



**CITY OF ELK GROVE
CITY COUNCIL STAFF REPORT**

AGENDA TITLE: A public hearing to consider a Specific Plan Amendment, Rezone, and Design Review for the Laguna Ridge Apartments project (EG-10-053)

MEETING DATE: December 8, 2010

PREPARED BY: Eric Norris, Planning Staff

DEPARTMENT HEAD: Taro Echiburú, Planning Director

RECOMMENDED ACTION:

By a vote of 4-1 at its November 18 meeting, the Planning Commission recommends (4-1) the following actions:

1. Adopt a Resolution of the City Council of the City of Elk Grove finding the Laguna Ridge Apartments project (EG-10-053) exempt from the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations, Title 14, Chapter 3 (State CEQA Guidelines) Section 15183 (Attachment 1); and
2. Introduce and waive the full reading, by substitution of title only, an Ordinance of the City Council of the City of Elk Grove amending the City of Elk Grove Zoning Map from RD-30 to RD-20 for the Laguna Ridge Apartments project (EG-10-053) (Attachment 2); and
3. Adopt a Resolution of the City Council of the City of Elk Grove approving a Specific Plan Amendment from Multi-family Residential/RD-30 to Multi-family Residential/RD-20 for the Laguna Ridge Apartments project (EG-10-053) (Attachment 3); and

4. Adopt a Resolution of the City Council of the City of Elk Grove approving a Design Review for the Laguna Ridge Apartments project (EG-10-053), subject to the Findings in the Resolution (Attachment 4).

PROJECT INFORMATION:

Location: Located on the northwest corner of Civic Center Drive and Big Horn Boulevard in the Laguna Ridge Specific Plan area

Planner: Eric Norris, Planning Staff

Applicant: St. Anton Partners

Property Owner: FB Holdings, LLC

PLANNING COMMISSION MEETINGS:

The first public hearing on the project occurred at the October 21, 2010 Planning Commission meeting. At that time, staff recommended denial for the project as then proposed. The October 21 Planning Commission staff report is attached for reference (Attachment 6). The applicant requested a continuance to November 4, 2010 to further revise the application materials. At the October hearing, the Planning Commission supported a continuance; however, the Commission did not think two weeks was adequate time for the applicant to revise the plans and for staff to review and condition the project and instead approved a continuance to the November 18 Planning Commission meeting.

The Planning Commission conducted a public hearing on the project on November 18, 2010. The November 18 Planning Commission staff report is attached for reference (Attachment 5). Staff presented the details of the project to the Commission. The applicant suggested installing wrought iron fencing along the northern property line of the project site between the project site and the vacant commercial site to the north. The applicant also agreed to move the air conditioner units to the roof enclosed behind parapets based on the Commission's concern about the location of the units adjacent to the first floor bedrooms. The applicant also suggested moving the enhanced pedestrian pathway along the northern property line to the south to provide a better connection between Wymark Drive and Big Horn Boulevard.

The Planning Commission received public comment. Craig Eihnez, the owner of the commercial property immediately north of the project site, spoke to the Commission in favor of the applicant's proposal to install wrought iron fencing.

During deliberations, a few Commissioners expressed concern that there were several outstanding items that still needed to be resolved; however, the majority of the Commission thought that there was sufficient framework (ie. Laguna Ridge Specific Plan, Laguna Ridge Supplemental Design Guidelines, and Elk Grove Town Center Design Guidelines) in place for the outstanding details to be reviewed and approved by the Planning Director at the Improvement Plan/Building Permit stage. The Commission supported adding a condition to move the pedestrian path to the interior of the project and requiring the applicant to construct a temporary wrought iron fence on the northern property until the commercial property was constructed. The Commission also recommended staff amend one of the Findings/Evidence for the Specific Plan Amendment. The Planning Commission recommended City Council approval of the project with a 4-1 (Maita) vote with the additional items discussed above.

PROJECT DESCRIPTION:

The applicant is requesting a Specific Plan Amendment and Rezone from Multi-Family RD-30 to Multi-Family RD-20, and a Design Review for a 204-unit multi-family development. As currently proposed, the project includes 9 residential buildings, a 4,690-square-foot community center clubhouse, and various accessory buildings (see Figures 1 and 2).

ANALYSIS:

The proposed project has been reviewed in accordance with the City's General Plan, the development standards of the Laguna Ridge Specific Plan and Title 23 of the Municipal Code (Zoning Code), the City's Multifamily Design Guidelines, the Laguna Ridge Specific Supplemental Design Guidelines, and the Elk Grove Town Center Design Guidelines.

The proposed multifamily development is generally consistent with the development standards of the Zoning Code and Specific Plan (save for parking requirements, as discussed below) and the design requirements of the three applicable design guidelines.

Specific Plan Amendment and Rezone

The Elk Grove General Plan and Laguna Ridge Specific Plan designate the property as Multi-family Residential/RD-30. The proposed project includes a Specific Plan Amendment and Rezone to Multi-family Residential/RD-20.

Staff has reviewed the potential impact of the proposed zone change on the City's Regional Housing Needs Assessment (RHNA). The project site was not included in the RHNA inventory for the City's 2009 General Plan Housing Element certified by the California Department of Housing and Community Development (HCD). Rezoning the site to RD-20 would not affect the City's ability to meet its (low-income) RHNA allocation, since development of the site at a higher RD-30 density was not assumed when the Housing Element was updated.

The Specific Plan Amendment and Rezone are consistent with the General Plan requirements for multi-family development. The proposed project density is 19.1 units per acre, which is consistent with the density range of 15.0 to 25.0 du/acre for RD-20 specified in the LRSP and the project helps to meet some of the very low and low housing needs of the City.

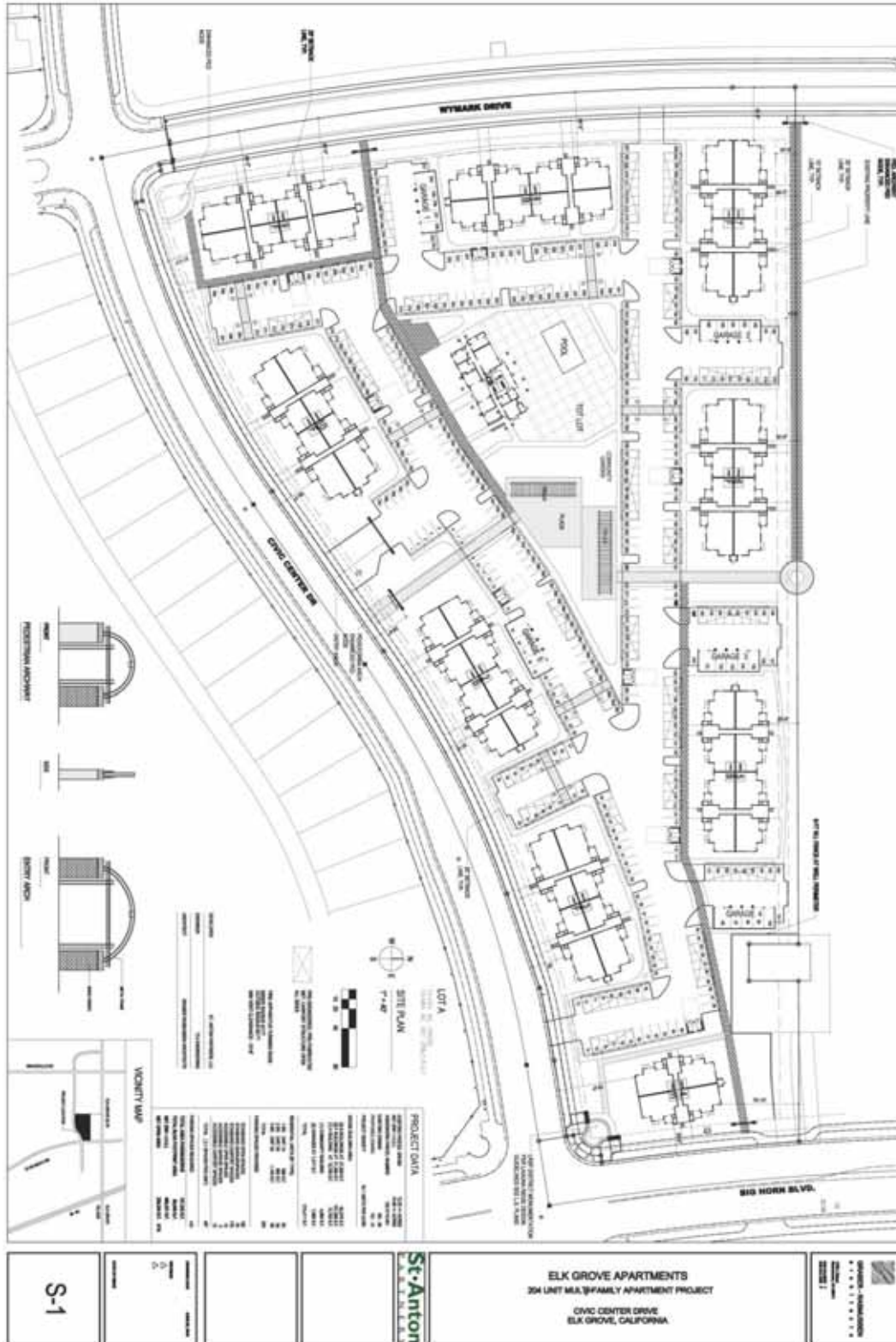
Design Review

Site layout

The proposed project consists of nine residential buildings totaling 215,411 square feet and a 4,690-square-foot community building on a 12.03-acre parcel within the Laguna Ridge Town Center. As shown in Figure 2, the main vehicular entry into the site is along the southern project boundary from Civic Center Drive. Enhanced pedestrian access pathways with pedestrian archways and enhanced paving are located throughout the project site off of Big Horn Blvd, Civic Center Drive, and Wymark Drive. The project has been conditioned to install interlocking pavers consistent with the requirements of the Laguna Ridge Supplemental Design Guidelines on the enhanced pedestrian access pathways.

The proposed buildings meet the applicable development standards for setbacks, building height, landscaping, lighting, and signage established in the Laguna Ridge Specific Plan and Title 23 of the Municipal Code.

Figure 1. Site Plan, dated November 4, 2010



Architecture

The City-wide Design Guidelines for multi-family development and the Elk Grove Town Center Design Guidelines establish design parameters for the architectural design of the site. The Elk Grove Town Center Design Guidelines were approved in June 2008 with the purpose of establishing design criteria for features such as massing, scale, proportion, landscaping, and vehicular and pedestrian circulation.

