

# EL DORADO COUNTY DEVELOPMENT SERVICES STAFF REPORT



**Agenda of:** December 28, 2006  
**Item No.:** 8.a.  
**Staff:** Aaron Mount

## REZONE/PLANNED DEVELOPMENT

**FILE NUMBER:** Z06-0007/PD06-0008/Sierra Storage

**APPLICANT:** J. R. Harris

**REQUEST:** 1. Zone change from Commercial (C) to Commercial-Planned Development (C-PD).  
2. Development plan for 24, 10 foot by 20 foot mini warehouse units.

**LOCATION:** On the south side of Pony Express Trail, approximately 500 feet west of the intersection with Bonanza, in the Pollock Pines area. (Exhibit A)

**APN:** 101-282-03

**ACREAGE:** 0.22 acre

**GENERAL PLAN:** Commercial (C) (Exhibit B)

**ZONING:** Commercial-Sierra Design (C-DS) (Exhibit C)

**ENVIRONMENTAL DOCUMENT:** Negative Declaration

**SUMMARY RECOMMENDATION:** Recommend conditional approval

### 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:** A zone change from Commercial (C) to Commercial-Planned Development (C-PD) and planned development request to construct 24 mini warehouse units. The planned development review process was requested in order to analyze a proposed floor area ratio in excess of Table 2-3 of the General Plan. The project proposes a floor area ratio (FAR) of .50. No office is proposed and no employees will be on site other than for maintenance and renter services.

**Site Description:** The subject parcel is at an average elevation of approximately 3,880 feet above mean sea level. The undeveloped parcel was cleared of all trees and shrubs in the late 1980's, as confirmed by airphoto analysis. Currently, vegetation consists of sparse annual grasses. Soil type is Cohasset Series, loam, 9 to 15 percent slopes (CmC). The subject parcel has two frontages which encroach on to Pony express Trail and Spruce Street, both County maintained roads.

**Adjacent Land Uses:**

	Zoning	General Plan	Land Use/Improvements
<b>Site</b>	C	C	Undeveloped
<b>North</b>	C	C	Single Family Residence
<b>South</b>	R2	C	Single Family Residence
<b>East</b>	C	C	Multi-family Residence
<b>West</b>	C	C	Single Family Residence

**Floor Area Ratio:** As shown on the submitted site plan, the proposed project has a floor area ratio (FAR) of 50 percent which is inconsistent with the maximum 0.25 FAR associated with the Commercial land use designation in Table 2-3. The applicant has requested the FAR be calculated on a project basis through the planned development process. Based on the proposed use the project would create 11.76 average daily trips. The project proposal does not include an office as the applicant has a home office for an existing mini warehouse development in the area; as such no additional employees are proposed. The .22 acre parcel has the potential of many uses consistent with the Commercial zoning district and General Plan land use designation. At the consistent FAR of .25 the parcel has the potential of 36 average daily trips (ADT's) for general office land use and 222 ADT's for a quality restaurant. The proposed FAR of .50 would not result in traffic impacts that are substantially worse than analyzed in the 2004 General Plan EIR.

**Parking:** The submitted site plan was reviewed to verify compliance with on-site parking requirements within the Zoning Ordinance. On-site parking consists of two standard spaces. §17.18.060.34 of the County Code requires one space plus one space per each 30 units or fraction thereof. Therefore the total parking requirements for the project have been met.

**Landscaping:** §17.18.090.A of the County Code requires landscaping for projects containing automobile parking areas that contain five or more parking spaces. The project contains two parking spaces and therefore is not required to comply with the landscape standards of the Zoning Ordinance. In order better blend the proposed mini-warehouse project into the surrounding uses and

be consistent with the Sierra design review district , the project has been conditioned to plant a tree and two shrubs in each of the four landscape areas as shown on the site plan. In addition to the design review requirements, as a planned development the proposed use can not significantly detract from the natural land and scenic values of the site. The selection of specific tree and shrub species will ensure that the landscaping adequately screens the buildings.

**Lighting:** Exterior lighting is proposed and a condition has been included to require a photometric plan showing consistency with Chapter 17.14.170 of the Zoning Ordinance before building permit issuance.

