



Legislation Details (With Text)

File #: 14-0769 **Version:** 7

Type: Agenda Item **Status:** Approved

File created: 5/29/2014 **In control:** Board of Supervisors

On agenda: 12/2/2014 **Final action:** 12/2/2014

Title: Community Development Agency, Development Services Division, returning to the Board with the necessary documents for formal action on the El Dorado Hills Apartments project (A14-0001/Z14-0001/SP86-0002-R/PD94-0004-R-2) that was conceptually approved by the Board on November 4, 2014. Staff recommending the Board 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 (Attachment 7B);
- 3) Approve A14-0001 amending the General Plan by adding a new policy under Objective 2.2.6 (Site Specific Policy Section) increasing the maximum residential density allowed from 24 dwelling units/acre to a maximum of 55 dwelling units/acre for the project site based on the Findings presented (Attachment 7A);
- 4) Approve Z14-0004 rezoning Assessor's Parcel Numbers 121-290-60, 121-290-61, and 121-290-62 from General Commercial-Planned Development (CG-PD) to Multifamily Residential-Planned Development (RM-PD) based on the Findings presented (Attachment 7A);
- 5) Approve SP86-0002-R amending the El Dorado Hills Specific Plan by incorporating multifamily residential use, density, and related standards for the project site based on the Findings presented (Attachment 7A);
- 6) Approve PD94-0004-R-2 amending the Town Center East Planned Development by incorporating multifamily residential use, density, and related design and development standards for the proposed 250-unit apartment complex within Planning Area 2 of the Town Center East Development Plan based on the Findings (Attachment 7A) and subject to the Conditions of Approval as presented (Attachment 7B);
- 7) Adopt Resolution 208-2014 for said General Plan amendment; and
- 8) Adopt Ordinance 5015 for said rezone.

(Est. Time: 45 Min.) (Supervisory District 1)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 7A - Revised Findings 12-2-14, 2. 7B - Revised Conditions of Approval 12-2-14, 3. 7C - Resolution-General Plan Amendment 12-2-14, 4. 7D - Ordinance for Rezone 12-2-14, 5. 7E - Revised Findings-Attachment A (MMRP) 12-2-14, 6. Revised Findings-Conditions by BOS 12-2-14 item 35.pdf, 7. Link to Attachments, 8. Executed Ordinance 5015 12-2-14 item 35.pdf, 9. Proof of Publication-Ordinance 5015.pdf, 10. Executed Resolution 208-2014 12-2-14 item 35.pdf, 11. ADOPTED Subsequent Mitigated Negative Declaration.pdf, 12. FINAL Findings.pdf, 13. FINAL Findings-Attachment A (MMRP).pdf, 14. FINAL Conditions of Approval.pdf, 15. FILED-Notice of Determination, 16. Public Comment Rcvd 12-2-14 BOS 12-2-14, 17. Public Comment Rcvd 12-1-14 BOS 12-2-14, 18. Public Comment Rcvd 11-20-14 BOS 12-2-14, 19. Public Comment Rcvd 11-13-14 BOS 12-2-14, 20. Public Comment Rcvd 11-4-14 BOS 11-4-14, 21. Public Comment Rcvd 11-3-14 BOS 11-4-14, 22. 6A - PowerPoint Presentation 11-4-14, 23. Public Comment Rcvd 10-31-14 BOS 11-4-14, 24. Public Comment Rcvd 10-30-14 BOS 11-4-14, 25. Public Comment Rcvd 10-28-14 BOS 11-4-14, 26. Public Comment Rcvd 10-21-14 BOS 11-4-14, 27. Public Comment Rcvd 10-20-14 BOS 11-4-14, 28. 5A - Planning Commission Minutes 10-14-14, 29. 5B - Board Hearing Letter 10-14-14, 30. 5C - Proof of Publication 10-14-14, 31. Applicant Request for Continuance BOS 10-14-14.pdf, 32. Public Comment Rcvd 10-13-14 BOS 10-14-14, 33. Public Comment Rcvd 10-10-14 BOS 10-14-14, 34. Public Comment Rcvd 10-9-14 BOS 10-14-14, 35. Public Comment Rcvd 10-8-14 BOS 10-14-14, 36. Public

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Date	Ver.	Action By	Action	Result
12/2/2014	7	Board of Supervisors	Approved	Pass
11/4/2014	6	Board of Supervisors	Approved	Pass
10/14/2014	5	Board of Supervisors	Continued	Pass
9/11/2014	4	Planning Commission	Denied	Pass
8/28/2014	3	Planning Commission		
7/24/2014	2	Planning Commission	Continued	Pass
6/26/2014	1	Planning Commission	Continued	Pass

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(Attachment 7A);

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(Est. Time: 45 Min.) (Supervisorial District 1)

Background

On November 4, 2014 (Item 22) the Board took action to conceptually approve this matter and directed staff to return to the Board with necessary documents for formal action.

Contact

Roger Trout

Development Services Division Director

Community Development Agency