

FROM THE PLANNING COMMISSION MINUTES OF OCTOBER 23, 2008

12. REZONE/TENTATIVE SUBDIVISION MAP

Z07-0023/TM07-1444/Lomita Way Subdivision submitted by PATRICIA ANDRUS/STEVEN and JUDY ARRIGOTI/STEVEN and LISA ARRIGOTI/CHEN HWA CHEN TRUST/CHAMY LEE/JOHN and ANN TSAI (Agent: Gene E. Thorne and Associates, Inc.) to rezone from Estate Residential Ten-Acre (RE-10) to Two-Acre Residential (R2A); Create 22 residential parcels, ranging in size from two to six acres with one remainder parcel to be created totaling 13.6-acres; and to request the following design waivers: (a) To reduce the road improvements on Lomita Way and Lomita Court to a modified 101B Standard with a road width of 20 feet with 2 foot shoulders; (b) To reduce the road improvements on the proposed cul-de-sac roadways to a modified 101B Standard with a road width of 18 feet with 1 foot shoulders; (c) To reduce the right-of-way requirement from 60 feet to 50 feet along Lomita Way, Lomita Court and the proposed cul-de-sac roads; and (d) To allow the reversed curves of 100-foot radii within Road C to be separated by a tangent of less than 100 feet in length. The property, identified by Assessor's Parcel Numbers 110-450-01, -02, -03, -04, -05, and -06, consisting of 74.06 acres, is located on Lomita Way, 150 feet east of the intersection with Villa del Sol, in the **El Dorado Hills area**, Supervisorial District I. (Mitigated Negative Declaration prepared)*

(Clerk's Note: This item was heard after item #14 as staff was unavailable at the time of the item; Ed Knapp assumed County Counsel duties for the rest of the hearing.)

Jonathan Fong presented the item to the Commission with a recommendation of approval to the Board of Supervisors.

Gene Thorne, applicant's agent, addressed the issue of access through the Southpointe subdivision. He also stated that earlier today he met with Jim O'Camb, Fire Department representative, and Craig Sandberg, representative for the Southpointe Owner's Association regarding minimizing access. It was tentatively agreed to add the condition of a second gate. Mr. Thorne also indicated that this was a classic infill project.

John Zuber, a 20-year resident, voiced concern that previous subdivisions coming into the area had no road improvements and now this project also has no road improvement conditions. He felt that this is not fair to the people that live on Bonita Drive because traffic will use that road to get to Lomita Way. Mr. Zuber indicated that a sewer was a must and reiterated that road improvements should not be waived.

Al Hankin, who resides at the corner of Lomita Way/Bonita Drive, stated he was supportive of development but concerned that the proposed zoning would allow future buyers to subdivide the land even further. Gina Hunter addressed this concern by stating that there are site constraints which would prevent most of the parcels from being subdivided.

Gail Gebhardt, an 11-year resident of Bonita Drive, stated that she did her due diligence on the surrounding property prior to purchasing her land. She objects to the rezone and the reduction of road improvements as the road will be used significantly.

Margaret Hess, a 17-year resident of Bonita Drive, voiced concerns on traffic and the road improvements being reduced.

Art Marinaccio, representing owners that support the development, stated that the MDR designation has been on these parcels for a long period of time. He indicated that this is an appropriate density for this project.

Judy Arrigotti, co-applicant, said she has owned this property for 30 years and has not kept this project a secret. She addressed neighbors concerns with the following responses: feels that the wider the road the faster people will drive; Bonita Drive has a sign identifying to travelers that the road does not go through; wants to maintain a rural atmosphere; the co-applicants, which are neighbors, have been working as a team on this project; has offered to show the project's plans to the residents of the area; and feels that the 2nd gate would resolve any speeding concerns residents may have.

Craig Sandberg reminded the Commission that the agreement to the 2nd gate was tentative as it had to be taken back to the Owner's Association for a vote.

Commissioner Knight questioned Eileen Crawford, DOT, on the requested Design Waivers.

Commissioner Machado stated he supported the project because the applicants are neighbors that worked together with this mini-plan.

Although he applauded the neighbors coming together to submit this project, Commissioner Knight was concerned on the effects to Bonita Drive and Lake Hills Drive.

No further discussion was presented.

(Clerk's Note: Commissioner Tolhurst left at 3:33pm and First Vice Chair MacCready assumed the Chair duties.)

MOTION: COMMISSIONER MACHADO, SECONDED BY COMMISSIONER MATHEWS, AND CARRIED BY A VOTE OF 3-1 (KNIGHT), IT WAS MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS TO: 1. ADOPT THE MITIGATED NEGATIVE DECLARATION BASED ON THE INITIAL STUDY PREPARED BY STAFF; 2. ADOPT THE MITIGATION MONITORING PROGRAM IN ACCORDANCE WITH CEQA GUIDELINES, SECTION 15074 (D) AS INCORPORATED IN THE CONDITIONS OF APPROVAL AND MITIGATION MEASURES IN ATTACHMENT 1; 3. APPROVE REZONE Z07-0023 BASED ON THE FINDINGS PROPOSED BY STAFF; 4. APPROVE TENTATIVE SUBDIVISION MAP TM07-1444, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED; AND 5. APPROVE THE FOLLOWING DESIGN WAIVERS SINCE APPROPRIATE FINDINGS HAVE BEEN MADE AS NOTED IN ATTACHMENT 2: A) TO REDUCE THE ROAD IMPROVEMENTS ON LOMITA WAY AND LOMITA COURT TO A MODIFIED 101B STANDARD WITH A ROAD WIDTH OF 20 FEET WITH 2 FOOT SHOULDERS; B) TO REDUCE THE ROAD IMPROVEMENTS THE PROPOSED CUL-DE-SAC ROADWAYS TO A MODIFIED 101B STANDARD WITH A ROAD WIDTH OF 18 FEET WITH 1 FOOT SHOULDERS; C) TO REDUCE THE RIGHT-OF-WAY REQUIREMENT FROM 60 FEET TO 50 FEET ALONG LOMITA WAY, LOMITA COURT AND THE PROPOSED CUL-DE-SAC ROADS; D) TO ALLOW THE REVERSED CURVES OF 100-FOOT RADII WITHIN ROAD C TO BE SEPARATED BY A TANGENT OF LESS THAN 100 FEET IN LENGTH.