The proposed design is consistent with the requirements of these guidelines. As shown in Figure 1 above and as illustrated in the exhibits in Exhibit B, building architecture is “urban” in nature, using a simple design with varying materials and colors to create visual interest.

Figure 2. Elevation



Parking

The applicant requests a reduction of off-street parking requirements. Pursuant to the Zoning Code Section 23.58.060, off-street vehicle parking reductions may be granted when the applicant can prove the nature of the proposed use or the proximity of the facility to alternative modes of transportation justifies the requested parking reduction.

Title 23 of the Municipal Code requires 429 parking spaces for the proposed project (51 guest spaces and 378 resident spaces). The project site includes 407 parking stalls, which is 22 stall less than that required by Title 23. However, the location of the project site justifies the parking reduction. The project site is located in the Elk Grove Town Center, adjacent to a future commercial development and the site of the future Civic Center. The City plans for several transit stops located in the proximity of the project site. As such, staff recommends that the parking reduction be approved.

The project does not qualify for any parking reductions under the City's density bonus regulations.

ENVIRONMENTAL ANALYSIS:

The California Environmental Quality Act (CEQA) requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed development is a project under CEQA.

The project, however, is exempt from the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations, Title 14, Chapter 3 (State CEQA Guidelines) Section 15183, because the project is consistent with the Laguna Ridge Specific Plan EIR (SCH 2000082139) and the Laguna Ridge Town Center Subsequent EIR (SCH 2007082169), both of which have been certified.

The Laguna Ridge Specific Plan (LRSP) was approved and an Environmental Impact Report adopted by the City Council on June 16, 2004. The EIR adequately addressed environmental issues related to the development of the Laguna Ridge Area. The subject project is being undertaken pursuant to and in conformity with the approved Specific Plan and is subject to the Laguna Ridge Mitigation Monitoring and Reporting Program. The EIR analyzed overall development of the Laguna Ridge area and addressed issues such as transportation, air quality, noise, facilities and infrastructure.

The Laguna Ridge Town Center project (EG-07-066) included a Specific Plan Amendment and Rezone to enlarge the Town Center commercial area in the LRSP area. The LRSP land uses were reconfigured to remove the Medium Density Residential/15.1 dwelling units per acre (RD-15), and Medium Density Residential/10 dwelling units per acre (RD-10) designations and increase the Shopping Center (SC) designation to 79.7 acres and increase the High Density Residential/20 dwelling units per acre (RD-20) and High Density Residential/30 dwelling units units per acre (RD-30) designation to 15.6 acres. The Laguna Ridge Town Center Subsequent EIR, which was prepared to analyze the environmental effects of the Laguna Ridge Town Center project, addressed issues such as land use, air quality, noise, and traffic. The City Council adopted a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, finding that the project may be approved due to social, economic and other factors. The subject project is being undertaken pursuant to and in conformity with the approved Laguna Ridge Town Center project (EG-07-066) and is subject to the adopted MMRP for the project.

No special circumstances or potential new impacts related to the properties or project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the Laguna Ridge Specific Plan EIR and the Laguna Ridge Town Center Subsequent EIR. Consequently, pursuant to CEQA Guidelines Section 15182, the project is exempt and no further environmental review is required for this project.

FISCAL IMPACT:

The development of infrastructure will be financed through a combination of development impact fee programs and developer funding. The General Fund will not be used to pay for any of the infrastructure costs of this project.

ATTACHMENTS:

1. Resolution for CEQA exemption
2. Ordinance for approval of the Rezone
3. Resolution for approval of the Specific Plan Amendment
4. Resolution for approval of the Design Review

5. November 18, 2010 Planning Commission staff report
6. October 21, 2010 Planning Commission staff report

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING
THE LAGUNA RIDGE APARTMENTS PROJECT EG-10-053 EXEMPT FROM
THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
ASSESSOR PARCEL NUMBER: 132-2110-001**

WHEREAS, the Planning Division of the City of Elk Grove received an application on August 25, 2010 requesting a Specific Plan Amendment, Rezone, and Design Review for the Laguna Ridge Apartments, Project No. EG-010-053 (the 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 Parcel Number 132-2110-001; and

WHEREAS, California Environmental Quality Act (CEQA) Guideline §15183 exemption applies to projects which are consistent with a Community Plan, General Plan or Zoning for which an Environmental Impact Report (EIR) has been certified and “shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site”; and

WHEREAS, the Laguna Ridge Specific Plan (LRSP) was approved and an EIR adopted by the City Council on June 16, 2004, which adequately addressed environmental issues related to the development of the Laguna Ridge Area. The subject project is being undertaken pursuant to and in conformity with the approved Specific Plan and is subject to the Laguna Ridge Mitigation Monitoring and Reporting Program. The EIR analyzed overall development of the Laguna Ridge area and addressed issues such as transportation, air quality, noise, facilities and infrastructure; and

WHEREAS, the Laguna Ridge Town Center project (EG-07-066) included a Specific Plan Amendment and Rezone to enlarge the Town Center commercial area in the LRSP area. The LRSP land uses were reconfigured to remove the Medium Density Residential / 15.1 dwelling units per acre (RD-15), and Medium Density Residential / 10 dwelling units per acre (RD-10) designations and increase the Shopping Center (SC) designation to 79.7 acres and increase the High Density Residential / 20 dwelling units per acre (RD-20) and High Density Residential / 30 dwelling units per acre (RD-30) designation to 15.6 acres. The Laguna Ridge Town Center Subsequent EIR, which was prepared to analyze the environmental effects of the Laguna Ridge Town Center project, addressed issues such as land use, air quality, noise, and traffic. The City Council adopted a Mitigation Monitoring and Reporting Program (MMRP) and a Statement of Overriding Considerations, finding that the project may be approved due to social, economic and other factors. The subject project is being undertaken pursuant to and in conformity with the approved Laguna Ridge Town Center project (EG-07-066) and is subject to the adopted MMRP for the project; and

WHEREAS, the project involves a rezone from RD-30 to RD-20 in an area designated for high density residential land use; and

WHEREAS, the proposed project is consistent with the General Plan, Land Use Policy Map and Title 23 requirements; and

WHEREAS, all required services and access to the proposed parcels in compliance with the City's standards are available; and

WHEREAS, no adverse environmental effects were identified during staff review of the development application and project site visit; and

WHEREAS, no special circumstances exist that create a reasonable possibility that the activity may have a significant adverse impact on the environment.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove finds the Laguna Ridge Apartments Project (EG-10-053) exempt from CEQA review pursuant to Section 15183 of the CEQA Guidelines of Title 14 of the California Code of Regulations.

Finding: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations, Title 14, Chapter 3 (State CEQA Guidelines Section 15183 of Title 14 of the California Code of Regulations).

Evidence: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations, Title 14, Chapter 3 (State CEQA Guidelines Section 15183 of Title 14 of the California Code of Regulations because the project is consistent with the Laguna Ridge Specific Plan EIR (SCH 2000082139) and the Laguna Ridge Town Center Subsequent EIR (SCH 2007082169), both of which have been certified.

The Laguna Ridge Specific Plan (LRSP) was approved and an EIR adopted by the City Council on June 16, 2004. The EIR adequately addressed environmental issues related to the development of the Laguna Ridge Area. The subject project is being undertaken pursuant to and in conformity with the approved Specific Plan and is subject to the Laguna Ridge Mitigation Monitoring and Reporting Program. The EIR analyzed overall development of the Laguna Ridge area and addressed issues such as transportation, air quality, noise, facilities and infrastructure.

The Laguna Ridge Town Center project (EG-07-066) included a Specific Plan Amendment and Rezone to enlarge the Town Center commercial area in the LRSP area. The LRSP land uses were reconfigured to remove the Medium Density Residential / 15.1 dwelling units per acre (RD-15), and Medium Density Residential / 10 dwelling units per acre (RD-10) designations and increase the Shopping Center (SC) designation to 79.7 acres and increase the High Density Residential / 20 dwelling units per acre (RD-20) and High Density Residential / 30 dwelling units per acre (RD-30) designation to 15.6 acres. The Laguna Ridge Town Center Subsequent EIR, which was

prepared to analyze the environmental effects of the Laguna Ridge Town Center project, addressed issues such as land use, air quality, noise, and traffic. The City Council adopted a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, finding that the project may be approved due to social, economic and other factors. The subject project is being undertaken pursuant to and in conformity with the approved Laguna Ridge Town Center project (EG-07-066) and is subject to the adopted MMRP for the project.

No special circumstances or potential new impacts related to the properties or project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the Laguna Ridge Specific Plan EIR and the Laguna Ridge Town Center Subsequent EIR. Consequently, pursuant to CEQA Guidelines Section 15182 of Title 14 of the California Code of Regulations, the project is exempt and no further environmental review is required for this project.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 8th day of December 2010.

SOPHIA SCHERMAN, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

SUSAN COCHRAN, CITY ATTORNEY

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
AMENDING THE CITY OF ELK GROVE ZONING MAP FROM RD-30 TO RD-20 FOR
THE LAGUNA RIDGE APARTMENTS PROJECT NO EG-10-053, ASSESSOR
PARCEL NUMBER 132-2110-001**

WHEREAS, the Planning Division of the City of Elk Grove received an application on August 25, 2010 requesting a Specific Plan Amendment, Rezone, and Design Review for the Laguna Ridge Apartments, Project No. EG-010-053 (the 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 Parcel Number 132-2110-001; and

WHEREAS, the proposed rezone of the site to RD-20 is consistent with the zoning designation and density range of the General Plan; and

WHEREAS, the proposed zoning implements the General Plan's policies and goals for orderly development that is adequately supported by public infrastructure and services; and

WHEREAS, the project is exempt from California Environmental Quality Act (CEQA) review pursuant to §15183 of the CEQA Guidelines of Title 14 of the California Code of Regulations; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on October 21, 2010, and November 18, 2010 and recommended the City Council approve the Laguna Ridge Apartments 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 does ordain as follows:

Section 1: Purpose and Authority

The purpose of this Ordinance is to amend the City of Elk Grove Zoning Map as shown on the attached Exhibit A, incorporated herein by this reference.

Section 2: Enactment of New Zoning

The City Council hereby amends the City of Elk Grove Zoning Map for APN 132-2110-001, as shown on attached in Exhibit A, incorporated herein by this reference.

Section 3: No Mandatory Duty of Care.

This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 4: Severability.

