



Legislation Details (With Text)

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Title: Community Development Services, Planning and Building Department presenting Findings for Denial for the Saratoga Retail project (Design Review Revision DR08-0003-R) on property identified by Assessor's Parcel Numbers 120-690-07 and 120-690-08, consisting of 1.71 acres, in the El Dorado Hills area, that was conceptually denied by the Planning Commission on December 14, 2017; and staff recommending the Planning Commission take the following action:
1) Deny Design Review Revision DR08-0003-R based on the Findings for Denial as presented. (Supervisory District 1) (cont. 12/14/17; Item #7)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2A - Staff Memo (Findings for Denial) 01-08-18 PC 1-11-18, 2. 2B - Staff Memo (Revised Findings for Denial) 01-11-18 PC 1-11-18, 3. Public Comment Rcvd 01-10-18 to 01-11-18 PC 01-11-18, 4. Public Comment Rcvd 01-10-18 PC 01-11-18, 5. Public Comment Rcvd 01-04-18 PC 01-11-18, 6. A - Staff Report PC 12-14-17, 7. B - Findings PC 12-14-17, 8. C - Conditions of Approval PC 12-14-17, 9. D - Staff Report Exhibits A-N PC 12-14-17, 10. E - Staff Report Exhibit O-Proposed Negative Declaration and Initial Study PC 12-14-17, 11. F - Staff Report Exhibits P-V PC 12-14-17, 12. G - Proof of Publication-Mountain Democrat PC 12-14-17, 13. H - Applicant's PowerPoint Presentation PC 12-14-17, 14. I - Applicant's Response to Comments PC 12-14-17, 15. Public Comment Rcvd 12-15-17(AFTER Hearing) PC 12-14-17, 16. Public Comment Rcvd 12-14-17 PC 12-14-17, 17. Public Comment Rcvd 12-13-17 PC 12-14-17, 18. Public Comment Rcvd 12-12-17 PC 12-14-17, 19. Public Comment Rcvd 12-11-17 PC 12-14-17, 20. Public Comment Rcvd 12-8-17 PC 12-14-17, 21. Public Comment Rcvd 12-7-17 PC 12-14-17, 22. Public Comment Rcvd 12-6-17 PC 12-14-17, 23. Public Comment Rcvd 12-5-17 PC 12-14-17, 24. Public Comment Rcvd 12-4-17 PC 12-14-17, 25. Public Comment Rcvd 11-28-17 PC 12-14-17, 26. Public Comment Rcvd 11-16-17 to 11-21-17 PC 12-14-17

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

Community Development Services, Planning and Building Department presenting Findings for Denial for the Saratoga Retail project (Design Review Revision DR08-0003-R) on property identified by Assessor's Parcel Numbers 120-690-07 and 120-690-08, consisting of 1.71 acres, in the El Dorado Hills area, that was conceptually denied by the Planning Commission on December 14, 2017; and staff recommending the Planning Commission take the following action:

1) Deny Design Review Revision DR08-0003-R based on the Findings for Denial as presented. (Supervisory District 1) (cont. 12/14/17; Item #7)

DISCUSSION / BACKGROUND

On December 14, 2017, the Planning Commission considered Design Review Revision DR08-0003-R/Saratoga Retail ("Project") submitted by Peter Navarra for a Design Review revision to add one building and reduce square footage by 6,907 square feet from Design Review DR08-0003/The Shops at El Dorado Hills, that was originally approved by the Planning Commission in 2009 with 3 buildings

totaling 30,628 square feet. Phase 1 has been constructed as a Walgreens (13,263 square feet). Phase 2 is proposed to be 3 buildings totaling 10,458 square feet consisting of: one 2,800 square foot restaurant with a drive-thru lane; one 3,000 square foot retail commercial building; and one 4,658 square foot restaurant with a drive-thru lane. The property, identified by Assessor's Parcel Numbers 120-690-07 and 120-690-08, consisting of 1.71 acres, is located on the west side of El Dorado Hills Boulevard, south of the intersection with Saratoga Way, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Efren Sanchez) (Negative Declaration prepared)

At that hearing, the Planning Commission made a motion to take conceptual action to deny the Project with direction for Planning staff to return on January 11, 2018, with Findings for Denial. The public hearing discussion that led to the conceptual action included staff's recommendation, applicant's presentation of the Project, public comments, and the traffic consultant's expert testimony. The Planning Commission indicated that they would like further explanation on the Project's near-term traffic impact, the Negative Declaration as it relates to traffic, and further explanation of what classifies a tourist-serving or traffic-attracting business.

CONTACT

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Community Development Services, Planning and Building Department