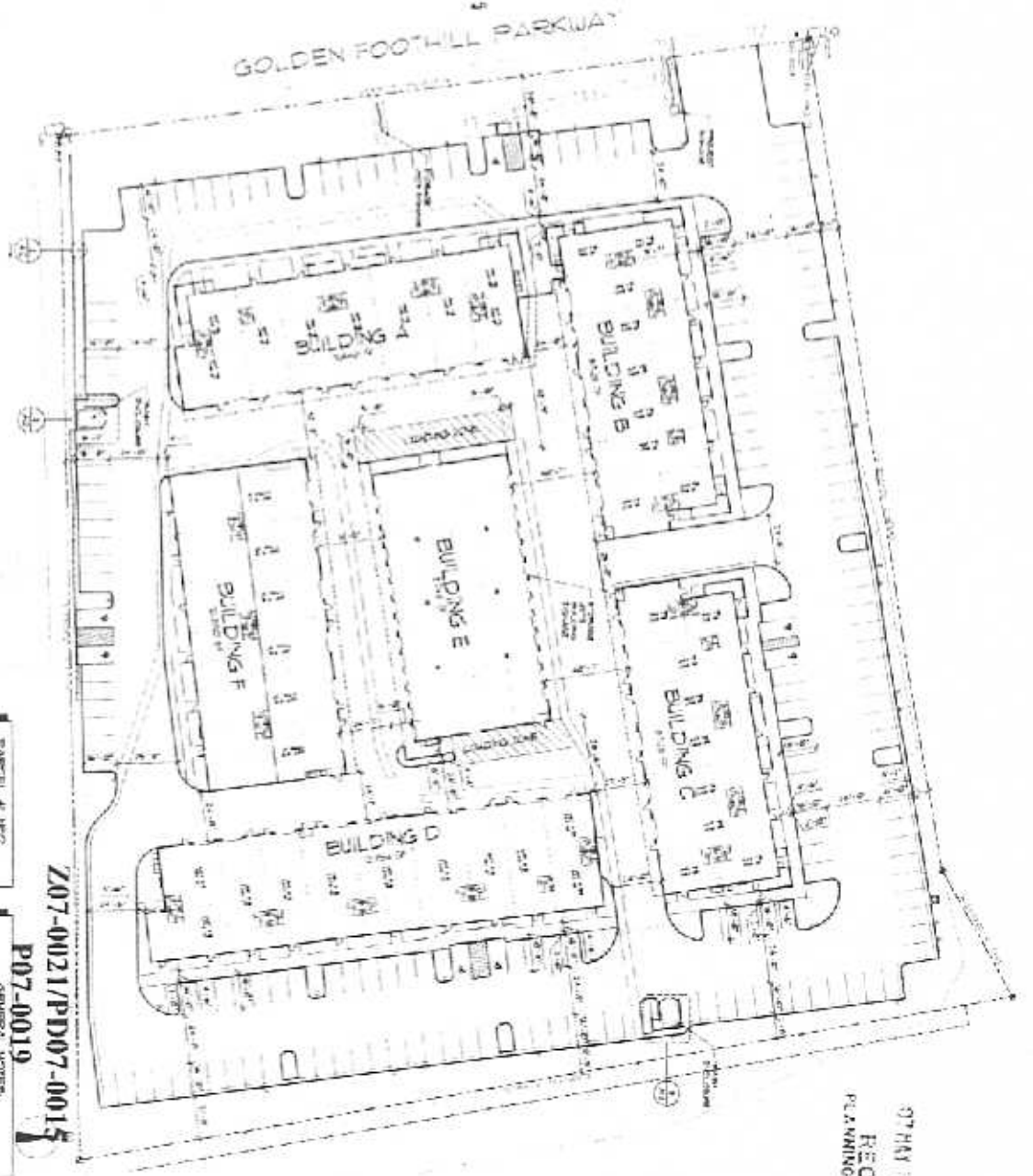
Z07-0021/PD07-0015
 P07-0019



- PROJECT NOTES:**
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 - 2. THE PROPERTY IS BEING DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE COUNTY OF EL DORADO, CALIFORNIA.
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- BY:** _____
- SCALE:** _____
- PROJECT NAME:** QUAIL COMMERCE CENTER
- PROJECT ADDRESS:** 60th AVENUE AND 70th AVENUE, EL DORADO, CALIFORNIA
- PROJECT OWNER:** _____
- PROJECT ARCHITECT:** _____
- PROJECT ENGINEER:** _____
- PROJECT SURVEYOR:** _____
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EXHIBIT E

