

RESOLUTION NO. 2012-73

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING GENERAL PLAN AMENDMENTS FOR THE FALLS
OF ELK GROVE PROJECT NO. EG-11-053, SPECIFICALLY
AFFECTING ASSESSOR'S PARCEL NUMBER 132-2130-003**

WHEREAS, the Planning Division of the City of Elk Grove received an application on December 13, 2011 requesting a General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Parcel Map, Design Review and Conditional Use Permit for the Falls of Elk Grove Project No. EG-011-053 (Project); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as Assessor's Parcel Number (APN) 132-2130-003; and

WHEREAS, the Project consists of amending the General Plan land use designation for the project site by removing the High Density Residential land use designation and replacing it with the Commercial / Office / Multi-Family (C/O/MF) Designation; and

WHEREAS, the Project consists of amending the General Plan Housing Element, removing APN 132-2130-003 (previously identified as 132-0270-006) from Table 1-30 (Vacant / Underutilized Site Characteristics) in the City's Housing Element; and

WHEREAS, the General Plan Amendments are consistent with the goals and policies of the Elk Grove General Plan; and

WHEREAS, the proposed change in land use designation will remain consistent with surrounding land use designations; and

WHEREAS, there is a surplus of units included in Table 1-30 (Vacant / Underutilized Site Characteristics) in the City's Housing Element that would meet the current housing market demands; and

WHEREAS, all necessary public facilities and services will be provided to the project sites, or conditioned as part of the Tentative Parcel Map conditions of approval, in accordance with all local, county, and State development requirements; and

WHEREAS, an Addendum to the Laguna Ridge Environmental Impact Report (EIR) has been prepared finding no further impacts than those analyzed in the Laguna Ridge EIR for the Project pursuant to the California Environmental Quality Act (CEQA) review Section 15164 of Title 14 of the California Code of Regulations (State CEQA Guidelines) – Addendum to an EIR or Negative Declaration; and

WHEREAS, the Planning Commission considered the Applicants' request at a public hearing on April 19, 2012, and recommended the City Council approve the Project; 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 General Plan Amendments for the Falls of Elk Grove Project No. EG-011-053 (Project) as illustrated in the attached Exhibit A, incorporated herein by this reference; and

BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove approves the amendment to Table 1-30 (Vacant / Underutilized Site Characteristics) of the Housing Element as provided in the attached Exhibit B, incorporated herein by this reference, based upon the following finding:

Finding: The General Plan Amendment is consistent with goals and policies of the Elk Grove General Plan.

Evidence: The proposed General Plan Amendments for The Falls of Elk Grove project (EG 11-053) consists of replacing the acreage under the current High Density Residential land use designation with Commercial / Office / Multi-Family (C/O/MF) as well as removing the site from the City's Vacant / Underutilized Sites List. These changes would fulfill the General Plan's purpose of creating excellence in new design, a strong positive community image, and enhanced community character. The C/O/MF designation would remain consistent with the land use designation to the west. This creates opportunities for the area to be developed with complimentary uses that enhance the community. Further, the site is consistent with the Elk Grove Design Guidelines, which ensures excellence in new design and a strong positive community image. Removal of the site from the City's Vacant / Underutilized Sites will not affect the City's ability to provide housing to people of all incomes because the Vacant / Underutilized Sites list has excess capacity. All necessary public facilities and services will be provided to the project sites in accordance with all local, county, and State development requirements.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 9th day of May 2012.