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 5: Savings Clause

The provisions of this ordinance shall not affect or impair an act done or right vested or approved or any proceeding, suit or prosecution had or commenced in any cause before such repeal shall take affect; but every such act done, or right vested or accrued, or proceeding, suit or prosecution shall remain in full force and affect to all intents and purposes as if such ordinance or part thereof so repealed had remained in force. No offense committed and no liability, penalty or forfeiture, either civilly or criminally incurred prior to the time when any such ordinance or part thereof shall be repealed or altered by said Code shall be discharged or affected by such repeal or alteration; but prosecutions and suits for such offenses, liabilities, penalties or forfeitures shall be instituted and proceeded with in all respects as if such prior ordinance or part thereof had not been repealed or altered.

Section 6: Effective Date and Publication

This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within fifteen (15) days after its passage, a summary of the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).

INTRODUCED: December 8, 2010
ADOPTED:
EFFECTIVE:

SOPHIA SCHERMAN, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

SUSAN COCHRAN, CITY ATTORNEY

Date signed:

EXHIBIT A



**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE TO
APPROVE AN AMENDMENT TO THE LAGUNA RIDGE SPECIFIC PLAN
FOR THE LAGUNA RIDGE APARTMENTS PROJECT EG-10-053
ASSESSOR PARCEL NUMBER: 132-2110-001**

WHEREAS, the Planning Division of the City of Elk Grove received an application on August 25, 2010 requesting a Specific Plan Amendment, Rezone, and Design Review for the Laguna Ridge Apartments, Project No. EG-10-053 (the 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 Parcel Number 132-2110-001; and

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183 of Title 14 of the California Code of Regulations; and

WHEREAS, the Planning Commission considered the Applicant’s request at a public hearing on October 21, 2010 and November 18, 2010 and recommended City Council approval of the project.

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 hereby approves the Specific Plan Amendment as illustrated in Exhibit A, based on the following findings::

**S P A - L R S P LRSP S
I A**

Finding: Significant changes to the character of the community have occurred subsequent to the adoption of the Specific Plan which warrants amendments as requested.

Evidence: The market demand for housing has diminished due to the current economic environment. The proposed Specific Plan amendment and Rezone from RD-30 to RD-20 will provide for affordable housing units within the City in the current economic climate.

Finding: The requested amendment will benefit the Specific Plan Area and/or the City.

Evidence: The proposed Specific Plan amendment will reduce the density requirements of the project site, which will make the project site economically feasible for the applicant to provide affordable housing units within the City and the Specific Plan Area.

Finding: The amendment is consistent with the General Plan.

Evidence: The General Plan contains goals, policies, and objectives to which all projects must adhere. Thus, the LRSP serves as the policy and regulatory document that implements the goals and policies of the General Plan. The LRSP recognizes that periodic amendments may be necessary in order to respond to economic and market demands. Such amendments include changes to the land use designations as for the proposed project. General Plan Land Use Policies LU-28 and LU-30 allows the LRSP to have discretion to land use. Thus, amendments to the General Plan Land Use Policy Map may occur without a General Plan Amendment.

Finding: The amendment will not adversely affect adjacent properties and can be properly serviced.

Evidence: The proposed change to the land use designation on the project site will not adversely affect adjacent properties. No new land use types are proposed for the site. All public services and utilities to serve the project would remain as identified for the LRSP.

Finding: here applicable, the physical constraints of the property area are such that the requested amendment is warranted.

Evidence: The size and configuration of the project site is more suitable for the density allowed under the RD-20 land use designation. The proposed project would reduce the allowable density and make the site physically suited for development.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 8th day of December 2010.

SOPHIA SCHERMAN, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

SUSAN COCHRAN, CITY ATTORNEY

EXHIBIT A

EXISTING

PROPOSED



**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A DESIGN REVIEW FOR THE LAGUNA RIDGE APARTMENTS
PROJECT EG-10-053, ASSESSOR PARCEL NUMBER: 132-2110-001**

WHEREAS, the Planning Division of the City of Elk Grove received an application on August 25, 2010 requesting a Specific Plan Amendment, Rezone, and Design Review for the Laguna Ridge Apartments, Project No. EG-010-053 (the 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 Parcel Number 132-2110-001; and

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183 of Title 14 of the California Code of Regulations; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on October 21, 2010 and November 18, 2010 and recommended City Council approval of the project.

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 hereby approves the Design Review subject to the conditions of approval contained in Exhibit A and as illustrated Exhibit , incorporated herein by this reference. based on the following findings:

D R

Finding: The proposed project is consistent with the Citywide Design Guidelines and the Elk Grove Town Center Design Guidelines.

Evidence: The project has been designed with an urban character consistent with the requirements of the Elk Grove Town Center Guidelines. The project includes a simple design, with flat roofs, contemporary materials and colors to provide visual interest, and pedestrian connectivity throughout the site and to the commercial property to the north.

Finding: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The site plan, building elevations, and landscape plan have been reviewed in accordance with the Citywide Design Guidelines for non-residential land uses and the Elk Grove Town Center Design Guidelines, and it is concluded that the project's architecture and site planning meet all applicable design requirements. The project has been designed with an urban character consistent with the requirements of the Elk Grove Town Center Guidelines. The project includes a simple design, with flat roofs, contemporary materials and colors to provide visual interest, and pedestrian connectivity throughout the site and to the commercial property to the north.

Finding: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The project has been designed with an urban character consistent with the requirements of the Elk Grove Town Center Guidelines. The project includes a simple design, with flat roofs, contemporary materials and colors to provide visual interest, and pedestrian connectivity throughout the site and to the commercial property to the north. The elevations have clear design concept consistent with the requirements of the Guidelines for the project to act as a transition between the commercial property to the north and single-family residential land uses to the south.

Finding: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The project site includes six (6) pedestrian access points from adjacent streets for pedestrian circulation throughout the site and to the commercial property to the north; the pathways are enhanced with pedestrian arches and enhanced paving material. There is a plaza in the center of the site with trellises and other site amenities consistent with the Laguna Ridge Supplemental Design Guidelines.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 8th day of December 2010.

SOPHIA SCHERMAN, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

SUSAN COCHRAN, CITY ATTORNEY

EXHIBIT A

1.	<p>The development approved by this action is for a Specific Plan Amendment, Rezone, and Design Review as illustrated in the project plans dated:</p> <ul style="list-style-type: none"> • Site Plan (received November 4, 2010) • Elevations B, F, H (received October 26, 2010) • Floor Plans B, H, F (received November 10, 2010) • Parking Reduction request to provide for a total of 407 on-site off-street parking spaces <p>Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On-Going	Planning
2.	<p>The Applicant or Successors in Interest (referred to in these Conditions of Approval as "Applicant") shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.</p>	On-Going	Planning
3.	<p>This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.</p>	On-Going	Planning

4.	The Applicant is notified that this property is part of the Laguna Ridge Specific Plan (LRSP) project (EG-00-062). This project is subject to all applicable conditions of approval and mitigation measures from the LRSP Mitigation Monitoring and Reporting Program (MMRP) recorded June 28, 2005 for the subject property.	On-Going	Planning	
5.	The Applicant is notified that this property is part of the Laguna Ridge Town Center project (EG-07-066). This project is subject to all applicable mitigation measures and conditions of approval from the Laguna Ridge Town Center project. See condition #6 for requirements related to the recordation of the Laguna Ridge Town Center Mitigation Monitoring and Reporting Project (MMRP) prior to the start of construction.	On-Going	Planning	
6.	The Applicant shall record the Laguna Ridge Town Center Mitigation Monitoring and Reporting Program (EG-07-066) for the parcel(s) of this development. Prior to the issuance of any grading permits, the Applicant shall comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with the project. Until the MMRP has been recorded and the estimated MMRP deposit of \$3,000 has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City will be approved.	Prior to Issuance of a Grading Permit / Improvement Plans	Planning	
7.	The Applicant shall maintain all landscaping consistent with the requirements of the Laguna Ridge Supplemental Design Guidelines.	On-Going	Planning	

<p>8. The following shall be required as notes on all improvement plans, grading plans, and construction plans:</p> <ul style="list-style-type: none"> • "The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontological artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action." • "All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed." 	<p>Shown on improvement plans, grading plans, and construction plans</p>	<p>Planning</p>
<p>9. The Applicant shall submit Landscape Plans consistent with the Laguna Ridge Supplemental Design Guidelines, Title 14 (Water Use and Conservation), and Title 23 (Zoning) requirements (including parking lot shading requirements) for review and approval by the Police Department, Planning Department, and Public Works Department prior to approval of Improvement Plans and to the satisfaction of the Planning Director.</p>	<p>Improvement Plans</p>	<p>Planning Public Works Police Department</p>
<p>10. All enhanced internal pedestrian walkways onsite shall be designed with interlocking pavers (6cm thick; style: Appian Way) consistent with the requirements of the Laguna Ridge Supplemental Design Guidelines and to the satisfaction of the Planning Director.</p>	<p>Improvement Plans</p>	<p>Planning</p>
<p>11. All streetscape landscaping shall be consistent with the requirements of the Laguna Ridge Supplemental Design Guidelines and to the satisfaction of the Planning Director.</p>	<p>Improvement Plans</p>	<p>Planning</p>

12.	The Elk Grove Town Center District Monumental shall be designed and installed consistent with the requirements of the Elk Grove Town Center Design Guidelines.	Improvement Plans/Building Permit	Planning
13.	The project shall not cause a net loss of storage, nor an increase in velocity, of drainage water within the 100-year floodplain. The Applicant shall prepare and submit a drainage study and plan that includes, but is not limited to: a pre- and post-project drainage analysis of the project and project impacts; and the proposed connections to the City Storm Drainage System with adequate supporting calculations. The study shall incorporate the City of Elk Grove Drainage Capital Improvement Plan; be consistent with the ultimate upstream development in the General Plan, and any specific, area, or master plans; and shall conform to the City of Elk Grove Improvement Standards. The study shall further demonstrate that the project lies outside the 100-year frequency floodplain after improvements are constructed in accordance with the policies in the City Floodplain Management Plan. The study must be completed and stamped by a Professional Engineer and determined by the City to be accurate, and adequate.	1 st Improvement Plan Submittal	Public Works
14.	The Applicant shall identify all deviations from City Standards on the site plan. Deviations not identified on the site plan may not be approved by Public Works, potentially resulting in the need for the project to be redesigned. Any granting of a deviation is at the sole discretion of the City. Amended entitlement approvals may be necessary as a result.	Improvement Plans	Public Works

