

**FROM THE PLANNING COMMISSION MINUTES OF JUNE 9, 2016**

**3. 16-0581** Hearing to consider the Carson Creek Specific Plan Amendment [Specific Plan Amendment SP94-0002-R-2] to amend the text of the Carson Creek Specific Plan, Section 4.8 - Local Convenience Commercial (LC) and Community Center (CC), to allow the following: 1) Community Care Facilities with a Conditional Use Permit; and 2) Increase the maximum floor-to-area ratio (FAR) from 0.40 to 0.50 on property identified by Assessor's Parcel Number 117-490-01, consisting of 710 acres-Carson Creek Specific Plan and 4.11 acres-Local Convenience Commercial Zone/Site, in the Carson Creek Specific Plan Area in El Dorado Hills, submitted by Anthony G. Scotch; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

- 1) Adopt the EIR Addendum pursuant to Section 15164 of the CEQA Guidelines; and
- 2) Amend Section 4.8 - Local Convenience Commercial (LC) and Community Center (CC) of the Carson Creek Specific Plan (CCSP) to allow community care facilities with a Conditional Use Permit in the Local Convenience Commercial (LC) Zone and an increase in the maximum floor-to-area ratio (FAR) from 0.40 to 0.50.

(Supervisorial District 2)

Jennifer Franich presented the item to the Commission with a recommendation for approval to the Board of Supervisors.

Anthony Scotch, applicant, stated that this was basically a down-zone that would reduce traffic and he provided the reasoning for this request. He currently did not have an existing project to move forward.

Chair Stewart closed public comment.

Chair Stewart made the following comments during the hearing:

- Inquired if increase in maximum FAR applied only to community care facility with a conditional use permit;
- Community Commercial-zoned projects have changed over the last several years and appear to be getting away from community commercial, which was to decrease traffic, and inquired what the basis was for these lost opportunities, in general;
- Inquired if use would be allowed in a business park; and
- Inquired as to whether the parcel was located on the proposed southeast connector planned route and staff indicated it was.

After the motion was made, but prior to the vote, Chair Stewart stated that although he didn't see an issue with this particular site, he would not support it because he didn't feel that he had the broader perspective that the Board would have and since this item was strictly a recommendation, he would like the Board to address the question in terms of the whole western end of the County for all the local commercially-designated parcels as he might be missing something.

Roger Trout stated that he was offended by Chair Stewart's position and frustrated that he was directing the Board to do something. He stated that staff had prepared a Staff Report with all of the relevant facts needed to make a logical decision and stressed that their vote should solely reflect their decision on the request before them for this particular site.

There was no further discussion.

**Motion: Commissioner Miller moved, seconded by Commissioner Williams, and carried (4-1), to recommend the Board of Supervisors take the following actions: 1) Adopt the EIR Addendum pursuant to Section 15164 of the CEQA Guidelines; and 2) Amend Section 4.8 - Local Convenience Commercial (LC) and Community Center (CC) of the Carson Creek Specific Plan (CCSP) to allow community care facilities with a Conditional Use Permit in the Local Convenience Commercial (LC) Zone and an increase in the maximum floor-to-area ratio (FAR) from 0.40 to 0.50.**

**AYES: Shinault, Hansen, Williams, Miller**

**NOES: Stewart**