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Title: Hearing to consider rezone (Z07-0021) of 4.63 acres (APN 117-060-41) from Research and Development-Design Control (R&D-DC) to Research and Development-Planned Development (R&D-PD); development plan (PD07-0015) to allow for the split of the existing 4.63 acre parcel into parcels smaller than two acres in size in accordance with Section 17.35.030(A)(2)(d) of Zoning Code, and to allow for zero lot lines for the proposed new parcels; tentative parcel map (P07-0019) to create six parcels ranging in size from 9,100 to 12,453 square feet and one 3.22 acre parcel for shared parking and access in the El Dorado Hills area; and adoption of Ordinance 4749 for said rezone; Applicant: Ribeiro-Commerce, LLC. (District 2).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z07-0021 PD07-0015 P07-0019 Conditions.pdf, 2. Z07-0021 PD07-0015 P07-0019 Findings.pdf, 3. Z07-0021 PD07-0015 P07-0019 Minutes 102507.pdf, 4. Z07-0021 Staff Report.pdf, 5. conditions as adopted by the Board 07-1808.pdf, 6. Applications file 07-1808.pdf

Date	Ver.	Action By	Action	Result
11/27/2007	1	Board Of Supervisors	Approved	Pass

Hearing to consider rezone (Z07-0021) of 4.63 acres (APN 117-060-41) from Research and Development-Design Control (R&D-DC) to Research and Development-Planned Development (R&D-PD); development plan (PD07-0015) to allow for the split of the existing 4.63 acre parcel into parcels smaller than two acres in size in accordance with Section 17.35.030(A)(2)(d) of Zoning Code, and to allow for zero lot lines for the proposed new parcels; tentative parcel map (P07-0019) to create six parcels ranging in size from 9,100 to 12,453 square feet and one 3.22 acre parcel for shared parking and access in the El Dorado Hills area; and adoption of Ordinance **4749** for said rezone; Applicant: Ribeiro-Commerce, LLC. (District 2).

RECOMMENDED ACTION: Planning Commission recommending the Board take the following action: 1. Certify the project is exempt pursuant to Section 15301(k) of the CEQA Guidelines; 2. Approve Z07-0021/PD07-0015 rezoning Assessor's Parcel Number 117-060-41 from Research and Development-Design control (R&D-DC) to Research and Development-Planned Development (R&D-PD), adopting the development plan as the official development plan, based on the findings proposed by staff, subject to the conditions as modified; and 3. Approve P07-0019, based on the findings and subject to the conditions as modified.

Background: This project was considered by the Planning Commission on October 25, 2007, and unanimously recommended for approval. Based on Commissioner Machado's comment that the signage for the mini-storage facility was not approved and is shown on the site plan, staff modified Condition 4 stating such signage is not approved with these applications. There was no one in the audience wishing to give input. No new significant issues were discussed other than those in the staff report.

Contact: Gregory L. Fuz (5445)/Lawrence W. Appel (7698)/Gina Hunter (3617)