① SIDE ELEVATION



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Z07-0021/PD07-0015
 P07-0019

PARCEL # 1470
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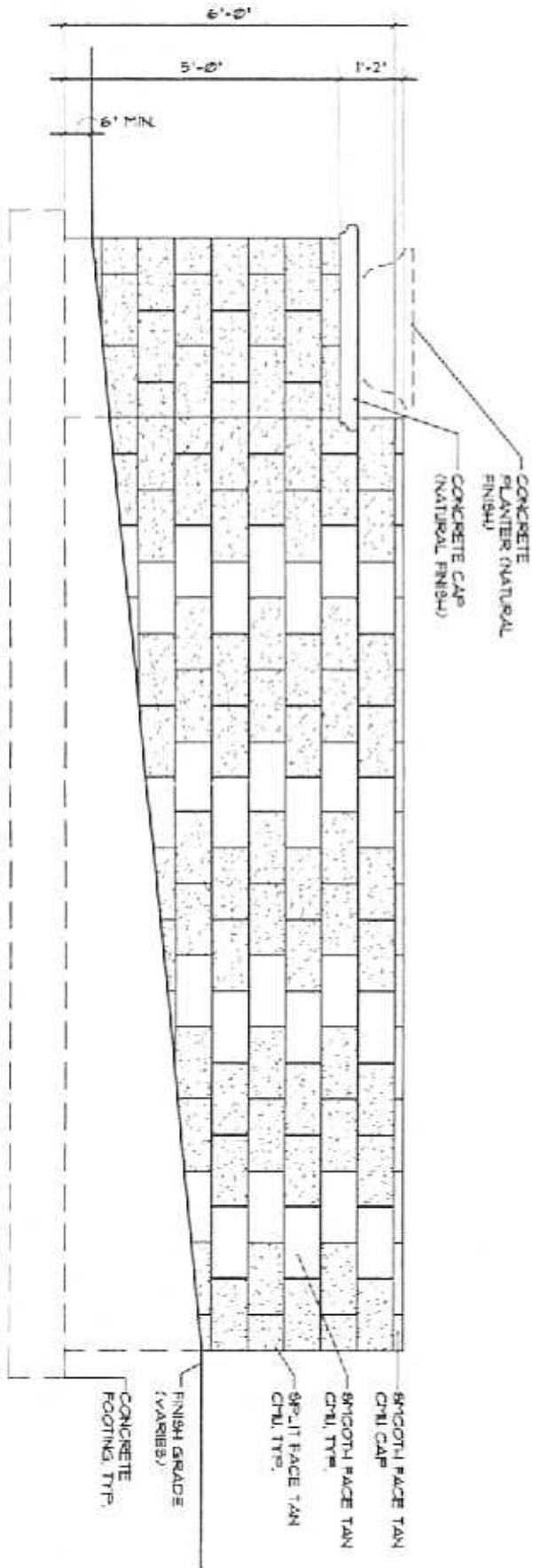
GENERAL NOTES:
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RIBEIRO DEVELOPMENT

