



Legislation Details (With Text)

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File created: 11/18/2016 **In control:** Board of Supervisors

On agenda: 1/24/2017 **Final action:** 1/24/2017

Title: HEARING - To consider the recommendation of the Planning Commission on the El Dorado Hills Business Park Parcel Map Project (Rezone Z16-0007/Planned Development PD16-0002/Parcel Map P16-0004) on property identified by Assessor's Parcel Number 117-010-15, consisting of 21.94 acres, in the El Dorado Hills area, submitted by LBA Realty Fund III, Company II, LLC; and recommending the Board take the following actions:

- 1) Find that the Project is Exempt pursuant to California Environmental Quality Act Guidelines Section 15061(b)(3);
- 2) Approve Z16-0007 rezoning Assessor's Parcel Number 117-010-15 from Research and Development-Design Review-Community to Research and Development-Planned Development based on the Findings (Attachment 2B);
- 3) Approve PD16-0002 allowing an increase in the Floor-Area Ratio from 0.5 to 1.3, as depicted in the Tentative Parcel Map (Attachment D-Exhibit F) based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C);
- 4) Approve P16-0002 creating four parcels ranging in size from 1.4, 1.5, 1.4, and 17.5 acres, based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C); and
- 5) Adopt Ordinance (Attachment 2A) for said rezone. (Supervisory District 2) (Est. Time: 20 Min.)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2A - Blue Route and Rezone Ordinance BOS 1-24-17, 2. 2B - Findings BOS 1-24-17, 3. 2C - Conditions of Approval BOS 1-24-17, 4. 2D - Proof of Publication-Mountain Democrat BOS 01-24-17, 5. Executed Ordinance 5047 1-24-17, 6. Proof of Publication-Ordinance 5047, 7. FINAL Findings, 8. FINAL Conditions of Approval, 9. APPROVED STAMPED Exhibits, 10. APPROVED STAMPED Map, 11. A - Staff Report PC 12-08-16, 12. B - Findings PC 12-08-16, 13. C - Conditions of Approval PC 12-08-16, 14. D - Staff Report Exhibits A-G PC 12-08-16, 15. E - Proof of Publication-Mountain Democrat PC 12-08-16, 16. Public Comment Rcvd 11-30-16 to 12-01-16 PC 12-08-16

Date	Ver.	Action By	Action	Result
1/24/2017	2	Board of Supervisors	Approved	Pass
12/8/2016	1	Planning Commission	Approved	Pass

HEARING - To consider the recommendation of the Planning Commission on the El Dorado Hills Business Park Parcel Map Project (Rezone Z16-0007/Planned Development PD16-0002/Parcel Map P16-0004) on property identified by Assessor's Parcel Number 117-010-15, consisting of 21.94 acres, in the El Dorado Hills area, submitted by LBA Realty Fund III, Company II, LLC; and recommending the Board take the following actions:

- 1) Find that the Project is Exempt pursuant to California Environmental Quality Act Guidelines Section 15061(b)(3);
- 2) Approve Z16-0007 rezoning Assessor's Parcel Number 117-010-15 from Research and Development-Design Review-Community to Research and Development-Planned Development based on the Findings (Attachment 2B);
- 3) Approve PD16-0002 allowing an increase in the Floor-Area Ratio from 0.5 to 1.3, as depicted in the Tentative Parcel Map (Attachment D-Exhibit F) based on the Findings (Attachment 2B) and

subject to the Conditions of Approval (Attachment 2C);

- 4) Approve P16-0002 creating four parcels ranging in size from 1.4, 1.5, 1.4, and 17.5 acres, based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C); and
- 5) Adopt Ordinance (Attachment 2A) for said rezone. (Supervisory District 2) (Est. Time: 20 Min.)

BACKGROUND

Request to consider Rezone Z16-0007/Planned Development PD16-0002/Parcel Map P16-0004/El Dorado Hills Business Park Parcel Map submitted by LBA Realty Fund III, Company II, LLC, for the following:

- 1) Rezone from Research and Development-Design Review-Community (R&D-DC) to Research and Development-Planned Development (R&D-PD) (Rezone Z16-0007);
 - 2) Allow an increase in Floor-Area Ratio (FAR) from 0.5 to 1.3 (Planned Development PD16-0002); and
 - 3) Create four parcels ranging in size from 1.4, 1.5, 1.4, and 17.5 acres (Parcel Map P16-0002).
- The property, identified by Assessor's Parcel Number 117-010-15, consisting of 21.94 acres, is located on the south side of Investment Boulevard, southwest of the intersection with Latrobe Road, in the El Dorado Hills area, Supervisory District 2. (County Planner: Jennifer Franich) (Exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines)

This action would allow the division of a 21.94-acre property into four parcels ranging in size from 1.4, 1.5, 1.4, and 17.5 acres. The parcel is currently zoned R&D-DC, which is consistent with the current and proposed use. However, the proposed parcels would not comply with all development standards for the site, as the FAR would be approximately 1.3. This is due to the proposed parking and landscaping lot, which would surround the three parcels containing existing buildings. The addition of the -PD overlay and the Planned Development would allow for this lot configuration. The rezone to Planned Development is required to allow design flexibility in the development standards of the FAR. The Planned Development permit is to allow an increase in the FAR from 0.5 to 1.3, as depicted in the Tentative Parcel Map. Because the Project requires a Development Plan Permit, the Design Review requirement is satisfied and a Design Review permit is not needed (County Code Section 130.27.050(C)(2)).

The Staff Report (Attachment A) contains further details on the Project request, including: background, entitlement permits, zoning regulations, General Plan consistency, the existing and proposed uses, and design of existing and proposed facilities.

Staff is recommending that the Board approve the Project by taking the actions recommended (by a vote of 4-0) by the Planning Commission on December 8, 2016. The Planning Commission discussed details related to the FAR currently on-site, with staff clarifying that the FAR increase would be allowed with approval of the Planned Development. Commissioner Williams inquired about the two comment letters from the El Dorado Hills Community Services District (CSD), to which staff responded that the CSD had confused the Project with another proposal, and that no residential uses are proposed as part of the Project. The Planning Commission also questioned the applicant regarding the decision to create a separate parking and landscaping parcel, rather than dividing the site into three parcels. The applicant's agent answered that the owner would like to maintain control of the parking and landscaping in order to ensure its upkeep. No other issues were raised, and the Planning Commission approved the Project unanimously (4-0).

CLERK OF THE BOARD FOLLOW UP ACTIONS

The Clerk to send copies of the Minute Order and Ordinance to the Community Development Agency, Development Services Division.

CONTACT

Roger Trout
Development Services Division Director
Community Development Agency