

FROM THE PLANNING COMMISSION MINUTES OF JANUARY 23, 2014

9. SPECIFIC PLAN AMENDMENT/TENTATIVE MAP (Public Hearing)

SP94-0001-R/Valley View Specific Plan Amendment and TM12-1506/West Valley View Village Lot W submitted by THE NEW HOME COMPANY (Agent: CTA Engineering and Surveying) to request the following: (1) Specific Plan Amendment to amend the land use identified in Figure 4.2 “Valley View Land Use Plan” of the Valley View Specific Plan for the following properties: A. Assessor’s Parcel Numbers 118-140-63 and -65 (Lots X & W) from Village Center (VC) to Core Residential (CR); B. Assessor’s Parcel Number 118-140-61 (Lot V) from Mixed Use (MU) to Core Residential (CR); C. Assessor’s Parcel Number 118-130-01 (The Vineyards) from Core Residential (CR) to Village Center (VC); D. Assessor’s Parcel Number 118-130-18 (Mercy Housing) from Core Residential (CR) to Multifamily Residential (MFR); and E. An 11 acre portion of Assessor’s Parcel Number 118-130-33 from Multifamily Residential (MFR) to Open Space (OS); (2) Amend Figure 4.1 “Land Use Table” of the Valley View Specific Plan to reflect the land use amendments made to the identified properties; (3) Tentative Map on Assessor’s Parcel Number 118-140-65 (Lot W) creating 73 residential lots ranging in size from approximately 3,100 square feet to 6,200 square feet, with 7 lettered lots; and (4) Design Waivers to allow for the following: A. Modify the Valley View Specific Plan local road cross section to allow a 4 foot sidewalk adjacent to back of rolled curb and a 24 foot road surface instead of a 28 foot road surface and an 8 foot planter between travel way and sidewalk; and B. Reduce 52 foot right of way to 37 feet for the main loop, to 35 feet for the north exit, to 33 feet for the tee courts, and to 29 feet for the stub street. The property, identified by Assessor’s Parcel Numbers 118-140-61, 118-140-63, 118-140-65, 118-130-01, 118-130-18 and a portion of 118-130-33, consisting of a total of 79.66 acres (70 acres: SP94-0001-R/Valley View Specific Plan; and 9.66 acres: TM12-1506/West Valley Village Lot W), is located: (A) SP94-0001-R/Valley View Specific Plan: Both sides of Valley View Parkway, just south of White Rock Road; both sides of Clubview Drive east of Latrobe Road; and the northeast corner of Latrobe Road and Royal Oaks Drive, in the El Dorado Hills area, Supervisorial District 2; and (B) TM12-1506/West Valley Village Lot W: Southeast corner of Latrobe Road and Clubview Drive, in the El Dorado Hills area, Supervisorial District 2. [*Project Planner: Peter Maurer*] (EIR Addendum pursuant to Section 15164 of the CEQA Guidelines)**

Peter Maurer presented the item to the Commission with a recommendation of approval to the Board of Supervisors. He distributed a handout containing recommended changes to Conditions 30 and 63, and a new condition on the removal of the notice of restriction. Mr. Maurer explained that there was a minor difference between the applicant’s request and staff’s recommendation regarding changing the area identified as Village Center to residential as that area has already been built out as residential.

Mike McDougall, representing the applicant for Lot W and representative for Lennar Communities, which owns the adjacent lots (Lots X & V), stated that the request would bring the Specific Plan back into compliance with the approved Plan. He spoke on the reasoning for rezoning particular lots.

Significant discussion ensued between Commissioner Stewart, Mr. McDougall, and staff on clarification on the new recommended condition (removal of the notice of restriction).

Mr. Maurer informed the Commission that there had been some concerns voiced over Lot 10. As a result, the applicant was proposing landscaping to provide screening and a handout was distributed to the Commission.

Commissioner Stewart stated that the El Dorado Hills APAC would prefer if Lot 10 was not there. Mr. McDougall replied that the El Dorado Hills APAC approved the project with a 5-1 vote and they had preferred to have Lot 10 either eliminated or re-located. A member of the public requested that a pedestrian access be placed on that lot, which is shown on the handout that was distributed by Mr. Maurer.

Bart Zeydal, Blackstone resident, made the following comments:

- He didn't see the meeting notice until yesterday due to being on vacation so he hasn't had sufficient time to review the project;
- Current gated entrance is already congested, has a bus stop located nearby, and the road only has one side with sidewalks;
- Wasn't able to locate the traffic impact study;
- Concern for safety of school children due to bus stop location; and
- Questioned if landscaping was allowed in a wetlands buffer area.

Don Barnett, representative for Lennar Homes and member of the Homeowners Association Board, stated that there had been one community meeting on this and it has also been brought up at every recent Homeowners Association meeting. Based on those meetings, there appears to be support for this project.

Mr. McDougall addressed concerns brought up on planting within a wetlands buffer and the traffic study.

Dave Crosariol/applicant's agent stated there was no sight distance issue and the gate was egress-only.

Mike Lilenthal, El Dorado Hills Fire Division Chief, stated that Lot 10, as drawn up, met the Fire Code requirements.

Chair Pratt closed public comment.

In response to Commissioner Stewart's inquiry on the differences between the applicant's request and staff's recommendation, Mr. Maurer stated the since the Village Center was a percentage of Commercial and there is no ability to put Commercial in that area as it had already been built out residential, staff is identifying it as multi-family, which is what it is. Mr. McDougall voiced agreement with staff's recommendation.

Commissioner Stewart stated that if it wasn't for the business park being located across the street, he would be against this change. Therefore, he doesn't have a problem with the request.

Commissioner Shinault supported moderate housing and thought it was the best part of the project.

Commissioner Heflin thought it was a good concept and the rules allowed it.

Commissioner Mathews stated it was a good project.

There was no further discussion.

Motion: Commissioner Mathews moved, seconded by Commissioner Stewart, and carried (5-0), to recommend the Board of Supervisors take the following actions: 1. Adopt the EIR Addendum for the Valley View Specific Plan Program EIR prepared by staff; 2. Adopt the Annual Mitigation Monitoring Report in accordance with CEQA Guidelines Section 15097; 3. Approve Specific Plan Amendment SP94-0001-R, as modified by staff, based on the Findings presented; 4. Approve Tentative Map TM12-1506 based on the Findings and subject to the Conditions of Approval as modified: (a) Amend Conditions 30 (Road Improvements) and 63 (Parking Restrictions) as recommended by staff; (b) Add new condition on Removal of Notice of Restriction; and (c) Add new condition incorporating new Exhibit N – Lot 10 Design Details; and 5. Approve the following Design Waivers based on the Findings presented: (a) Modify the Valley View Specific Plan local road cross section to allow a 4 foot sidewalk adjacent to back of rolled curb and a 24 foot road surface instead of a 28 foot road surface and an 8 foot planter between travel way and sidewalk; and (b) Reduce 52 foot right of way to 37 feet for the main loop, to 35 feet for the north exit, 33 feet for the tee courts, and 29 feet for the stub street.

AYES: Heflin, Shinault, Stewart, Mathews, Pratt
NOES: None