



Legislation Details (With Text)

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Title: Hearing to consider the Courtside Apartments, Phase II project (Design Review DR21-0006)** to request a Design Review Permit in accordance with the provisions of California Senate Bill No. 35 (affordable housing streamlined approval) for a 24-unit, six-building addition to an existing three building apartment complex (Courtside Manor Apartments). Proposed improvements include 82 off-street parking spaces, landscaping, and open space/common areas. The proposed project is located on property identified by Assessor's Parcel Number 051-461-067, consisting of 4.5 acres, in the Diamond Springs area, submitted by CTA Engineering & Surveying (Agent: Greg Stedfield); and staff recommending the Planning Commission take the following actions:

- 1) Certify the project to be Statutorily Exempt pursuant to Section 15268, Ministerial Projects, of the CEQA Guidelines;
- 2) Find that the project is consistent with the provisions of SB 35; and
- 3) Approve Design Review Permit DR21-0006, based on the Findings and subject to the Conditions of Approval as presented.
(Supervisory District 3)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Staff Report, 2. B - Findings, 3. C - Conditions of Approval, 4. D - Staff Report Exhibits A-X, 5. E - Notification Map (1000 feet), 6. F - Proof of Publication-Mt. Democrat, 7. G - SB 35 Presentation, 8. H - Staff Memo 09-08-21, 9. FINAL Findings, 10. FINAL Conditions of Approval, 11. APPROVED STAMPED Exhibits

Date	Ver.	Action By	Action	Result
9/9/2021	1	Planning Commission	Approved	Pass

Hearing to consider the Courtside Apartments, Phase II project (Design Review DR21-0006)** to request a Design Review Permit in accordance with the provisions of California Senate Bill No. 35 (affordable housing streamlined approval) for a 24-unit, six-building addition to an existing three building apartment complex (Courtside Manor Apartments). Proposed improvements include 82 off-street parking spaces, landscaping, and open space/common areas. The proposed project is located on property identified by Assessor's Parcel Number 051-461-067, consisting of 4.5 acres, in the Diamond Springs area, submitted by CTA Engineering & Surveying (Agent: Greg Stedfield); and staff recommending the Planning Commission take the following actions:

- 1) Certify the project to be Statutorily Exempt pursuant to Section 15268, Ministerial Projects, of the CEQA Guidelines;
- 2) Find that the project is consistent with the provisions of SB 35; and
- 3) Approve Design Review Permit DR21-0006, based on the Findings and subject to the Conditions of Approval as presented.
(Supervisory District 3)

DISCUSSION / BACKGROUND

Request to consider Design Review DR21-0006/Courtside Apartments, Phase II submitted by CTA

Engineering & Surveying (Agent: Greg Stedfield) to request a Design Review Permit in accordance with the provisions of California Senate Bill No. 35 (affordable housing streamlined approval) for a 24-unit, six-building addition to an existing three building apartment complex (Courtside Manor Apartments). Proposed improvements include 82 off-street parking spaces, landscaping, and open space/common areas. The property, identified by Assessor's Parcel Number 051-461-067, consisting of 4.5 acres, is located on the west side of Racquet Way, approximately 300 feet south of the intersection with Black Rice Road, in the Diamond Springs area, Supervisorial District 3. (County Planner: Bianca Dinkler) (Statutory Exemption pursuant to Section 15268 of the CEQA Guidelines)**

A Staff Report is attached.

CONTACT

Bianca Dinkler
Planning and Building Department, Planning Division