**Building Design:** As indicated in the project’s exterior elevations (Exhibit F), the two proposed 2,400 square foot metal mini-warehousing buildings are proposed to include harbor blue metal roof, doors, and trim and white metal sides and mulions. The project is located in the Sierra Design, Design Review District. The Sierra Design Guide states “The different building materials of stone, wood, and timber are appropriate to building in the area and need to be skillfully blended in harmony with each other and with the setting of forest and mountain”. In order for the proposed metal buildings to better blend with the surrounding buildings and vegetation the project has been conditioned to paint the buildings with earth tone colors. Zero side yard setbacks have been proposed which is consistent with the Commercial zoning district development standards. Vegetation between adjacent parcels, the slight change in grade, and the use of earth tones will reduce the visual impact on adjacent residential uses.

**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. Findings of consistency with the General Plan are provided in Attachment 2.

**Zoning:** The subject site is zoned Commercial (C). The mini-warehouse use is not listed as a permitted use or a use requiring a special use permit within the C Zone District; however, prior, to 1990, a Planning Director interpretation was enacted which stated that “In “C”, Commercial, “CG”, General Commercial, and “CP”, Planned Commercial Zone Districts, mini-warehouse projects shall require approval of a special use permit.” The planned development application serves the same purpose as a special use permit, with the ability to consider the proposed use and its appropriateness at this site. Findings of consistency with the Planned Development Ordinance are provided in Attachment 2.

**Public Comments:** At the time of the preparation of this report, staff had not received any comments from the public. New issues may arise as a result of the public notice of the hearing which will be discussed at that time.

## **ENVIRONMENTAL REVIEW**

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project has a significant effect on the environment. Based on the Initial Study staff has determined that there is no substantial evidence that the proposed project will have a significant effect on the environment, and a Negative Declaration has been prepared.

**NOTE:** This project is found to be de minimis (having no effect on fish and game resources). Pursuant to Resolution No. 240-93, a \$35.<sup>00</sup> processing fee is required by the County Recorder to file the Notice of Determination and Certificate of Fee Exemption with the State in accordance with State Legislation (California Fish and Game Code Section 711.4).

**RECOMMENDATION**

Staff recommends that the Planning Commission forward the following recommendations to the Board of Supervisors.

- 1. Adopt the Negative Declaration based on the Initial Study prepared by staff;
- 2. Approve Z06-0007, a rezone from Commercial (C) to Commercial-Planned Development (C-PD), based on the findings in Attachment 2; and
- 3. Approve the development plan (PD06-0008) as the required findings can be made as noted in Attachment 2 based on the analysis in the staff report to include conditions itemized in Attachment 1.

**SUPPORT INFORMATION**

**Attachments to Staff Report:**

Attachment 1 .....Conditions of Approval  
Attachment 2.....Findings  
Exhibit A.....Vicinity Map  
Exhibit B .....General Plan Land Use Map  
Exhibit C .....Zoning Map  
Exhibit D.....Site Plan  
Exhibit E .....Assessor’s Plat Map

# **ATTACHMENT 1**

## **CONDITIONS OF APPROVAL**

**FILE NUMBER Z06-0007/PD06-0008**

1. The Planned Development approval is based and limited to compliance with the project description and Conditions of Approval set forth below. Any deviations from the project description, exhibits, or 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.

The project, as approved, shall consist of the following: A development plan for two 2,400 square foot structures containing 24, 10 foot by 20 foot mini warehouse units.

### **El Dorado County Planning Services**

2. All site improvements shall conform to the site plan attached as Exhibits D.
3. All buildings shall be painted earth tone colors to better blend with surrounding vegetation. Final color choices shall be approved by the Deputy Director of Planning Services or designee prior to issuance of building permits.
4. The applicant shall plant one tree, *Pistacia chinensis* (Chinese pistache) or *Lagerstroemia indica* (crape myrtle), and two shrubs, *Heteromeles arbutifolia* (toyon), in each of the four landscape areas, as shown on Exhibit D, for a total of four trees and eight shrubs.
5. Prior to building permit issuance, a lighting plan shall be submitted in conformance with §17.14.170 of the County Code.