<p>15. The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the most recent version of the <i>Stormwater Quality Design Manual</i> for the Sacramento Region. Post-construction source and treatment controls shall be designed in accordance with the City of Elk Grove Improvement Standards and the <i>Stormwater Quality Design Manual</i>. The design of post-construction source and treatment controls shall be submitted for approval with the improvement plans regardless of whether they constitute private or public improvements. A separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed shall also be submitted and accepted by the City.</p>	<p>Improvement Plans</p>	<p>Public Works</p>	
<p>16. The Applicant shall execute a maintenance agreement for stormwater quality control treatment devices to the satisfaction of Public Works.</p>	<p>Improvement Plans</p>	<p>Public Works</p>	
<p>17. The Applicant shall design and construct a gated emergency access on Wymark Drive and Civic Center Drive, at the location shown on the site plan, to the satisfaction of Public Works. The access shall be a minimum of 20 feet wide with the following design:</p> <ul style="list-style-type: none"> • Provide a 6-inch curb, painted red having a 1:1 slope between the gutter flowline and the top of curb • Install turf block, from the back of curb, for a minimum depth of 10 feet with 1-foot wide concrete strips on each side of the turf block. 	<p>Improvement Plans / 1st Building Permit</p>	<p>Public Works</p>	
<p>18. The Applicant shall design and install the driveway on Civic Center Drive in accordance with Section 4-10 of the City of Elk Grove Improvements Standards</p>	<p>Improvement Plans / 1st Building Permit</p>	<p>Public Works</p>	

19.	The Applicant shall submit, in addition to the complete set of record drawing improvement plans, a separate electronic file, in PDF format, of the record drawing/as-built plan sheets on the record drawing CD. Additionally, the Applicant shall complete and submit the City's drainage data spreadsheet, with complete data for all drainage structures installed, on the record drawing CD.	Prior to acceptance of Public Improvements	Public Works	
20.	Identification signage issued by Public Works shall be mounted by the Applicant during streetlight installation in accordance with the approved plans. Alterations to streetlight plans shall be updated on record drawings. The Applicant shall submit, in addition to the complete set of improvement plans, a separate electronic file, in PDF format, of only the streetlight plan sheets and voltage calculations on the record drawing CD. Additionally, the Applicant shall complete and submit the City's streetlight data spreadsheet, with complete data for all streetlights installed, on the record drawing CD.	Prior to Acceptance of Public Improvements	Public Works	
21.	The trash enclosures (location, design, and capacity) shall be consistent with the City's adopted "Space Allocation and Enclosure Design Guidelines for Trash and Recycling" to the satisfaction of the Planning Director.	Building Permit	Planning	
22.	The Applicant shall install site amenities, including trash, ash, and recycling receptacles; drinking fountains; benches; mailboxes; tree grates and/or tree guards; and bike racks consistent with the requirements of the Laguna Ridge Supplemental Design Guidelines and to the satisfaction of the Planning Director. This specifically applies to plazas, tot lot, mail area, and all other common areas.	Building Permit	Planning	

23.	<p>All design plans and calculations shall be prepared by an Architect/Engineer licensed in the State of California and comply with the 2007 California Building Code (CBC), 2007 California Plumbing Code (CPC), 2007 California Mechanical Code, 2007 California Electrical Code (CEC) & 2007 California Energy Code. <i>This information shall be specified on the project Title Sheet.</i></p>	Building Permit	Building Department		
24.	<p>Site Plan shall properly delineate all required accessible parking stalls including van accessible stalls and all required methods of "<u>accessible paths of travel</u>" from all doors (exits/entrances) around the building to handicap parking stalls and to the "public right of way" by way of the most direct route. Also, approved detectable warning strips shall be shown at all locations required for "<u>accessible paths of travel</u>" to handicap parking stalls crossing "<u>vehicular paths of travel</u>".</p> <p><i>Note: All interior and exterior disabled access and site accessibility requirements shall comply with Chapter 11B of the 2007 CBC.</i></p>	Building Permit	Building Department		
25.	<p>The project applicant shall pay all applicable City of Elk Grove administered development impact fees in effect at the time of building permit issuance. For further information on development related fees, see the 2010 Development Related Fee Booklet at: http://www.elkgrovecity.org/finance/dfc.asp. Applicants are also advised to review the Planned Fee Updates portion of the web page, and are encouraged to sign up for email updates on the 2010 Development Related Fee Booklet and the Planned Fee Updates links on the web page (see the upper right corner of these web pages). By signing up for email updates, you will receive an email notifying you every time these web pages change, which will assist you in planning for the costs associated with your project.</p>	Building Permit	Finance		

26.	<p>Prior to building permit, the project area shall annex into the Street Maintenance Assessment District No. 1 Zone 5 to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp.</p>	Building Permit	Finance	
27.	<p>Prior to building permit, the project area shall annex into the Police Services Mello-Roos Community Facilities District 2003-2 (CFD), to fund the project's fair share of Public Safety costs. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see http://www.elkgrovecity.org/finance/cfd-information.asp.</p>	Improvement Plans/Building Permit	Finance	
28.	<p>The Applicant shall improve a 25' landscape corridor on Big Horn Blvd to the satisfaction of Public Works.</p>	1 st Building Permit	Public Works / Planning	
29.	<p>The Applicant shall improve a 20' landscape corridor on Civic Center Drive to the satisfaction of Public Works.</p>	1 st Building Permit	Public Works / Planning	
30.	<p>The Applicant shall improve a 16' landscape corridor on Wymark Drive to the satisfaction of Public Works.</p>	1 st Building Permit	Public Works / Planning	
31.	<p>The Applicant shall submit plans to the Fire Department and shall comply with any conditions of approval as required by the Fire Department.</p>	Building Permit	Cosumnes CSD Fire Department	
32.	<p>All building and unit addressing/numbering shall be approved by Cosumnes CSD Fire Department.</p>	Building Permit	Cosumnes CSD Fire Department	
33.	<p>All buildings with 3 or more stories shall be provided with standpipes.</p>	Building Permit	Cosumnes CSD Fire Department	

34.	Turns in fire access lanes shall have a minimum inside turning radius of 25 feet and a minimum outside turning radius of 50 feet.	Building Permit	Cosumnes CSD Fire Department	
35.	Vehicle gates shall be reviewed and approved by Cosumnes CSD Fire Department	Building Permit	Cosumnes CSD Fire Department	
36.	The Applicant shall provide an illuminated address monument with a minimum 6 inch contrasting address numbers at the main entrance.	Building Permit	Cosumnes CSD Fire Department	
37.	An illuminated directory board shall be provided at each entrance and shall be reviewed and approved by Cosumnes CSD Fire Department.	Building Permit	Cosumnes CSD Fire Department	
38.	Exterior portions of all buildings shall be within 150 feet of a fire access lane.	Building Permit	Cosumnes CSD Fire Department	
39.	Fire hydrants shall be spaced no more than 300 feet apart along the fire access lane.	Building Permit	Cosumnes CSD Fire Department	
40.	Dead end fire access lands shall not exceed 150 feet.	Building Permit	Cosumnes CSD Fire Department	
41.	The Applicant shall submit plans to the Sacramento County Water Agency and shall comply with any conditions of approval as required by the Sacramento County Water Agency.	Building Permit	Sacramento County Water Agency	
42.	The Applicant shall submit plans to the Sacramento County Sewer District and shall comply with any conditions of approval as required by the Sewer District.	Building Permit	Sewer District	
43.	The Applicant shall comply with any conditions of approval as required by the Police Department.	Building Permit	Police Department	
44.	Prior to the issuance of the first building permit, the Applicant shall submit for review and approval the monument and building signage. Signage design shall be consistent with the architecture of the development to the satisfaction of the Planning Director.	Building Permit	Planning	

45.	Prior to the issuance of the first building permit, the Applicant shall submit for review and approval the design of the garages. Garage design shall be consistent with the architecture of the development to the satisfaction of the Planning Director.	Building Permit	Planning	
46.	Prior to the issuance of the first building permit, the Applicant shall submit for review and approval the design of the carports. Carport design shall be consistent with the architecture of the development to the satisfaction of the Planning Director.	Building Permit	Planning	
47.	Prior to the issuance of the first building permit, the Applicant shall submit for review and approval the design of the pool fence to the satisfaction of the Planning Director.	Building Permit	Planning	
48.	Prior to the issuance of the first building permit, the Applicant shall submit for review and approval the design of the on-site light standards to the satisfaction of the Planning Director.	Building Permit	Planning	
49.	Prior to the issuance of the first building permit, the Applicant shall submit for review and approval the design of the Community Building consistent with the architecture of the development to the satisfaction of the Planning Director.	Building Permit	Planning	
50.	Prior to the issuance of the first building permit, the Applicant shall submit for review and approval the design of the patio and stair railings (finish and style) to the satisfaction of the Planning Director.	Building Permit	Planning	
51.	The enhanced pedestrian node at the northern property line shall be designed consistent with the Elk Grove Town Center and the Laguna Ridge Supplemental Design Guidelines and shall include enhanced features and amenities, including but not limited to: benches; arches; and water and/or landscape features, all subject to the satisfaction of the Planning Director.	Building Permit	Planning	

52.	Prior to the issuance of the first building permit, the Applicant shall submit for review and approval the design of the HVAC screening wall. Design shall be consistent with the architecture of the development and to the satisfaction of the Planning Director.	Building Permit	Planning	
53.	Prior to the issuance of the first building permit, the Applicant shall submit for review and approval the design of all building attached lighting. Design shall be to the satisfaction of the Planning Director.	Building Permit	Planning	
54.	The stucco on all buildings of the development shall have a smooth finish to the satisfaction of the Planning Director.	Building Permit	Planning	
55.	Prior to the issuance of the first building permit, the Applicant shall submit for review and approval the Color and Materials Board. Final color and materials shall be to the satisfaction of the Planning Director.	Building Permit	Planning	
56.	The Applicant shall modify the elevations to include additional banding and color differentiation prior to the first building permit to the satisfaction of the Planning Director.	Building Permit	Planning	
57.	Prior to the issuance of the first building permit, the Applicant shall submit for review and approval the design of the down spouts (finish, style, and color) and modify the elevation illustration to include the down spouts prior to the issuance of the first building permit to the satisfaction of the Planning Director.	Building Permit	Planning	
58.	The Applicant shall submit a photometric plan for review and approval by the Fire Department and to the satisfaction of the Planning Director.	Building Permit	Planning	
59.	Each parcel with a sewage source shall have a separate connection to the SASD public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or SASD public sewer line.	Building Permit	SASD	