**QUAIL COMMERCE CENTER PHASE II
4810 GOLDEN FOOTHILL PARKWAY
MONUMENT SIGN DETAILS**

EXHIBIT F



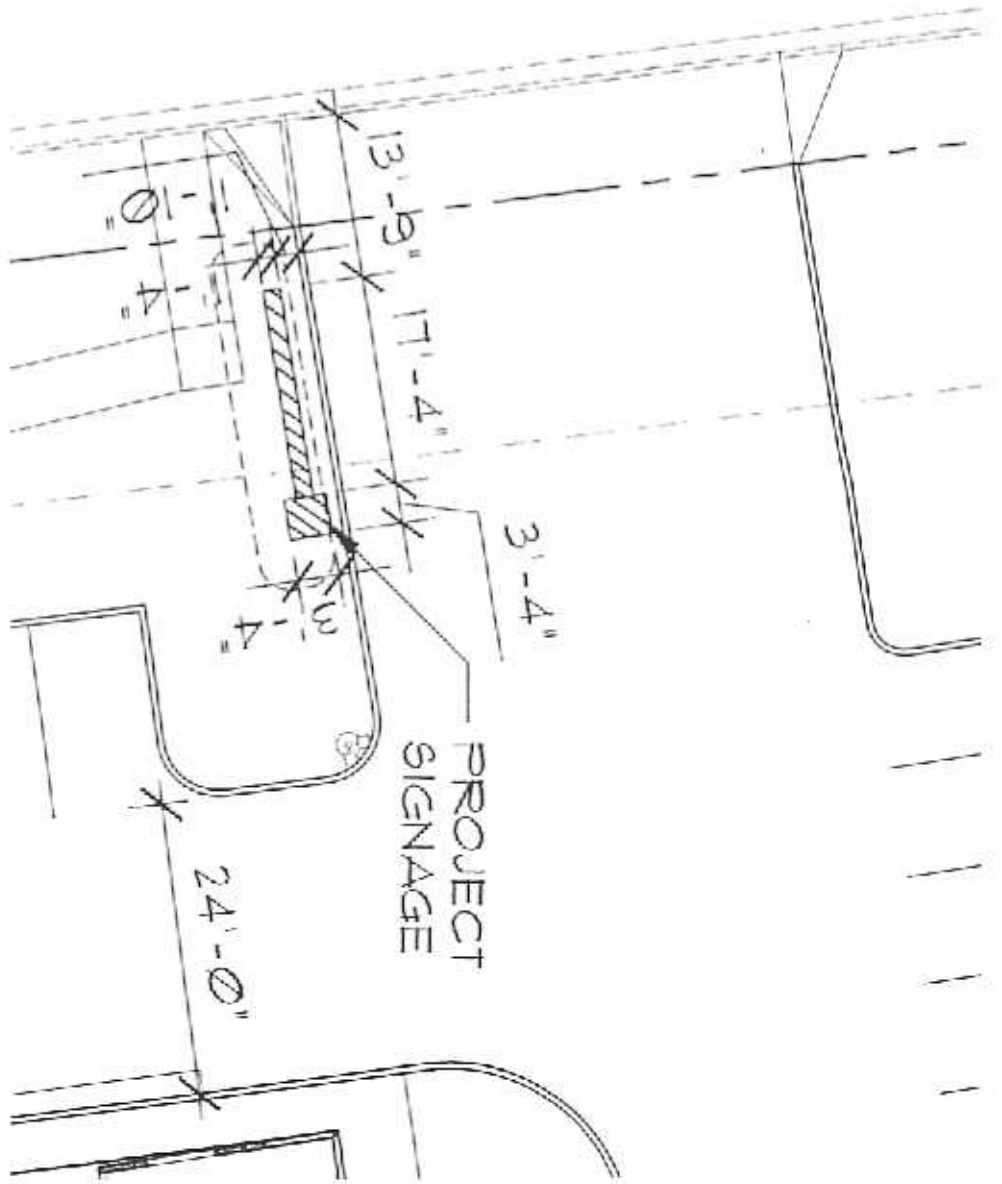
FRONT ELEVATION

SCALE: 1/8" = 1'-0"
DATE: 11.12.07

RIBEIRO DEVELOPMENT

**QUAIL COMMERCE CENTER PHASE II
4810 GOLDEN FOOTHILL PARKWAY
MONUMENT SIGN DETAILS**

GOLDEN FOOTHILL PARKWAY



SITE DETAIL

SCALE: 1" = 10'-0"
JUN 13, 2003