



County of El Dorado

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Legislation Details (With Text)

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On agenda: 4/14/2015 **Final action:** 4/14/2015

Title: Hearing to consider the recommendation of the Planning Commission on the Quail Commerce Center project to rezone from Research and Development-Design Control (R&D-DC) to Research and Development-Planned Development (R&D-PD); Development plan to include six commercial condominium lots from four existing commercial structures; and Tentative parcel map creating seven lots ranging in size from 0.116 acre to 2.115 acres [Z14-0010/PD14-0007/P14-0005] on property identified by Assessor's Parcel Number 117-060-35, consisting of 3.101 acres, in the El Dorado Hills area, submitted by FJM Palms Associates; and staff recommending the Board take the following actions:

- 1) Find that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301 (k);
- 2) Approve Z14-0010 rezoning Assessor's Parcel Number 117-060-35 from Research and Development-Design Control (R&D-DC) to Research and Development-Planned Development (R&D-PD) based on the Findings (Attachment 2B) presented;
- 3) Approve Planned Development PD14-0007, as the official Development Plan, based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C) presented;
- 4) Approve Tentative Parcel Map P14-0005 based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C) presented; and
- 5) Adopt Ordinance 5021 for said rezone. (Est. Time: 20 Min.)

(Supervisory District 1)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2A - Planning Commission Minutes 03-12-15 BOS 04-14-15, 2. 2B - Findings BOS 04-14-15, 3. 2C - Conditions of Approval BOS 04-14-15, 4. 2D - Board Hearing Letter BOS 04-14-15, 5. 2E - Proof of Publication BOS 04-14-15, 6. Public Comment RCVD 4-13-15 BOS 4-14-15.pdf, 7. Executed Ordinance 5021 4-14-15 item 33.pdf, 8. Ordinance 5021-Proof of Publication.pdf, 9. FINAL Findings.pdf, 10. FINAL Conditions of Approval.pdf, 11. RECEIPT-Notice of Exemption, 12. FILED-Notice of Exemption.pdf, 13. A - Staff Report PC 03-12-15.pdf, 14. B - Conditions of Approval PC 03-12-15.pdf, 15. C - Findings PC 03-12-15.pdf, 16. D - Staff Report Exhibits A-H PC 03-12-15.pdf, 17. E - Proof of Publication PC 03-12-15.pdf

Date	Ver.	Action By	Action	Result
4/14/2015	2	Board of Supervisors	Approved	Pass
3/12/2015	1	Planning Commission	Approved	Pass

Hearing to consider the recommendation of the Planning Commission on the Quail Commerce Center project to rezone from Research and Development-Design Control (R&D-DC) to Research and Development-Planned Development (R&D-PD); Development plan to include six commercial condominium lots from four existing commercial structures; and Tentative parcel map creating seven lots ranging in size from 0.116 acre to 2.115 acres [Z14-0010/PD14-0007/P14-0005] on property identified by Assessor's Parcel Number 117-060-35, consisting of 3.101 acres, in the El Dorado Hills area, submitted by FJM Palms Associates; and staff recommending the Board take the following actions:

1) Find that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301 (k);

- 2) Approve Z14-0010 rezoning Assessor's Parcel Number 117-060-35 from Research and Development-Design Control (R&D-DC) to Research and Development-Planned Development (R&D-PD) based on the Findings (Attachment 2B) presented;
- 3) Approve Planned Development PD14-0007, as the official Development Plan, based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C) presented;
- 4) Approve Tentative Parcel Map P14-0005 based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C) presented; and
- 5) Adopt Ordinance **5021** for said rezone. (Est. Time: 20 Min.)
(Supervisory District 1)

Background

Request to consider a Rezone Z14-0010/Planned Development PD14-0007/Parcel Map P14-0005/Quail Commerce Center submitted by FJM PALMS ASSOCIATES (Agent: Lebeck Young Engineering, Inc.) to request the following: (1) Rezone to the 3.101-acre parcel from Research and Development-Design Control (R&D-DC) to Research and Development-Planned Development (R&D-PD); (2) Development plan to include six commercial condominium lots from four existing commercial structures, with the seventh lot to be commonly owned for landscaping, shared parking, and shared access; and (3) A tentative parcel map creating seven lots ranging in size from 0.116 acres to 2.115 acres on a 3.101-acre site. The property, identified by Assessor's Parcel Number 117-060-35, consisting of 3.101 acres, is located on the west side of Sunglow Court, southwest of the intersection with Suncast Lane, in the El Dorado Hills area, Supervisory District 1. [Project Planner: Rob Peters] (Categorical Exemption pursuant to Section 15301 (k) of the CEQA Guidelines)**

Summary

This action would authorize a “commercial condominium conversion” that would allow the separate ownership and financing of the existing commercial buildings, or portions of buildings, within the Quail Commerce Center in the El Dorado Hills Business Park. The property owner has requested this action because one tenant has expressed interest in purchasing one of the buildings. No new development is proposed with this action.

The various zoning and mapping entitlements can be further summarized as follows: The rezone to Planned Development is required by the Research and Development (R&D) Zoning District development standards to allow lots smaller than two acres. The Planned Development permit allows the condominium development by allowing the R&D development standards (coverage, minimum lot size, setbacks) to be modified for the condominium footprints. The Parcel Map is required in order to create the condominium lots for individual sale and financing.

The Staff Report (Attachment A) contains further details on the project request, including: background, entitlement permits, zoning regulations, and the existing uses and design of the Quail Commerce Center.

Staff is recommending that the Board of Supervisors approve the project by taking the five actions recommended (by a vote of 4-0) by the Planning Commission on March 12, 2015. The minutes from the meeting are attached (Attachment 2A).

Clerk of the Board Follow Up Actions

Send copies of Minute Order, Ordinance **5021** and correspondence to Division.

Contact

Roger Trout

Development Services Division Director
Community Development Agency