



Legislation Details (With Text)

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Title: Hearing to consider the recommendation of the Planning Commission on Rezone Z09-0005/Parcel Map P09-0007/Lakeview Villas on property identified by APN 110-590-54, consisting of 14.22 acres, in the El Dorado Hills area, submitted by Greg Gularte; and recommending the Board take the following actions:
 1) Adopt the Negative Declaration based on the Initial Study prepared by staff; and
 2) Deny Rezone Z09-0005/Parcel Map P09-0007 as the finding cannot be made that the project would be consistent with applicable General Plan policies based on slope, site was previously disturbed as pointed out in Finding 2.5, and cannot find that there was a building site on each parcel consistent with the General Plan. (Supervisory District I) (Est. Time: 1 Hr.)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Planning Commission Minutes 12-10-09.pdf, 2. B - Staff Report.pdf, 3. C - Public Comments.pdf, 4. Letter and backup information submitted by A. Hines att'd 1-7-10, 5. Exhibit B - Grading Plan submitted by A. Hines att'd 1-7-10, 6. Exhibit E - Map 1 - Slope Analysis from A. Hines att'd 1-7-10, 7. Exhibit E - Map 2 - Slope Analysis from A. Hines att'd 1-7-10, 8. Exhibit E - Map 3 - Slope Analysis from A. Hines att'd 1-7-10, 9. Questions and Answers submitted by G. Gularte, 10. Letter from Doug Roeca att'd 1-12-10, 11. Info submitted by Greg Gularte, 12. Itr from Lisette Suder submitted by G. Gularte, 13. letters submitted by Michael DeMore, 14. letter from Hunter Surveying submitted by D. Roca

Date	Ver.	Action By	Action	Result
1/12/2010	1	Board Of Supervisors	Approved	Pass

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Background: Request to consider Rezone Z09-0005/Parcel Map P09-0007/Lakeview Villas submitted by GREG GULARTE (Agent: Lebeck Young Engineering, Inc.) to rezone from Estate Residential Ten-Acre (RE-10) to Estate Residential Five-Acre (RE-5); create two parcels ranging in size from 8.62 to 5.6 acres; and a Design Waiver request to allow the following: (a) To allow La Sierra Drive and Shoreview Drive to remain at their current road widths. The property, identified by Assessors Parcel Number 110-590-54, consisting of 14.22 acres, is located on the north side of La Sierra Drive, approximately 75 feet east of the intersection with Shoreview Drive, in the El Dorado Hills area, Supervisory District I. [Project Planner: Jonathan Fong] (Negative declaration prepared)

These applications were considered by the Planning Commission on December 10, 2009, and, carried by a vote of 3-2 (Pratt, Mathews), were recommended for denial. The minutes from this meeting are attached.

Contact: Roger P. Trout (5369)/Pierre Rivas (5841)