

**RESOLUTION NO. 2010-156**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING A SPECIFIC PLAN AMENDMENT FOR THE  
FRANKLIN CROSSING AMENDMENTS PROJECT EG-09-062;  
ASSESSOR PARCEL NUMBERS: 132-0132-042 AND 132-1680-032**

**WHEREAS**, the Planning Department of the City of Elk Grove received an application from Taylor Morrison of California, LLC (hereinafter referred to as the Applicant) on December 18, 2009, for a General Plan Amendment, Specific Plan Amendment, Rezone, Large Lot Tentative Subdivision Map, and Small Lot Tentative Subdivision Map; and

**WHEREAS**, the project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as Assessor Parcel Numbers 132-0132-042-0000 and 132-1680-032-0000; and

**WHEREAS**, the project consists of amending the Specific Plan land use designation for the project from SFR 2-4, SFR 3-5, and Mini Park to SFR 3-6 and Park; and

**WHEREAS**, the proposed Specific Plan Amendment will increase the development's average assumed residential density of 3 and 4 dwelling units per acre to 5 dwelling units per acre; and

**WHEREAS**, the proposed residential density increase is consistent with the average density of surrounding residential development; and

**WHEREAS**, the proposed residential density increase, in conjunction with the project's requested General Plan Amendment and Rezone entitlements, will allow for smaller lot sizes, which the Applicant claims is more desirable based on the housing market's current demands; and

**WHEREAS**, increasing the originally approved Franklin Crossing Subdivision from 240 to 314 units, combined with the EFSP's existing and anticipated residential development, does not exceed the EFSP's residential build-out of 10,103 units; and

**WHEREAS**, all necessary public facilities and services will be provided to the project site, or conditioned as part of the Large and Small Lot Tentative Subdivision Maps' conditions of approval, in accordance with all local, County, and State development requirements; and

**WHEREAS**, before considering the requested General Plan Amendment of the project site, the City Council reviewed and considered the information contained in the Initial Study and Mitigated Negative Declaration for the Franklin Crossing Amendments project; and

**WHEREAS**, the City Council finds that the mitigation measures identified in the Initial Study / Mitigated Negative Declaration, incorporated into a Mitigation Monitoring and Reporting Program and imposed on the project, are sufficient to mitigate or avoid the significant environmental effects from development of the project; and

**WHEREAS**, the Planning Commission considered the Applicant's request at a public hearing on June 17, 2010, and recommended the City Council approve the Franklin Crossing Amendments project; and

**WHEREAS**, the City Council is the appropriate authority to hear and take action on this project after a recommendation by the Planning Commission; and

**WHEREAS**, the City Council held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Elk Grove approves the Specific Plan Amendment as illustrated in the attached Exhibit A, incorporated herein by this reference.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 14<sup>th</sup> day of July, 2010.

  
\_\_\_\_\_  
SOPHIA SCHERMAN, MAYOR of the  
CITY OF ELK GROVE

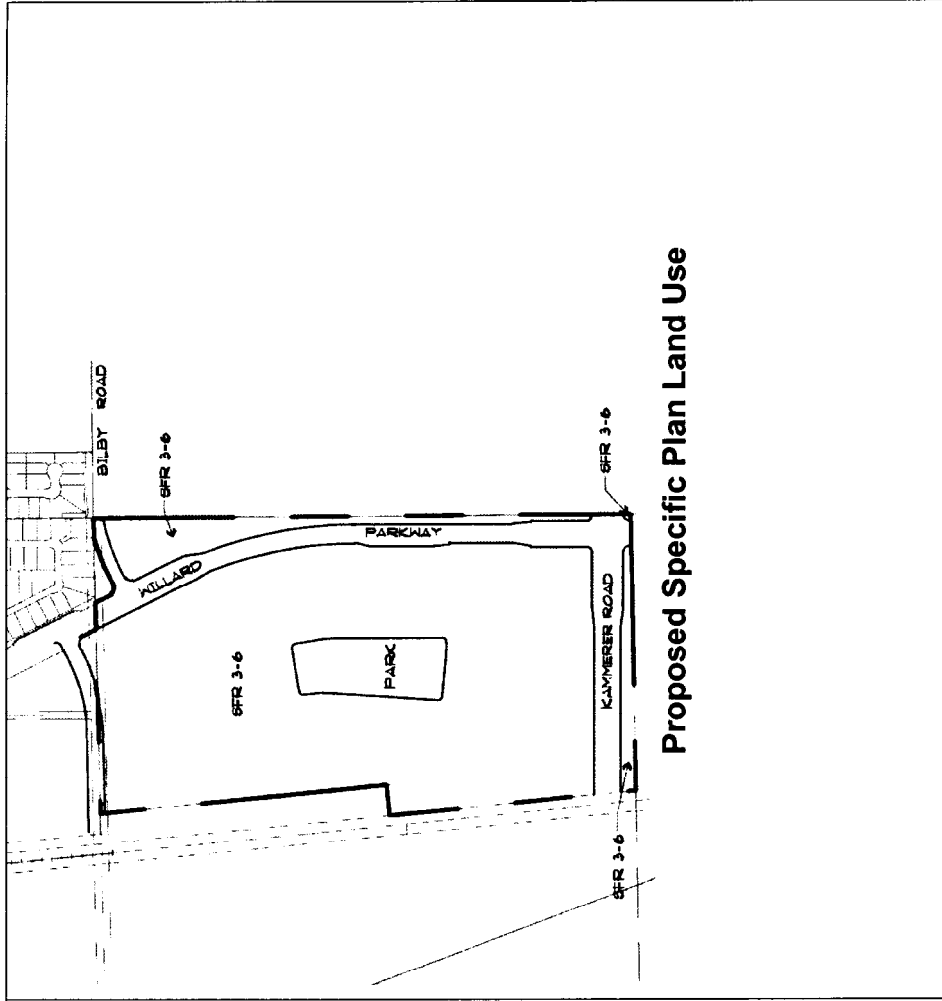
ATTEST:

  
\_\_\_\_\_  
JASON LINDGREN, INTERIM CITY CLERK

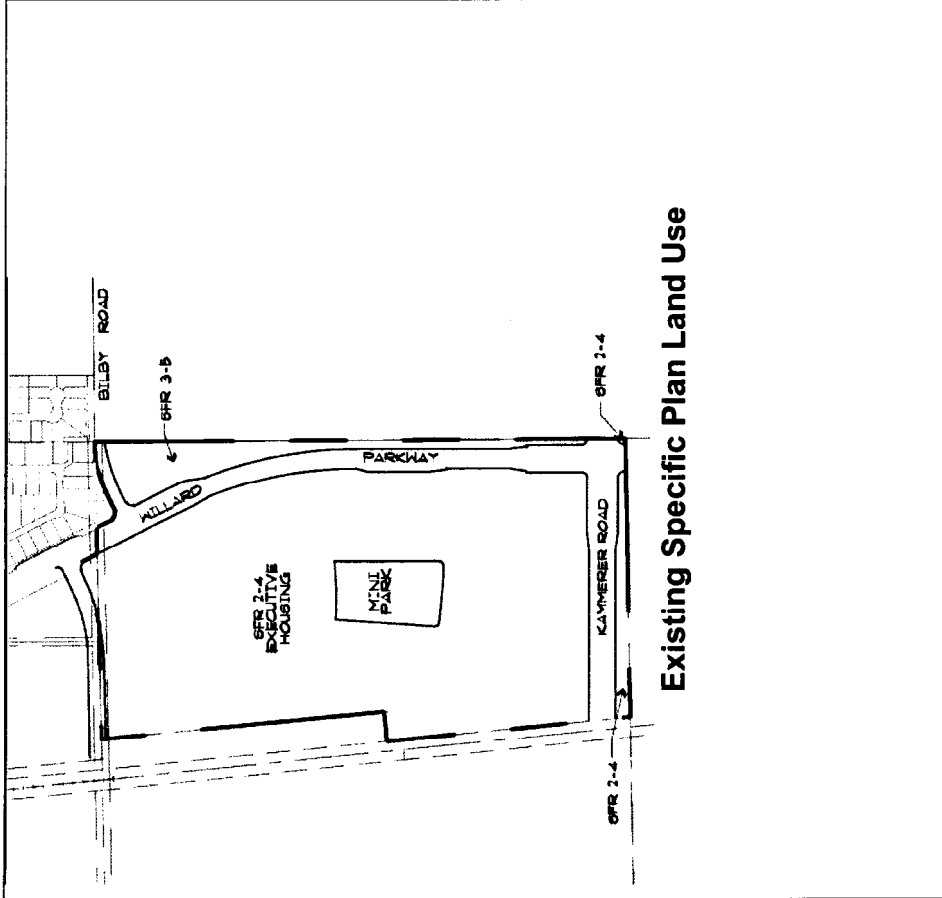
APPROVED AS TO FORM:

  
\_\_\_\_\_  
SUSAN COCHRAN, CITY ATTORNEY

**Exhibit A**



**Proposed Specific Plan Land Use**



**Existing Specific Plan Land Use**

**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2010-156**

**STATE OF CALIFORNIA            )**  
**COUNTY OF SACRAMENTO        )**     **ss**  
**CITY OF ELK GROVE             )**

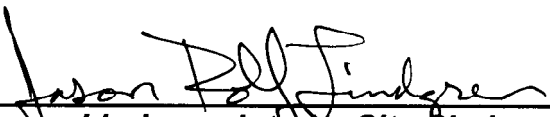
***I, Jason Lindgren, Interim City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on July 14, 2010 by the following vote:***

**AYES :            COUNCILMEMBERS:        *Scherman, Detrick, Cooper, Davis, Hume***

**NOES:            COUNCILMEMBERS:        *None***

**ABSTAIN :        COUNCILMEMBERS:        *None***

**ABSENT:         COUNCILMEMBERS:        *None***

  
\_\_\_\_\_  
**Jason Lindgren, Interim City Clerk  
City of Elk Grove, California**