



Legislation Details (With Text)

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On agenda: 2/13/2018 **Final action:** 2/13/2018

Title: HEARING - To consider the recommendation of the Planning Commission on 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 Board take the following actions:

- 1) Adopt Resolution 016-2018 certifying 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 incorporating multifamily residential use, density, and related standards for the apartment project with the project site being designated as "Urban Infill Residential" within the Village T area of 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;
- 6) Approve Planned Development Revision PD94-0004-R-3 revising the Town Center East Planned Development 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, with the proposed apartment complex being contained in two 4-story, 60-foot-tall buildings and a 5-level, 60-foot-tall parking garage and other on-site amenities, based on the Findings and subject to the Conditions of Approval presented;
- 7) Adopt Ordinance 5079 for said rezone; and
- 8) Continue item for final action to occur with the adoption of the Resolution approving the General Plan Amendments considered by the Board during the "General Plan Window", tentatively scheduled for February 13, 2018. (Supervisorial District 1) (Est. Time: 1.5 Hrs.)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Approved Contract Routing Sheet & Resolution Certifying EIR, 2. B - Approved Contract Routing Sheet & Rezone Ordinance, 3. C - Findings, 4. D - CEQA Findings (Staff Report Exhibit R), 5. E - Conditions of Approval, 6. F - Mitigation Monitoring Reporting Program, 7. G - Draft Environmental Impact Report (DEIR) (Staff Report Exhibit Q), 8. H - DEIR-Appendix 1, 9. I - DEIR-Appendix 4.1, 10. J - DEIR-Appendix 4.2, 11. K - DEIR-Appendix 4.3, 12. L - DEIR-Appendix 4.6, 13. M - DEIR-Appendix 4.8, 14. N - DEIR-Appendix 4.9, 15. O - Final Environmental Impact Report, 16. P - Minute Order-Planning Commission 01-11-18, 17. Q - Minute Order-Planning Commission 12-14-17, 18. R - Proof of Publication-Mountain Democrat, 19. S - Staff Memo 02-12-18, 20. T - Staff Memo-Attachment 1- Revised MMRP, 21. U - Staff Memo-Attachment 2-Revised CEQA_Findings, 22. V - Staff Memo-

Attachment 3-EDH Apartment Fiscal Analysis, 23. W - Staff Memo-Attachment 4-Parking Requirement Clarification, 24. X - Staff Memo-Attachment 5-EDH APAC Comment, 25. Y - Staff Memo-Attachment 5-Response to EDH APAC, 26. Z - Staff Memo-Attachment 5-Citizens for Sustainable Dev Comment, 27. AA - Staff Memo-Attachment 5-Response to Citizens for Sustainable Dev, 28. BB - Staff Memo-Attachment 5-Save Our County Comment, 29. CC - Staff Memo-Attachment 5-Response to Save Our County, 30. Executed Ordinance 5079, 31. Ordinance 5079-Proof of Publication, 32. Executed Resolution 016-2018, 33. Applicant Handout BOS Rcvd 2-13-18, 34. Public Comment Rcvd 2-13-18 BOS 2-13-18, 35. Public Comment Rcvd 2-12-18 BOS 2-13-18, 36. Public Comment Rcvd 2-9-18 BOS 2-13-18, 37. Public Comment Rcvd 2-8-18 BOS 2-13-18, 38. Public Comment Rcvd 2-6-18 BOS 2-13-18, 39. Public Comment Rcvd 2-5-18 BOS 2-13-18, 40. Public Comment Rcvd 2-2-18 BOS 2-13-18, 41. Public Comment Rcvd 01-30-18 to 01-31-18, 42. FINAL Findings, 43. FINAL CEQA Findings of Fact, 44. FINAL Conditions of Approval, 45. FINAL Conditions of Approval-CORRECTED, 46. ADOPTED Mitigation Monitoring Reporting Program, 47. APPROVED STAMPED Exhibits, 48. RECEIPT-Notice of Determination

Date	Ver.	Action By	Action	Result
2/13/2018	1	Board of Supervisors	Approved	Pass
2/13/2018	1	Board of Supervisors	Failed	

HEARING - To consider the recommendation of the Planning Commission on 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 Board take the following actions:

- 1) Adopt Resolution **016-2018** certifying 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 incorporating multifamily residential use, density, and related standards for the apartment project with the project site being designated as "Urban Infill Residential" within the Village T area of 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;
- 6) Approve Planned Development Revision PD94-0004-R-3 revising the Town Center East Planned Development 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, with the proposed apartment complex being contained in two 4-story, 60-foot-tall buildings and a 5-level, 60-foot-tall parking garage and other on-site amenities, based on the Findings and subject to the Conditions of Approval presented;
- 7) Adopt Ordinance **5079** for said rezone; and
- 8) Continue item for final action to occur with the adoption of the Resolution approving the General Plan Amendments considered by the Board during the "General Plan Window", tentatively scheduled for February 13, 2018. (Supervisory District 1) (Est. Time: 1.5 Hrs.)

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)

These applications were considered by the Planning Commission on January 11, 2018 (Legistar File 17-0846) and were recommended for approval with a vote of 3-2 (Vegna, Williams). Staff provided a summary PowerPoint slide presentation of the proposed project, which included the analysis and conclusion of the accompanying Environmental Impact Report (EIR). The applicant presented a separate slide presentation of the project and discussed the comparisons with the previously approved (2014), higher density (250-unit) version of the project (refer to Legistar File 14-0769). Following staff and applicant presentations, discussion with the Planning Commission involved topics such as density, traffic, Measure E applicability, open space areas within the project area, and parking. Public comment received included public support of the project citing land use and design compatibility with the surrounding area, as well as comments for non-support citing potential environmental impacts associated with traffic and aesthetics.

ALTERNATIVES

The Board may elect to approve the project with changes to the Conditions of Approval; Continue the item to a date certain for additional information and future action; Continue the item off-calendar, which would require a new public notice for future consideration and action; or Deny the application. A Denial action may need to be continued to a date certain so that staff can prepare Findings for Denial.

CLERK OF THE BOARD FOLLOW-UP ACTIONS

Clerk to send one (1) fully executed copy of the Resolution to Certify the Environmental Impact Report and the Rezone Ordinance to the CDS Planning and Building Department, attention of Char Tim, Clerk of the Planning Commission.

CONTACT

Roger Trout, Director
Community Development Services, Planning and Building Department

Mel Pabalinas, Principal Planner