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Title: Hearing to consider 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 Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Certify 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 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; and
- 6) Approve Planned Development Revision PD94-0004-R-3 revising the Town Center East Planned Development based on the Findings and subject to the Conditions of Approval presented. (Supervisory District 1) (cont. 12/14/17, Item #8)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 3A - Addition to Staff Report Exhibit H (Matrix Table) PC 1-11-18, 2. 3B - Staff's PowerPoint Presentation PC 1-11-18, 3. 3C - Applicant's Handout and PowerPoint Presentation PC 1-11-18, 4. Public Comment Rcvd 01-11-18 PC 01-11-18, 5. 2A - Staff Report PC 12-14-17, 6. 2B - Findings PC 12-14-17, 7. 2C - Conditions of Approval PC 12-14-17, 8. 2D - Staff Report Exhibits A-P PC 12-14-17, 9. 2E - Staff Report Exhibit Q-Draft Environmental Impact Report PC 12-14-17, 10. 2F - Staff Report Exhibit Q-Appendix 1 PC 12-14-17, 11. 2G - Staff Report Exhibit Q-Appendix 4.1 PC 12-14-17, 12. 2H - Staff Report Exhibit Q-Appendix 4.2 PC 12-14-17, 13. 2I - Staff Report Exhibit Q-Appendix 4.3 PC 12-14-17, 14. 2J - Staff Report Exhibit Q-Appendix 4.6 PC 12-14-17, 15. 2K - Staff Report Exhibit Q-Appendix 4.8 PC 12-14-17, 16. 2L - Staff Report Exhibit Q-Appendix 4.9 PC 12-14-17, 17. 2M - Staff Report Exhibits R-S PC 12-14-17, 18. 2N - Proof of Publication-Mountain Democrat PC 12-14-17, 19. 2O - Exhibit Q-Final Environmental Impact Report PC 12-14-17.pdf, 20. 2P - Applicant's Continuance Request PC 12-14-17, 21. Public Comment Rcvd 12-13-17 PC 12-14-17, 22. Public Comment Rcvd 12-12-17 PC 12-14-17, 23. Public Comment Rcvd 12-11-17 PC 12-14-17, 24. Public Comment Rcvd 12-8-17 PC 12-14-17, 25. Public Comment Rcvd 12-7-17 PC 12-14-17, 26. Public Comment Rcvd 12-4-17 PC 12-14-17, 27. Public Comment Rcvd 11-17-17 PC 12-14-17, 28. A - Notice of Availability_DEIR PC 8-10-17, 29. B - Cover Page and Table of Contents PC 8-10-17, 30. C - 1.0 Introduction PC 8-10-17, 31. D - 2.0 Executive Summary PC 8-10-17, 32. E - 3.0 Project Description PC 8-10-17, 33. F - 4.0 Impact Analysis PC 8-10-17, 34. G - 4.1 Air Quality PC 8-10-17, 35. H - 4.2

