

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



Agenda of:	May 10, 2007
Item No.:	10.
Staff:	Tim Chamberlain

PLANNED DEVELOPMENT

FILE NUMBER: PD95-0013R/Village Green Commercial Center

APPLICANT: Parker Development Company

AGENT: Kirk Bone

REQUEST: The project consists of:

- 1) A revision of the conditions of approval to allow new signage proposed for the development to be allowed through ministerial building permits. Currently, the conditions of approval would require a preliminary approval of any new sign from the Planning Commission.
- 2) Approval of a new sign located at the entrance of the commercial center. This sign will be mounted on the architectural feature on the entrance median (Exhibit F). The architectural feature was approved ministerially by an obstruction permit through the Department of Transportation.

LOCATION: North east of the intersection of Village Green Drive and Serrano Parkway, just east of Silva Valley Parkway, in the El Dorado Hills area, Supervisorial District II (Exhibit A).

APN: 121-210-26

ACREAGE: 1.10 acres

GENERAL PLAN: Adopted Plan, Serrano El Dorado Hills (AP-SEDH) (Exhibit C)

ZONING: Commercial-Planned Development (C-PD) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Categorically exempt pursuant to Section 15311 of the CEQA Guidelines

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND

The Board of Supervisors originally approved the Village Green Subdivision on January 11, 1996. When this project was approved, a sign program had not been prepared by the applicants. Therefore, the conditions of approval required new proposed signage be reviewed by staff and approved by the Planning Commission.

ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the entitlements and associated issues for Planning Commission's consideration are provided in the following sections.

Project Description

Planned Development Revision to Conditions of Approval

The proposed revision to Planned Development PD95-0013 includes two separate requests. The first request is to revise the original Conditions of Approval for the planned development. Currently, all new signage for this development must be reviewed and approved by the Planning Commission. The proposed change would allow new signage to be reviewed and approved by Planning Services staff, at the ministerial building permit level. New signage would be required to meet the El Dorado County Zoning Code and General Plan policies. The original conditions of approval required the following:

9. *"No signs or flags other than those necessary for traffic control shall be placed on the site until sign standards have been reviewed and approved by the Planning Commission as a minor amendment to this development plan."*

The applicant proposed to amend the conditions of approval to include the following:

9. *"Signage for this project shall meet the requirements of El Dorado County Zoning Code Section 17.16 and shall also be consistent with the requirements of the Commercial Zone District under Section 17.32.020 (D). A building permit shall be obtained for all new signs."*

Proposed New Sign

The second request is a proposal to install a new sign on the architectural entry feature on the southern entrance to the property. This sign is considered a wall sign according to Section 17.16.030 of the El Dorado County Zoning Code and measures roughly two feet in height by nine and a quarter feet in width. The sign displays the Parker Development Company name and logo.

Site Description

The Village Green subdivision is on the eastern section of El Dorado Hills at roughly 820 feet of elevation and features an undeveloped commercial property with pre-graded, flat topography. The site is very sparsely vegetated and does not have any naturally existing oak woodland.

Adjacent Land Uses

	Zoning	General Plan	Land Use/Improvements
Site	Commercial Planned Development (C-PD)	Planned Area (AP) Serrano El Dorado Hills (SEDH)	Parker Development Company / Serrano Associates
North	Commercial Planned Development (C-PD)	Planned Area (AP) Serrano El Dorado Hills (SEDH)	Parker Development Company / Serrano Associates
South	Commercial Planned Development (C-PD)	Planned Area (AP) Serrano El Dorado Hills (SEDH)	Parker Development Company / Serrano Associates
East	Residential One-Family Planned Development (R1-PD)	Planned Area (AP) Serrano El Dorado Hills (SEDH)	Serrano Village A
West	Commercial Planned Development (C-PD)	Planned Area (AP) Serrano El Dorado Hills (SEDH)	Parker Development Company / Serrano Associates

Issues

GENERAL PLAN

The project has been reviewed in accordance with the El Dorado County 2004 General Plan policies and it has been determined that the project is consistent with the General Plan. The General Plan designates the subject site as Adopted Plan (AP), in conformance with the boundaries of the El Dorado Hills Specific Plan.