60.	Connection to the SASD sewer system shall be required to the satisfaction of SASD. SASD Design Standards apply to any on and off-site sewer construction.	Building Permit	SASD	
61.	The applicant shall install wrought iron fencing along the northern property line to remain in place until the commercial property immediately north of the project site becomes developed. The design of the wrought iron fence shall be reviewed and approved by the Planning Director.	Building Permit	Planning	
62.	The applicant shall move the pedestrian pathway to the south to connect to the pathway from Big Horn Boulevard.	Building Permit	Planning	
63.	Upon completion of the installation of the landscaping for the project, the project landscape architect/designer shall certify that the installed landscape complies with all City Water Conserving Landscape Requirements. Certification shall be accomplished by completion of a Certificate of Conformance on a form provided by the City. Failure to submit a complete and accurate Certificate of Conformance to the Planning Department may delay final approval/occupancy of the project.	Prior to Occupancy	Landscape/ Planning	
64.	Prior to final inspection or occupancy of any structure on the site a Certificate of Conformance for the landscaped areas shall be provided to the City's landscape architect for approval.	Prior to Occupancy	Landscape/ Planning	

The following items are noted for the Applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

- a. The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works.
- b. If there are any discrepancies between the approved tentative map and the conditions of approval, the conditions of approval shall supersede the approved tentative map. (Public Works)
- c. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
- d. Any public improvements damaged during construction shall be replaced, by the Applicant, in-kind or with new improvement. (Public Works)
- e. Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees, by the Applicant. Where multiple street cuts into the same street occur, a single, final surface (pavement) trench repair over all the trench cuts is required. Pavement grinding is required for the full length and width of the trenches. (Public Works)
- f. Streets shall be closed to the public until Department of Public Works, Division of Traffic Engineering and the project engineer determine the appropriate traffic control devices required and said devices are installed to the satisfaction of Public Works. Road closure devices shall be in place immediately and maintained in-place at all times upon completion of paving. Road closure may also require alternative accesses to both building and improvements construction traffic. The type of road closure devices shall be determined and approved by Public Works. (Public Works)
- g. Each lot shall have one driveway. Additional driveways may be approved by Public Works. Covenants, Conditions and Restrictions shall be recorded over all parcels within the tentative map. The Covenants, Conditions and Restrictions shall include the number of driveways each parcel is allowed. (Public Works)
- h. Improvement related conditions can be satisfied by completing an approved design, executing an improvement agreement and providing suitable financial security (e.g. bonds, letter of credit, etc), all to the satisfaction of the City, prior to the implementation timing required by the condition. (Public Works)
- i. The Applicant may be eligible for reimbursement for the design and construction of infrastructure included in fee programs and/or financing districts as set forth in the respective programs and/or districts. In order to ensure eligibility for reimbursement, the Applicant must follow the policies and procedures in the latest version of "REIMBURSEMENT POLICIES AND PROCEDURES FOR PRIVATELY CONSTRUCTED PUBLIC FACILITIES", which is available from the Public Works Department. (Public Works)
- j. If the Applicant is to record multiple final maps, each phase shall be reviewed by Public Works to determine the improvements required for that phase. (Public Works)
- k. The Applicant shall design and construct all driveways in accordance with Section 4-10 of the City Improvement Standards to the satisfaction of Public Works. (Public Works)
- l. All driveways and intersections shall conform to the visibility easement requirement in the City of Elk Grove Improvement Standards. (Public Works)

- m. The Applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the accepted Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Elk Grove Improvement Standards, construction standards, storm water design standards, and City of Elk Grove Flood Plain Management Plan and Ordinance in effect at the time of Improvement Plan approval. Street gutter flowlines shall be designed to be above the 10-year frequency flood elevation pursuant to the Floodplain Management Plan. (Public Works)
- n. The Applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. Fulfill all requirements of federal and state permits. (Public Works)
- o. The Applicant shall comply with the regulations of the Federal Emergency Management Agency (FEMA) and the City of Elk Grove Flood Plain Management Ordinance. The lowest finished floor elevation for a habitable building will be a minimum of 1 (one) – foot above the 100-year frequency water level, certified by a registered Civil Engineer or licensed Land Surveyor, and submitted to the City. Amendments and/or revisions of FEMA flood insurance rate maps will be required for all development located in the federal or local flood zone. All FEMA map revisions (both CLOMR and LOMR) must be approved by the City and fully processed through FEMA. Completed revisions shall be placed on file with the City. (Public Works)
- p. The Applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and the Land Grading and Erosion Control Ordinance. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board for approval and to the City for review. During construction, the applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards. (Public Works)
- q. In order to mitigate erosion and sediment control problems on the project site, the project shall comply with the City's Land Grading and Erosion Control Ordinance. If the project size is more than one acre, a Notice of Intent (NOI) shall be filed to obtain coverage under the California State Water Resources General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all applicable information to complete and file the necessary documents. Applicant shall comply with the terms of the general construction permit, the City of Elk Grove Municipal Code, and the NPDES Waste Discharge Requirements for the City of Elk Grove Municipal Storm Sewer Discharges. (Public Works)
- r. The Applicant shall obtain applicable California Department of Fish and Game, U.S. Army Corps of Engineers and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City. (Public Works)
- s. Each condition of approval shall be satisfied prior to the issuance, approval, and/or the acceptance of the item(s) listed in the Timing/Implementation column. (Public Works)

- t. All applicants should be aware that as of January 1, 2011 a new California Building Code cycle will be taking effect and all projects determined to be permitted after that date will require all submitted project design documents to be in compliance with the new 2010 California Building Code (CBC), 2010 California Plumbing Code (CPC), 2010 California Mechanical Code, 2010 California Electrical Code (CEC), 2010 California Energy Code, 2010 California Fire Code & 2010 California Green Building Standards Code. (Building Department)
- u. SASD Advisories:
It is expected that the onsite sewer for this multi-family apartment project will be private. Connection to public sewer is proposed to be made at an existing manhole in Civic Center Drive, approximately 400 feet east in the intersection of Civil Center Dr and Wymark Drive.

Developing this property will require the payment of sewer impact fees. Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

The following items are standard fire department comments clearly addressed in policy and guidelines. This information is provided only to clarify the scope of requirements typical for most individual projects. Specific requirements may vary and will be clarified in the plan checking/plan review process prior to each project. The following comments should be included in the Planning/Environmental document report:

1. Dead-end streets in excess of 150 feet require emergency vehicle turn-around.
2. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code.
3. If homes exceeding 3,600 square feet (including garages and covered porches) will be built in this subdivision, additional fire flow analysis of the water system must be conducted.
4. An approved automatic fire sprinkler system shall be installed within all new R-3 occupancies with the total floor area exceeds 5,999 square feet and or the total of the living area exceeds 4,999 square feet.
5. As of February 1, 2003, all contractors for single-family homes and duplexes (R-3 Occupancies) shall provide an option for residential fire sprinklers. Prior to the prospective buyer signing sales contract, the contractor or their agent shall obtain from the Fire Department an informational packet containing education materials approved by the fire Department, including a form explaining the option for residential sprinklers. The contractor or their agent shall provide the approved informational packet to any and all prospective buyers and require the execution of signed receipt for the educational material from the prospective buyer. The contractor shall install residential fire sprinklers upon the request and execution of a purchase agreement by the homebuyer. Fire sprinkler systems for single-family homes and duplexes shall be designed and installed to not less than the minimum requirements contained in NFPA 13D, 1996 edition.

6. All civil engineering plans are required to be submitted in an electronic format. When plans are ready for final signature, it is required that the engineering firm submits an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats will be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will not be accepted at this time. Electronic formats can be submitted in either of the following data transfer formats listed below:

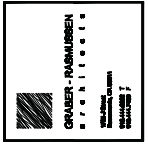
DXF (Drawing Interchange file) any DXF version is accepted)

DWG (Applies to AutoCAD drawing file) any AutoCAD DWG version is accepted

7. Address for all lots shall be provided to the Fire Department within sixty days of Fire Department signature of approval for development plans.
8. No more than 40 building permits shall be issued when a single point of access exists for a subdivision. Since there is no process in place for confirming the sequence in which multiple units are built, the above information should be considered and the Cosumnes CSD FD should be consulted on this matter.
9. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 3,000 GPM at 20 PSI residual pressure in commercial areas and 50 PSI static pressure. Buildings of certain types of construction, size, and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum.
10. All required roadways, street signs, addresses, water mains, fire hydrants, and fire flows shall be provided prior to the existence of any combustible construction or storage. The slope of access roadways shall not exceed 10% for asphalt and 5% for concrete. The roadways shall be constructed to a 20-foot minimum width of three (3) inches AC over six (6) inches AB with good drainage.
11. CCSDFD approved traffic pre-emption devices of a type approved by the Cosumnes CSD Fire Department shall be installed on all traffic signal devices erected or modified by this development. These devices shall be installed and functioning prior to any occupancy and at no cost to the Cosumnes CSD Fire Department shall Fire Department.
12. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Cosumnes CSD Fire Department and the water purveyor having jurisdiction.
14. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls tree wells and/or all other traffic calming devices is subject to standards outlined by the Cosumnes CSD Fire Department. All proposed traffic-mitigation plans shall be submitted to the Cosumnes CSD Fire Department for review and approval prior to installation.
15. The wetlands/riparian corridors of creeks create an unusual fire hazard and challenge to emergency responders. The following requirements apply:

- a. Provide non-combustible fences along all developed areas adjacent to wetlands, creeks, or open spaces.
- b. Provide access to all wetland corridors at the end of cul-de-sacs via rolled curbs and gates with pipes or bollards. Bike lands adjacent to creeks shall be a minimum of 10 feet wide with a turning radius of not less than 35 feet inside and 45 feet outside diameters.
- c. Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW.
- d. Provide at least of ten (10) feet of greenbelt or other defensible space between non-combustible fences and the creek/wetlands area.

