



Legislation Text

File #: 08-1686, **Version:** 1

Hearing to consider the following pertaining to 74.06 acres in the El Dorado Hills area; Applicant: Patricia Andrus, Steven and Judy Arrigoti, Steven and Lisa Arrigoti, Chen Hwa Chen Trust, Chamy Lee and John and Ann Tsai:

- (1) Approve Rezone Z07-0023 changing APN's 110-450-01, -02, -03, -04, -05, and -06 from Estate Residential Ten-Acre (RE-10) to Two-Acre Residential (R2A) ;
- (2) Approve Tentative Subdivision Map TM07-1444 creating 22 residential parcels ranging in size from two to six acres with one remainder parcel to be created totaling 13.6 acres, and design waivers; and
- (3) Adopt Ordinance **4801** for said rezone.

(Mitigated Negative Declaration prepared)

RECOMMENDED ACTION: Planning Commission recommending the Board of Supervisors take the following actions: 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 changing Assessor's Parcel Numbers 110-450-01, -02, -03, -04, -05, and -06 from Estate Residential Ten-Acre (RE-10) to Two-Acre Residential (R2A) based on the findings listed in Attachment 1; 4. Approve Tentative Subdivision Map TM07-1444, based on the findings proposed by staff, subject to the conditions listed in Attachment 1; and 5. Approve the following design waivers since appropriate findings have been made as noted in attachment 1: 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; 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.

Background: These applications were considered by the Planning Commission on October 23, 2008, and by carried by a vote of 3-1 (Knight) were recommended for approval.

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.

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.

Judy Arrigotti, co-applicant, said she has owned this property for 30 years and addressed neighbors concerns regarding the road and stated that the other co-applicants, which are neighbors, have been working as a team on this project.

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.

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