JAMES COOPER, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

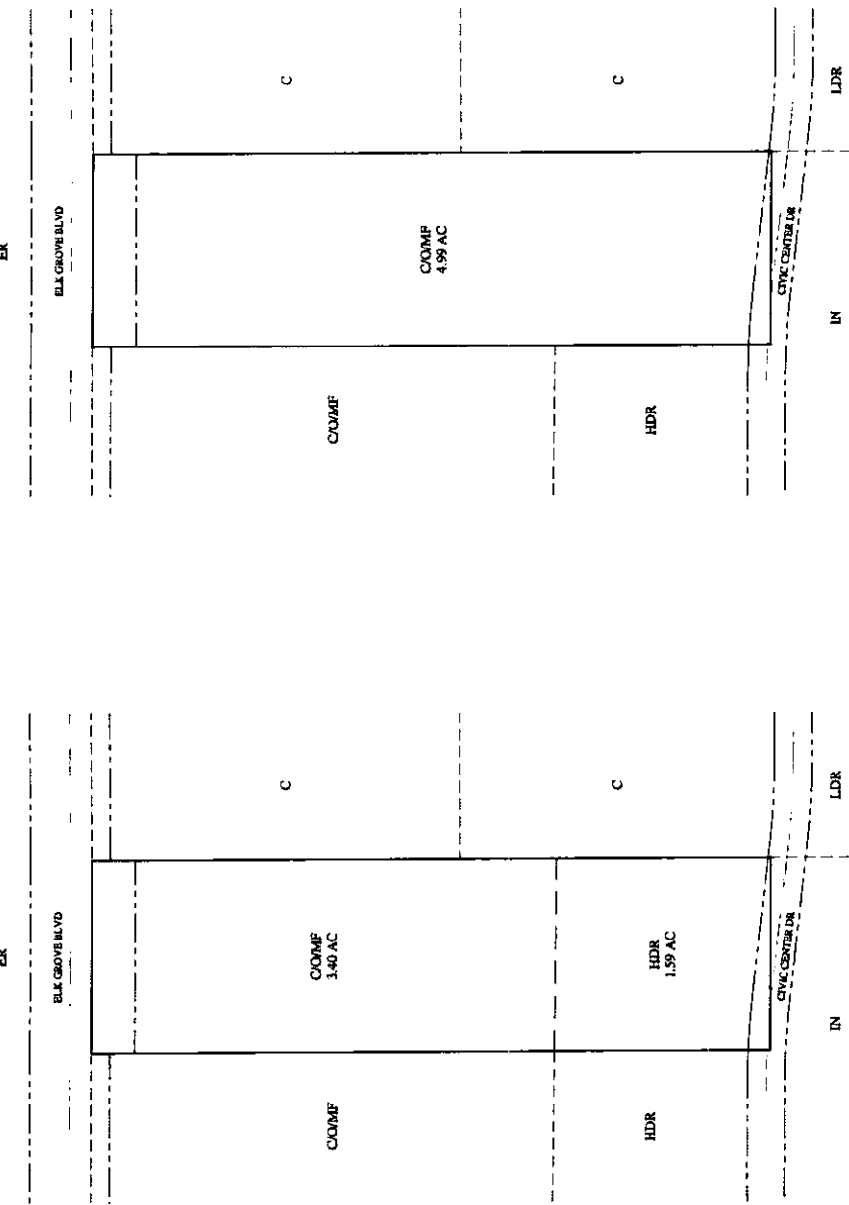
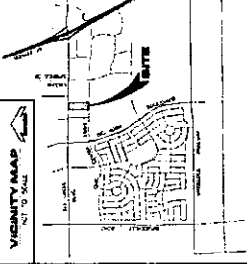
APPROVED AS TO FORM:



JONATHAN HOBBS,
INTERIM CITY ATTORNEY

EXHIBIT A The Falls of Elk Grove General Plan Amendment

GENERAL PLAN AMENDMENT EXHIBIT FOR
THE FALLS OF ELK GROVE
8880 ELK GROVE BLVD
CITY OF ELK GROVE
CALIFORNIA



OWNER / DEVELOPER
CIVIC CENTER
11100 ELK GROVE BLVD
ELK GROVE, CA 95758
TEL: (916) 781-1111
FAX: (916) 781-1112
WWW.CIVICCENTER.COM

APN 1 282 180 003
FORMERLY MAP 131-1270-006

EXISTING DESIGNATION

LET	GENERAL PLAN DESIGNATION	AREA AC
CO/MF	COMMERCIAL OFFICE/GENERAL OFFICE	1.78 AC
HDR	HIGH DENSITY RESIDENTIAL	1.71 AC
LDR	LOW DENSITY RESIDENTIAL	1.11 AC
TOTAL		4.60 AC

PROPOSED DESIGNATION

LET	GENERAL PLAN DESIGNATION	AREA AC
CO/MF	COMMERCIAL OFFICE/GENERAL OFFICE	4.59 AC
TOTAL		4.59 AC

SUPPLEMENTAL BETWEEN ISLAND (P)

LET	GENERAL PLAN DESIGNATION	AREA AC
HDR	HIGH DENSITY RESIDENTIAL	1.29 AC
LDR	LOW DENSITY RESIDENTIAL	1.29 AC
TOTAL		2.58 AC

LET GENERAL PLAN DESIGNATION
CO/MF COMMERCIAL OFFICE/GENERAL OFFICE
HDR HIGH DENSITY RESIDENTIAL
LDR LOW DENSITY RESIDENTIAL

BURRELL GROUP INC. CONSULTING
10000 ELK GROVE BLVD, SUITE 100, ELK GROVE, CA 95758
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EXHIBIT B

Table 1-30 (portion to be amended)

APN	Parcel Size	Zoning	General Plan	Constraints²	Unit Capacity
Portion of 132-0270- 006; now 132-2130- 003	1.53	RD-20	HDR	None	28
Subtotal (HDR)	341.24 <u>339.63</u>				6,367 <u>6,339</u>
Total	1,333.72 1,371.08 <u>1,369.50</u>				10,551 10,764 <u>10,736</u>

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2012-73**

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

I, Jason Lindgren, 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 May 9, 2012 by the following vote:

AYES : COUNCILMEMBERS: Cooper, Davis, Detrick, Scherman

NOES: COUNCILMEMBERS: None

ABSTAIN : COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: Hume


Jason Lindgren, City Clerk
City of Elk Grove, California