EXHIBIT B



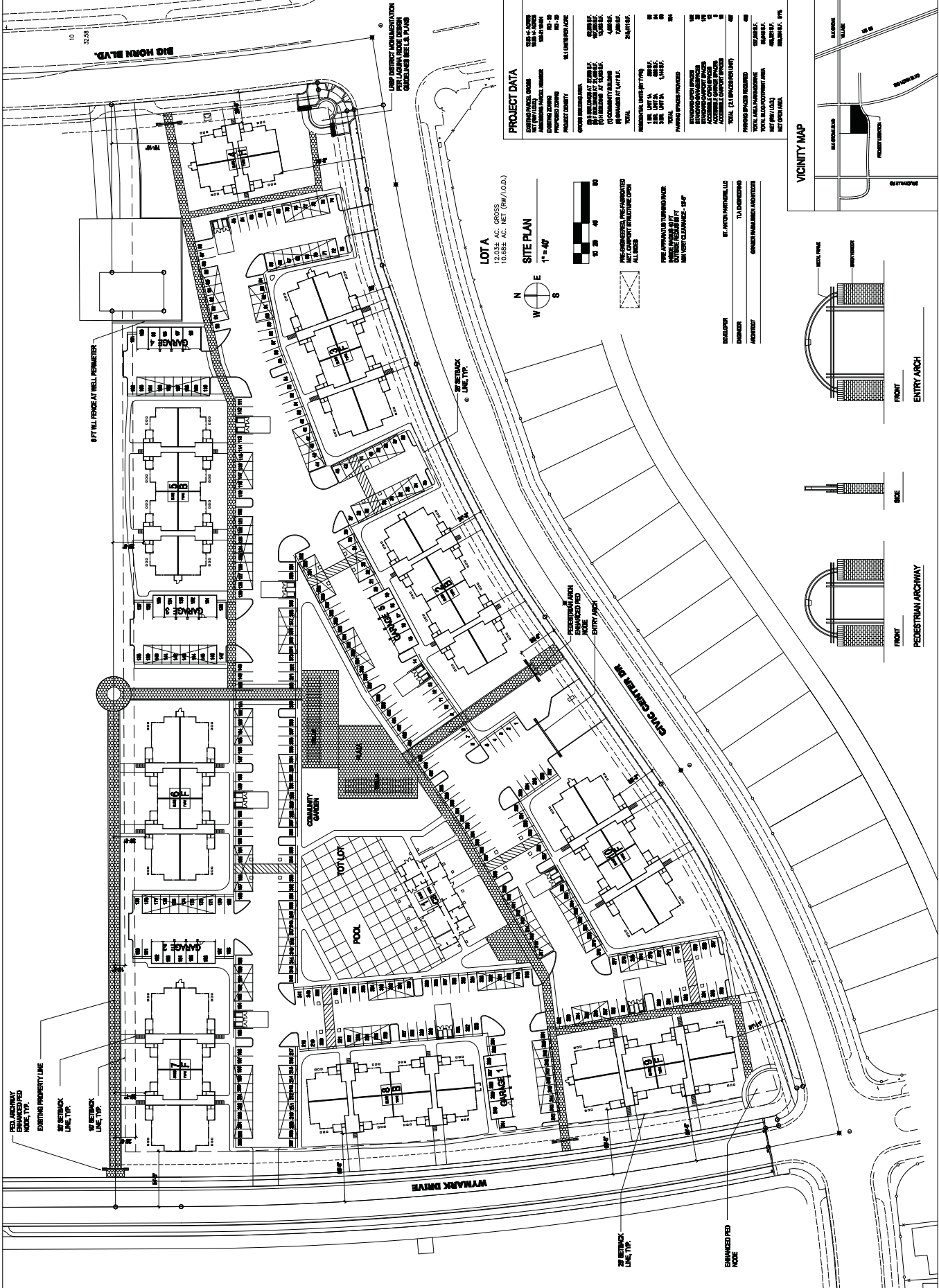
ELK GROVE APARTMENTS
 204 UNIT MULTIFAMILY APARTMENT PROJECT
 ELK GROVE, CALIFORNIA
 CIVIC CENTER DRIVE



PROJECT DATA
 SITE NO. 10
 SHEET NO. S-1
 DATE: 10/15/10

PROJECT DATA
 SHEET NO. S-1
 DATE: 10/15/10

S-1



LOTA
 12.034 AC. GROSS
 10.085 AC. NET (RW/10.0.D.)

SITE PLAN
 1" = 40'



PRE-ENGINEERED, PRE-FABRICATED
 METAL CLADDING STRUCTURE SYSTEM
 ALL LEVELS

PRE-APPROVED THROUGH FLOOR
 CONCRETE SLAB WITH
 MIN. VENT CLEARANCE - 50"

DEVELOPER: ST. ANTON PARTNERS, L.L.C.
 ARCHITECT: CRASER PAKHUMBEH ARCHITECTS

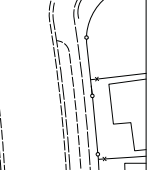
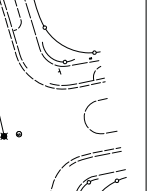
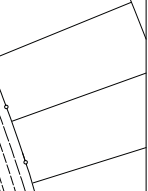
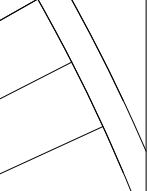
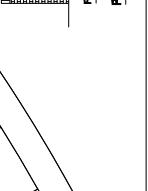
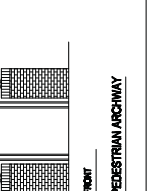
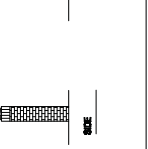
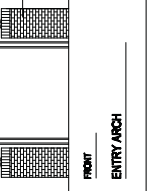
ENGINEER: T.A. DUBOIS, INC.
 ARCHITECT: CRASER PAKHUMBEH ARCHITECTS

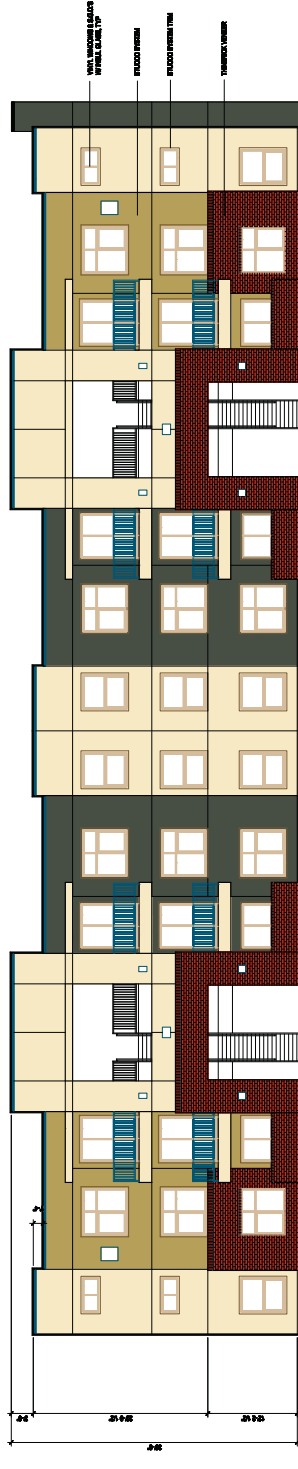
PERMITTED BY THE CITY OF ELK GROVE
 PROJECT NO. 10-10-10-001

PROJECT DATA
 SHEET NO. S-1
 DATE: 10/15/10

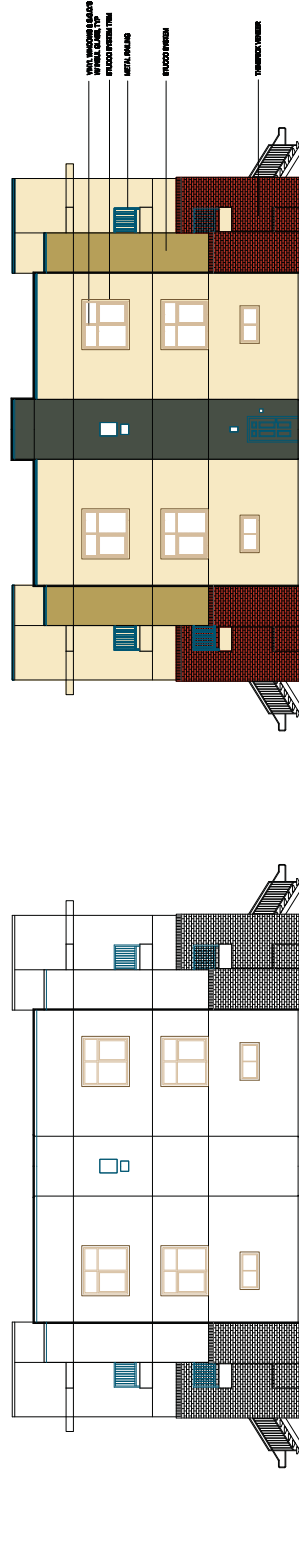
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 DATE: 10/15/10

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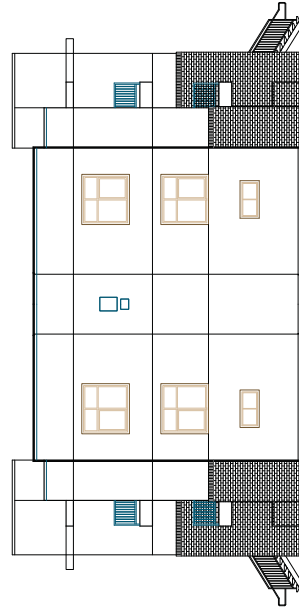




