

FROM THE PLANNING COMMISSION MINUTES OF JULY 24, 2014

AGENDA ITEMS

3. (14-0769) Hearing to consider the following: (1) General Plan Amendment increasing the maximum residential density to 55 dwelling units/acre; (2) El Dorado Hills Specific Plan Amendment incorporating multifamily residential use, density, and related standards; (3) Rezone from General Commercial-Planned Development (CG-PD) to Multifamily Residential-Planned Development (RM-PD); and (4) Revision to the approved Town Center East Development Plan incorporating multifamily residential use, density, and related design and development standards for the proposed 250-unit apartment complex [General Plan Amendment A14-0001/Rezone Z14-0001/Specific Plan Revision SP86-0002-R/Planned Development Revision PD94-0004-R-2/El Dorado Hills Apartments]* on property identified by Assessor's Parcel Numbers 121-290-60, 121-290-61, 121-290-62, consisting of 4.56 acres, within the Town Center East Commercial Center in El Dorado Hills, submitted by Alexandro Economou/Spanos Corporation; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

- 1) Adopt the Subsequent Mitigated Negative Declaration based on the Initial Study;
 - 2) Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval;
 - 3) Approve General Plan Amendment A14-0001 based on the Findings;
 - 4) Approve amendments to the El Dorado Hills Specific Plan SP86-0002-R based on the Findings;
 - 5) Approve Rezone Z14-0004 based on the Findings; and
 - 6) Approve Revisions to the Town Center East Planned Development PD94-0004R-2 based on the Findings and subject to the Conditions of Approval.
- (Supervisory District 1) (Cont. 06-26-14, Item 4)

Mel Pabalinas referenced the applicant's written request to continue the item to the August 28, 2014 meeting.

Alex Economou, applicant, stated that they had taken the feedback from the last hearing and were preparing detailed information, which was requiring more time than originally anticipated. All or most of the information should be available by the first of August.

Commissioner Pratt questioned the applicant on if they could truly meet the August 28th meeting or if it would be better to continue the item off-calendar.

John Jakowatz inquired when the information would be available for the public.

Don Van Dyke voiced concern that the public would only have 2 weeks to review the new detailed information. He requested more time.

Gay Willyard corrected her name in the minutes from the June 26, 2014 meeting.

Chair Pro Tem Stewart closed public comment.

Motion: Commissioner Heflin moved, seconded by Commissioner Pratt, and carried (4-0), to continue the item to the August 28, 2014 meeting.

AYES: Shinault, Pratt, Heflin, Stewart

NOES: None

ABSENT: Mathews