

31. 18-0193

HEARING - To consider the recommendation of the Planning Commission on the El Dorado Hills Apartments project (General Plan Amendment A16-0001/Rezone Z16-0004/Specific Plan Revision SP86-0002-R-3/Planned Development Revision PD94-0004-R-3) on property identified by Assessor's Parcel Numbers 121-290-60, 121-290-61, and 121-290-62, consisting of 4.56 acres, in the El Dorado Hills area, submitted by The Spanos Corporation; and staff recommending the Board take the following actions:

- 1) Adopt Resolution **016-2018** certifying the Environmental Impact Report (State Clearinghouse No. 201704217) based on the Findings presented;
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with the California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval;
- 3) Approve A16-0001 adding a new policy under Objective 2.2.6 (Site Specific Policy Section) in the General Plan increasing the maximum residential density allowed in the General Plan from 24 dwelling units/acre to a maximum of 47 dwelling units/acre for the 4.565-acre site within the Town Center East Planned Development area identified as Assessor's Parcel Numbers 121-290-60, 121-290-61, and 121-290-62, based on the Findings presented;
- 4) Approve Specific Plan Amendment SP86-0002-R-3 amending the El Dorado Hills Specific Plan incorporating multifamily residential use, density, and related standards for the apartment project with the project site being designated as "Urban Infill Residential" within the Village T area of the El Dorado Hills Specific Plan, based on the Findings presented;
- 5) Approve Z16-0004 rezoning Assessor's Parcel Numbers 121-290-60, 121-290-61, and 121-290-62 from General Commercial-Planned Development to Multifamily Residential-Planned Development, with revisions to the Multifamily Residential zone district development standards being applicable to the proposed 214-unit apartment complex, based on the Findings presented;
- 6) Approve Planned Development Revision PD94-0004-R-3 revising the Town Center East Planned Development incorporating multifamily residential use, density, and related design and development standards for the proposed 214-unit apartment complex within Planning Area 2 of the Town Center East Development Plan, with the proposed apartment complex being contained in two 4-story, 60-foot-tall buildings and a 5-level, 60-foot-tall parking garage and other on-site amenities, based on the Findings and subject to the Conditions of Approval presented;
- 7) Adopt Ordinance **5079** for said rezone; and
- 8) Continue item for final action to occur with the adoption of the Resolution approving the General Plan Amendments considered by the Board during the "General Plan Window", tentatively scheduled for February 13, 2018. (Supervisorial District 1) (Est. Time: 1.5 Hrs.)

A motion was made by Supervisor Frentzen to deny the project.
Motion Failed for lack of a second.

Public Comment: D. Manning, E. VanDyke, C. Burson, N. Burke, S. Noble, K. Beal, L. Parlin, L. Bentani, B. Smart, J. Wiley, J. Ham, R. Everett, S. Mundy, R. Hargrove, S. Hayley, S. Taylor, G. Helm

Supervisor Ranalli opened the public hearing.

A motion was made by Supervisor Veerkamp, seconded by Supervisor Hidahl to:

- 1) Adopt Resolution 016-2018 certifying the Environmental Impact Report (State Clearinghouse No. 201704217) based on the Findings presented;
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with the California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval;
- 3) Approve A16-0001 adding a new policy under Objective 2.2.6 (Site Specific Policy Section) in the General Plan increasing the maximum residential density allowed in the General Plan from 24 dwelling units/acre to a maximum of 47 dwelling units/acre for the 4.565-acre site within the Town Center East Planned Development area identified as Assessor's Parcel Numbers 121-290-60, 121-290-61, and 121-290-62, based on the Findings presented;
- 4) Approve Specific Plan Amendment SP86-0002-R-3 amending the El Dorado Hills Specific Plan incorporating multifamily residential use, density, and related standards for the apartment project with the project site being designated as "Urban Infill Residential" within the Village T area of the El Dorado Hills Specific Plan, based on the Findings presented;
- 5) Approve Z16-0004 rezoning Assessor's Parcel Numbers 121-290-60, 121-290-61, and 121-290-62 from General Commercial-Planned Development to Multifamily Residential-Planned Development, with revisions to the Multifamily Residential zone district development standards being applicable to the proposed 214-unit apartment complex, based on the Findings presented;
- 6) Approve Planned Development Revision PD94-0004-R-3 revising the Town Center East Planned Development incorporating multifamily residential use, density, and related design and development standards for the proposed 214-unit apartment complex within Planning Area 2 of the Town Center East Development Plan, with the proposed apartment complex being contained in two 4-story, 60-foot-tall buildings and a 5-level, 60-foot-tall parking garage and other on-site amenities, based on the Findings and subject to the Conditions of Approval presented;
- 7) Adopt Ordinance 5079 for said rezone;
- 8) Continue item for final action to occur with the adoption of the Resolution approving the General Plan Amendments considered by the Board during the "General Plan Window", tentatively scheduled for February 13, 2018 (Item 32 on today's Agenda); and
- 9) Include the additional two Conditions of Approval that the project applicant fee for the Intelligent Transportation Systems Master Plan Program ("ITS Program") be kept in a separate account specifically designated for this project and the Provision of Public Open Space. (Conditions 13 and 17 as shown on Attachment S).

Yes: 4 - Veerkamp, Ranalli, Novasel and Hidahl

Noes: 1 - Frentzen