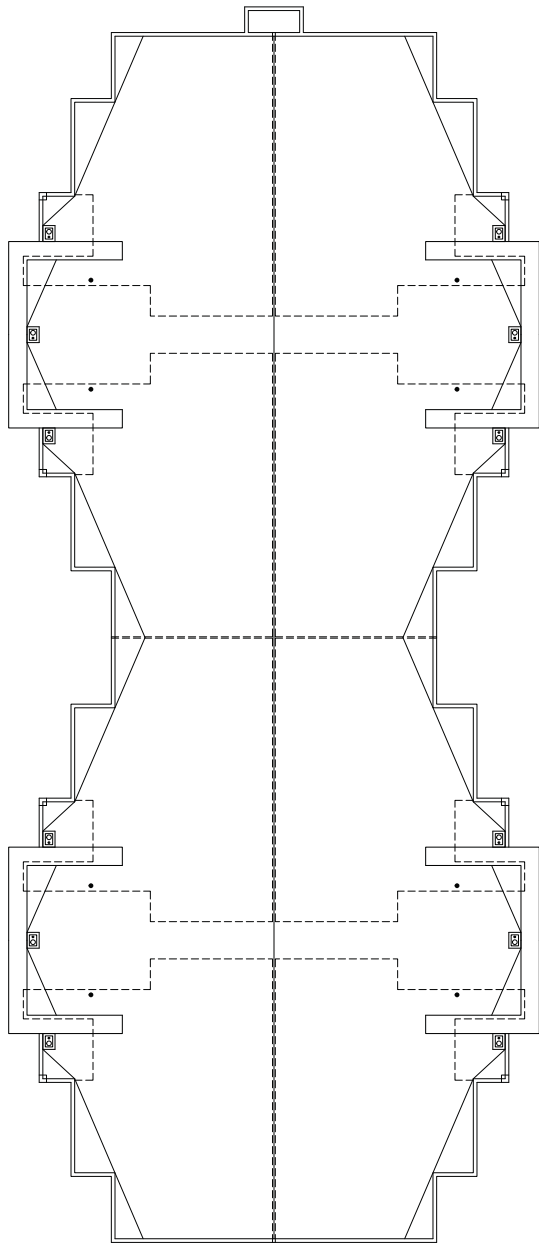
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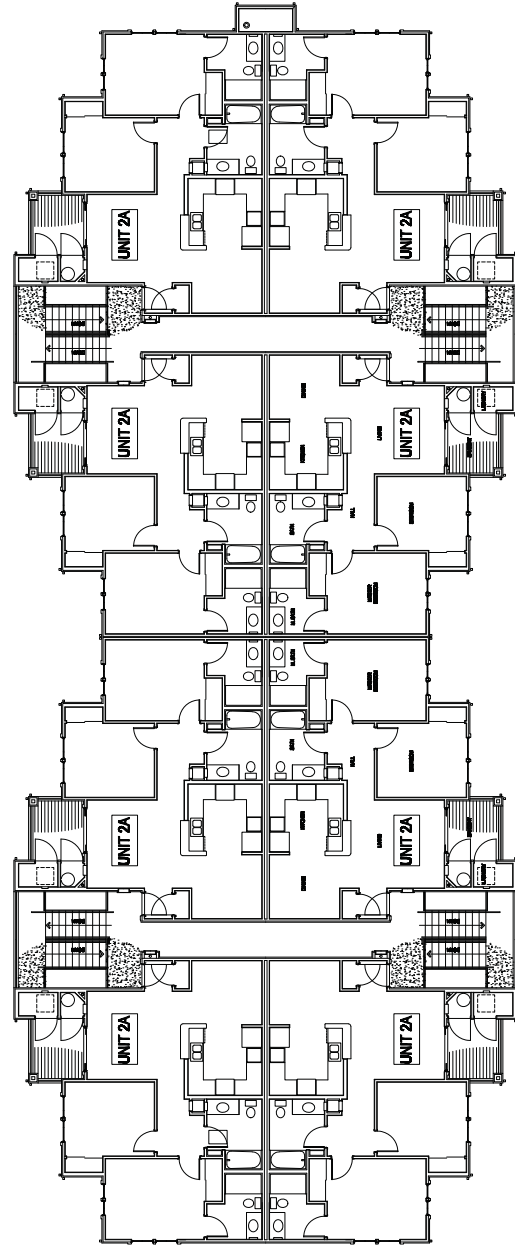
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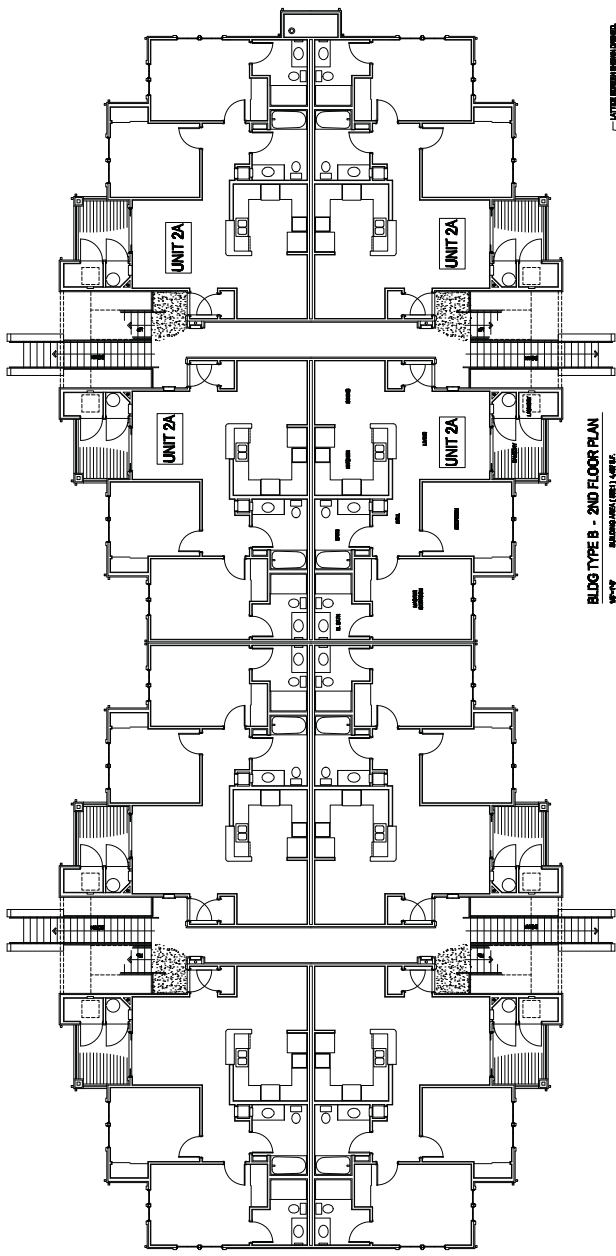
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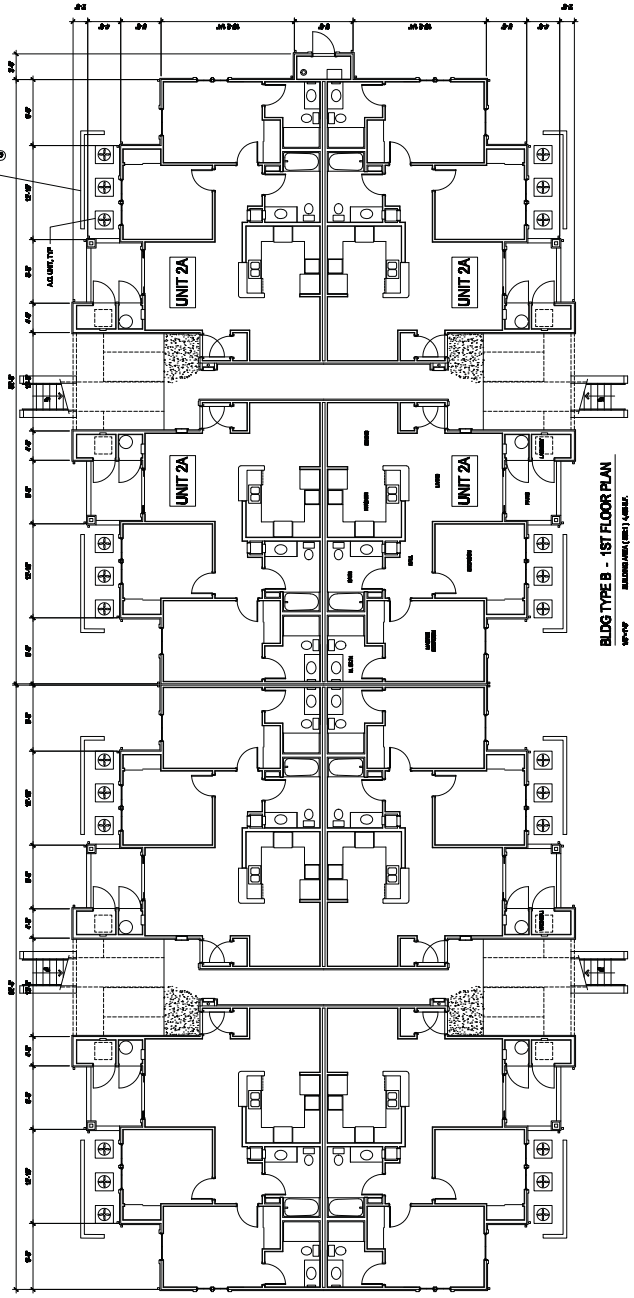
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BLDG TYPE B - 3RD FLOOR PLAN
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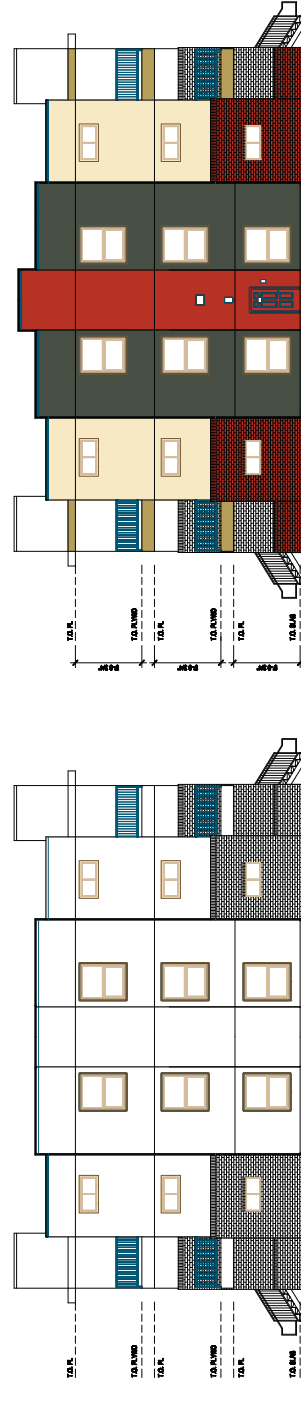
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 10'-0" SCALE (AS SHOWN)