ZONING

The proposed sign will be placed on an architectural feature located in the right-of-way for the southern entrance to Village Green Subdivision. The sign is considered a wall sign and meets the requirements of such a sign under Section 17.16 of the County Code. Pursuant to Section 17.16, this sign does not project more than 12 inches beyond the exterior face of the wall, and the aggregate of the wall sign does not exceed 20 percent of the total area of the wall. Further, the sign shall advertise only such general products or services as are allowed for on the premises. The proposed sign meets these requirements and is consistent with El Dorado County zoning regulations.

The revision to the Conditions of Approval requires that any future proposed signage meet the requirements of El Dorado County Zoning Code. For this reason, the revised Conditions of Approval would be consistent with zoning regulations.

ENVIRONMENTAL REVIEW

This project qualifies as Categorically Exempt from the requirements of CEQA pursuant to Section 15311 of the CEQA Guidelines. This guideline states that accessory structures, including on-premise signs, are determined not to have a significant effect on the environment and is thus declared to be categorically exempt from the requirement for the preparation of environmental documents. 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 take the following actions:

1. Certify that the project is Categorically Exempt from CEQA pursuant to Section 15311; and
2. Approve the planned development revision to the conditions of approval and approve the new proposed sign. These approvals are based on the analysis in the staff report and required Findings noted in Attachment 2, and are subject to the Conditions of Approval in Attachment 1.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	Assessor's Parcel Map
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibit E	Site Plan
Exhibit F	Sign Plan

ATTACHMENT 1

CONDITIONS OF APPROVAL

FILE NUMBER PD95-0013R

1. This planned development revision approval is based upon and limited to compliance with the project description, Planning Commission Exhibits E and F, dated May 10, 2007, and Conditions of Approval set forth below. Any deviations from the project description, exhibits of conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval

Project Description: A revision of the Conditions of Approval to allow new signage proposed for the development to be allowed through ministerial building permits. Currently, the conditions of approval would require a preliminary approval of any new sign from the Planning Commission.

A new sign, two feet tall by 12 feet wide, located at the entrance of the commercial center. This sign will be mounted on the architectural feature on the entrance median (Exhibit F). This feature without the sign has already been approved by an obstruction permit through the Department of Transportation.

The development and maintenance of the property, the size, and the shape, arrangement, and location of sign, shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as signage plan) must be submitted for review and approval and shall be implemented as approved by the County.

2. Development of this property is subject to review and issuance of a building permit from El Dorado County Building Services.
3. Planned Development PD95-0013 Conditions of Approval originally approved by the Planning Commission on January 11, 1996, shall be revised to remove the original Condition 9.
4. Signage for this project shall meet the requirements of El Dorado County Zoning Code Section 17.16 and shall be consistent with the requirements of the Commercial Zone District under Section 17.32.020 (D). Any new sign shall be approved by a Development Services Building permit and is subject to ministerial review by all applicable County departments.
5. Prior to issuance of any building permit, all Planning Services fees shall be paid.

ATTACHMENT 2

FINDINGS

FILE NUMBER PD95-0013R

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

FINDINGS FOR APPROVAL

1.0 CEQA FINDING

- 1.1. The project has been found to be Categorical Exempt from CEQA pursuant to Section 15311 stating that “construction or replacement of minor structures accessory to existing commercial, industrial, or institutional facilities, including on-premise signs...” is found to have an insignificant impact on the environment.
- 1.2. No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3. The proposed sign and future signage are not likely to cause substantial environmental damage as they are accessory structures to an existing use on the property. No further environmental analysis is necessary. Pursuant to Resolution No. 240-93, a \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption
- 1.4. The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 ADMINISTRATIVE FINDINGS

2.1 Planned Development PD95-0013R Findings

Issuance of a revision of Planned Development PD95-0013 to revise the original Conditions of Approval, and to allow a new sign at the entrance of the existing development.

2.1.1 The project is consistent with the adopted Specific Plan.

The project is located within the Serrano El Dorado Hills Specific Plan with a designation of Adopted Plan (AP) under the El Dorado County General Plan Land Use Map. The General Plan has recognized and adopted the plans, policies and maps associated with the Specific Plan.

2.1.2 The Proposed development is consistent with El Dorado County General Plan policies.

The proposed development is found to be consistent with applicable El Dorado County General Plan Policies.

2.2 The proposed development is consistent with the Title 17 of El Dorado County Code.

The proposed change to condition number nine and the proposed sign are consistent with the El Dorado County Zoning Code.