Biological Resources PC 8-10-17, 36. I - 4.3 Cultural/Tribal Resources PC 8-10-17, 37. J - 4.4 Greenhouse Gas Emissions PC 8-10-17, 38. K - 4.5 Land Use and Planning PC 8-10-17, 39. L - 4.6 Noise PC 8-10-17, 40. M - 4.7 Public Services PC 8-10-17, 41. N - 4.8 Transportation PC 8-10-17, 42. O - 4.9 Utilities PC 8-10-17, 43. P - 4.10 Energy PC 8-10-17, 44. Q - 5.0 Alternatives PC 8-10-17, 45. R - 6.0 Other Considerations PC 8-10-17, 46. S - 7.0 Report Preparation PC 8-10-17, 47. T - Appendix 1.0 PC 8-10-17, 48. U - Appendix 4.1 PC 8-10-17, 49. V - Appendix 4.2 PC 8-10-17, 50. W - Appendix 4.3 PC 8-10-17, 51. X - Appendix 4.6 PC 8-10-17, 52. Y - Appendix 4.8 PC 8-10-17, 53. Z - Appendix 4.9 PC 8-10-17, 54. AA - Project Narrative (Revised) PC 8-10-17, 55. BB - Revised EDH Design Guidelines (Draft) PC 8-10-17, 56. CC - SP-1 Preliminary Cover Site Plan (Revised) PC 8-10-17, 57. DD - SP-2 Preliminary Site Plan(Revised) PC 8-10-17, 58. EE - Elevation Sheet A 2.0 PC 8-10-17, 59. FF - Elevation Sheet A 2.1 PC 8-10-17, 60. GG - Elevation Sheet A 2.2 PC 8-10-17, 61. HH - Elevation Sheet A 3.0 PC 8-10-17, 62. II - Elevation Sheet A 4.0 PC 8-10-17, 63. JJ - Elevation Sheet A 5.0 PC 8-10-17, 64. KK - First Level Plan PC 8-10-17, 65. LL - Roof Plan PC 8-10-17, 66. MM - Second Level Plan PC 8-10-17, 67. NN - Site Illustrative Plan PC 8-10-17, 68. OO - Third and Fourth Levels Plan PC 8-10-17, 69. PP - Proof of Publication PC 8-10-17, 70. QQ - Staff Memo to Agencies DEIR Time Extension PC 8-10-17, 71. RR - Staff Power Point Presentation PC 8-10-17, 72. Public Comment Rcvd 08-09-17 to 08-10-17 PC 8-10-17, 73. Public Comment Rcvd 08-02-17 PC 8-10-17, 74. Public Comment Rcvd 01-05-18 PC 01-11-18, 75. Public Comment Rcvd 01-08-18 PC 01-11-18

Date	Ver.	Action By	Action	Result
1/11/2018	3	Planning Commission	Approved	Pass
12/14/2017	2	Planning Commission	Continued	Pass
8/10/2017	1	Planning Commission		

Hearing to consider 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 Planning Commission recommend the Board of Supervisors take the following actions:

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 - 6) Approve Planned Development Revision PD94-0004-R-3 revising the Town Center East Planned Development based on the Findings and subject to the Conditions of Approval presented.
- (Supervisory District 1) (cont. 12/14/17, Item #8)

DISCUSSION / BACKGROUND

Request to consider General Plan Amendment A16-0001/Rezone Z16-0004/Specific Plan Revision SP86-0002-R-3/Planned Development Revision PD94-0004-R-3/El Dorado Hills Apartments submitted by The Spanos Corporation to request the following:

(1) General Plan Amendment adding a new policy under Objective 2.2.6 (Site Specific Policy Section) 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;

(2) El Dorado Hills Specific Plan Amendment incorporating multifamily residential use, density, and related standards for the apartment project. The project site would be designated as "Urban Infill Residential" within the Village T area of the El Dorado Hills Specific Plan;

(3) Rezone of project site from General Commercial-Planned Development (CG-PD) to Multifamily Residential-Planned Development (RM-PD) and revisions to the Multifamily Residential zone district development standards applicable to the proposed 214-unit apartment complex; and

(4) Revisions to the approved Town Center East Development Plan 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. The proposed apartment complex would be contained in two 4-story, 60-foot-tall buildings and a 5-level, 60-foot-tall parking garage and other on-site amenities.

The property, identified by Assessor's Parcel Numbers 121-290-60, 121-290-61, and 121-290-62, consisting of 4.56 acres, is located on the northwest corner of Town Center Blvd. and Vine Street, within the Town Center East Planned Commercial Center, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Mel Pabalinas) (Environmental Impact Report prepared, State Clearinghouse No. 201704217)

A Staff Report is attached.

This item had been agendaized for the December 14, 2017, meeting. Prior to the hearing, the applicant requested the item be continued to the January 11, 2018, meeting to allow more time for review of the project's documents, as requested by the public.

CONTACT

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Community Development Services, Planning and Building Department