### **El Dorado County Department of Transportation**

6. The applicant shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation and pay all applicable fees prior to commencement of any improvements on the project facilities.
7. The applicant shall pay the traffic impact fees in effect at the time a building permit is issued.
8. The applicant shall obtain an encroachment permit and construct a Std. Plan 103D driveway onto Pony Express Trail and Spruce Street. This work must be substantially complete, as determined by the Department of Transportation, prior to occupancy of any unit of this project.

**El Dorado County Fire Protection District**

9. The applicant shall submit a review fee of \$150.00
10. The applicant shall install one fire hydrant. Hydrants will be Muller model 200 Centurion and the Fire District will approve the location.
11. The required fire flow for this project is 1,500 gpm at 20 psi for 2 hours.
12. Documentation from EID (FIL) shall be submitted to the Fire District to show that this project will meet fire flow.
13. The applicant shall install a Fire District approved NFPA 72 Fire Alarm.
14. The applicant shall install Knox gate access on all gates.

# **ATTACHMENT 2 FINDINGS**

## **FILE NUMBER Z06-0007/PD06-0008**

### **1.0 CEQA FINDING**

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 The project will not affect wetland, watercourses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game. Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption(DFG 753.5-5/91) is applicable.
- 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 GENERAL PLAN FINDINGS**

- 2.1 As proposed, the project is consistent with the Commercial (C) land use designation of the subject site as defined within General Plan Policy 2.2.1.2 because the C land use designation includes commercial uses such as mini-warehousing and the subject parcel is within the Pollock Pines Community Region.
- 2.2 The proposal is consistent with General Plan Policies 2.2.1.5, 2.2.3.1, and 2.2.5.3 concerning floor area ratio, planned developments, and zone changes. Because of the project's provision of adequate access, site design, and conditions to fit within the context of the surrounding land uses, it is found to be consistent with the General Plan policies identified above.

### **3.0 ZONING FINDINGS**

- 3.1 The subject site is zoned Commercial (C) which permits, by interpretation, the proposed use with an approved Planned Development and the proposed use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the conclusions contained in the staff report and the analysis of potential impacts in the Initial Study.
- 3.2 As proposed, the project meets all applicable development standards contained within §17.32.040 of the *El Dorado County Zoning Ordinance*.

## **4.0 ADMINISTRATIVE FINDINGS**

### **4.2 Planned Development**

- 4.2.1. That the planned development request is consistent with the General Plan;

The proposed zone change request to rezone the property from Commercial-Sierra Design (C-DS) to Commercial-Planned Development (C-PD) is consistent with the General Plan land use designation and Policy 2.2.5.3 regarding rezones in general. Additionally, the General Plan contains several policies pertinent to the project whose consistency is discussed under the General Plan section of these Findings.

- 4.2.2. That the proposed development is so designed to provide a desirable environment within its own boundaries;

The development plan has been conditioned to better provide a desirable environment within its boundaries and with adjacent parcels. The project contains adequate parking and landscaping and has a consistent design throughout the project.

- 4.2.3. That any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography;

No exceptions to the Zoning Ordinance have been requested. A planned development application is required to facilitate the increase of the floor area ratio to .50 which is in excess of table 3.2 of the General Plan. Staff has determined that the proposed FAR of .50 would not have an impact that is substantially worse than analyzed in the 2004 General Plan EIR..

- 4.2.4. That the site is physically suited for the proposed uses;

The site is physically suited for the proposed commercial use as discussed in the staff report.

- 4.2.5. That adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities; and

A facilities improvement letter from EID has been submitted that verifies adequate services exist for the proposed project. No office is proposed; therefore no sewage disposal is required. All other utilities are on-site. The subject parcel encroaches on to Pony Express Trail and Spring Street, both county maintained paved roads.

- 4.2.6. That the proposed uses do not significantly detract from the natural land and scenic values of the site.

The project is suitable within the Pollock Pines Community Region. The project has been conditioned to better blend with the surrounding vegetation and adjacent uses.