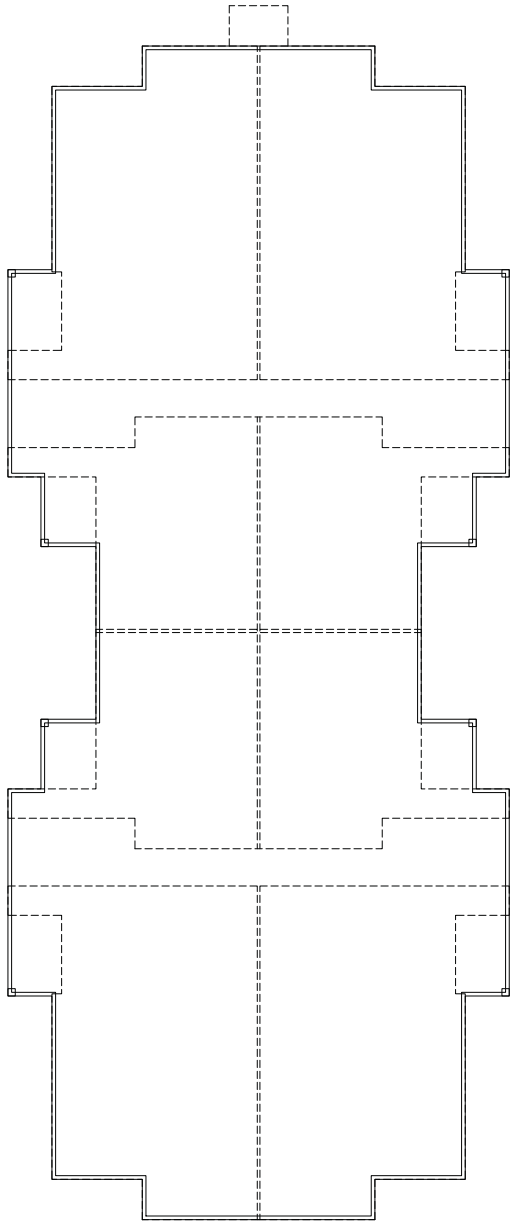


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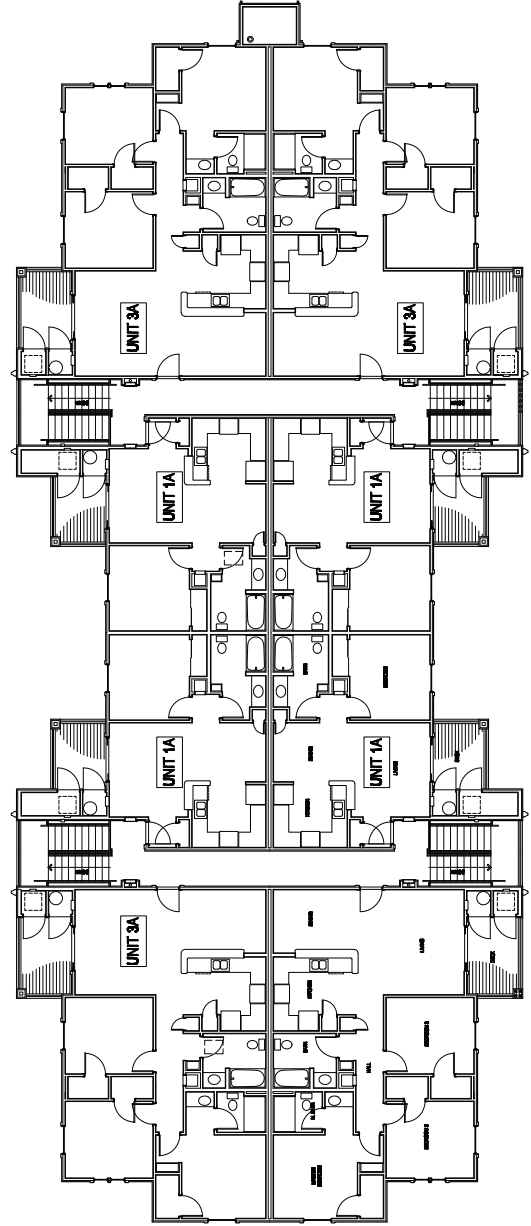


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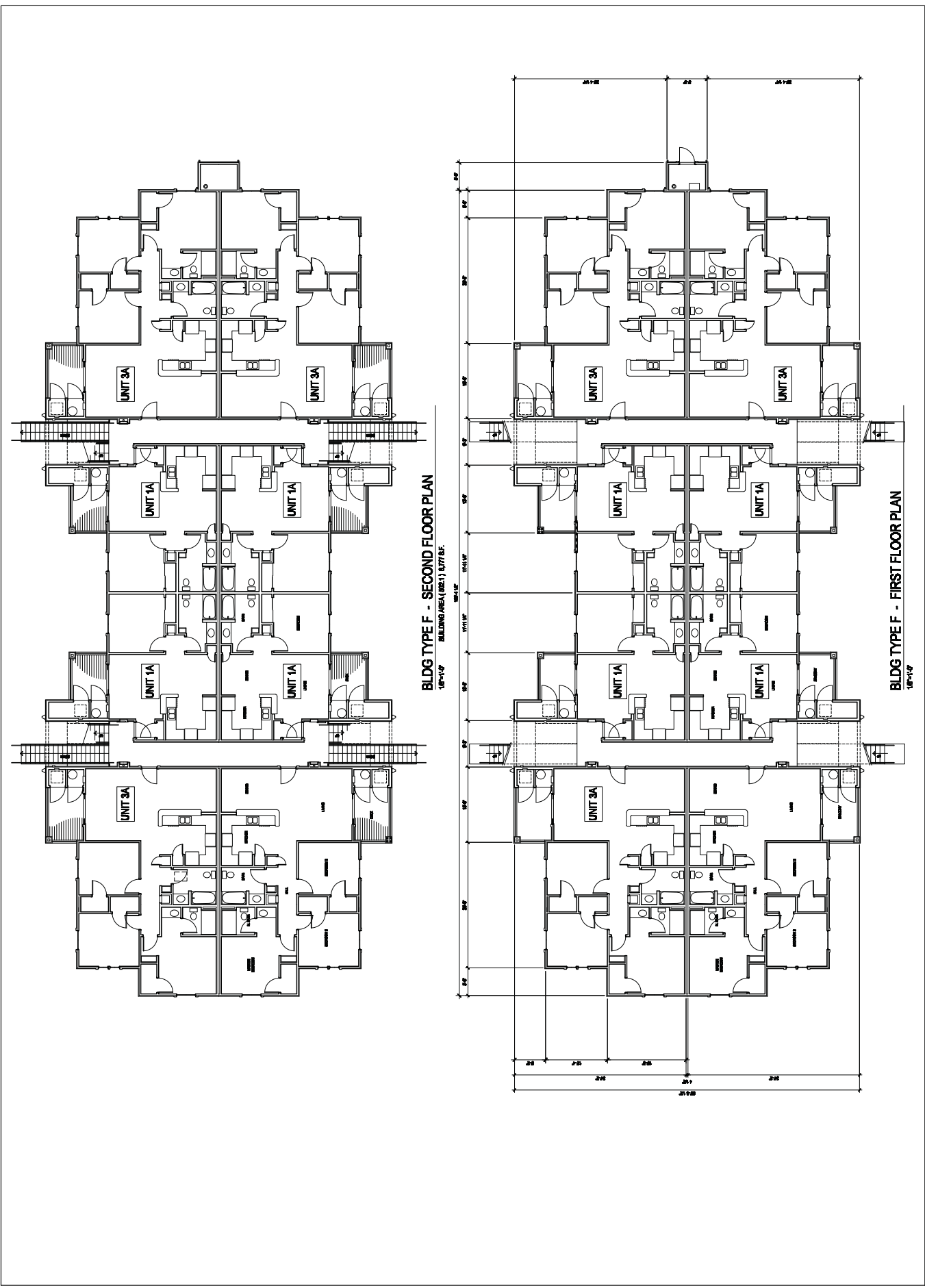
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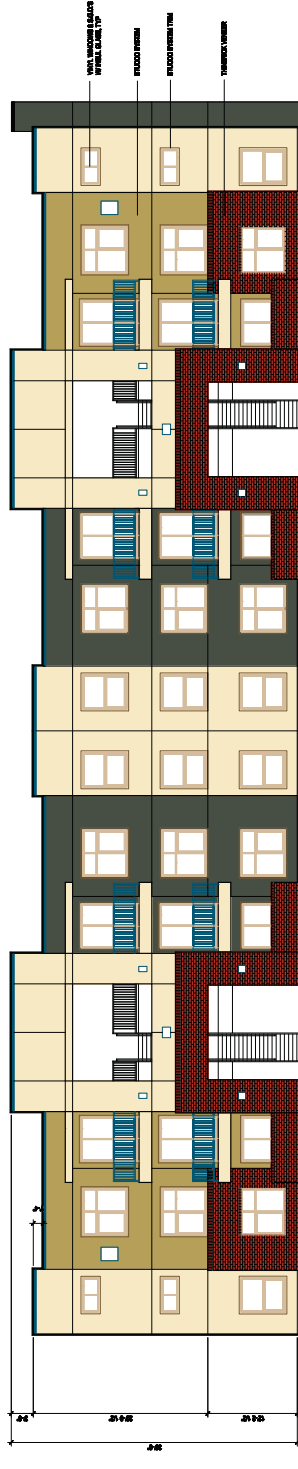


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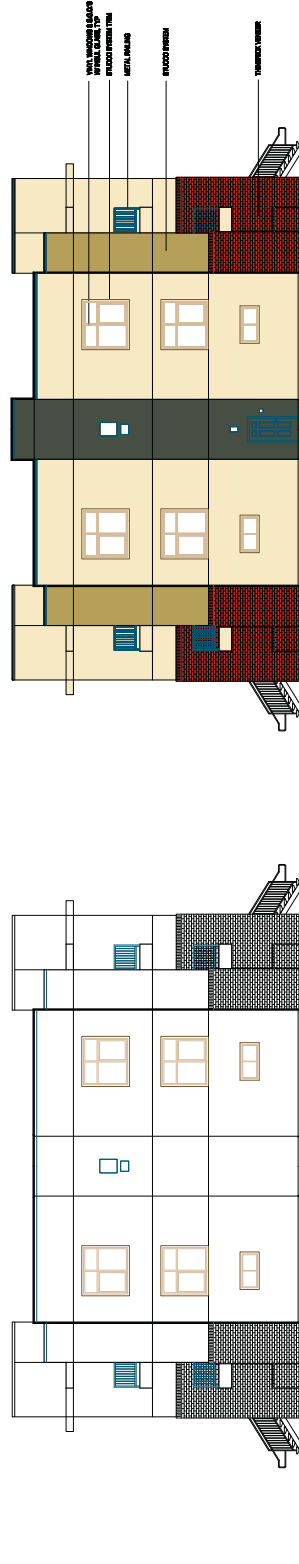


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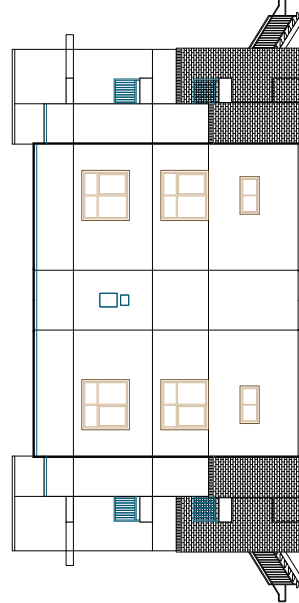




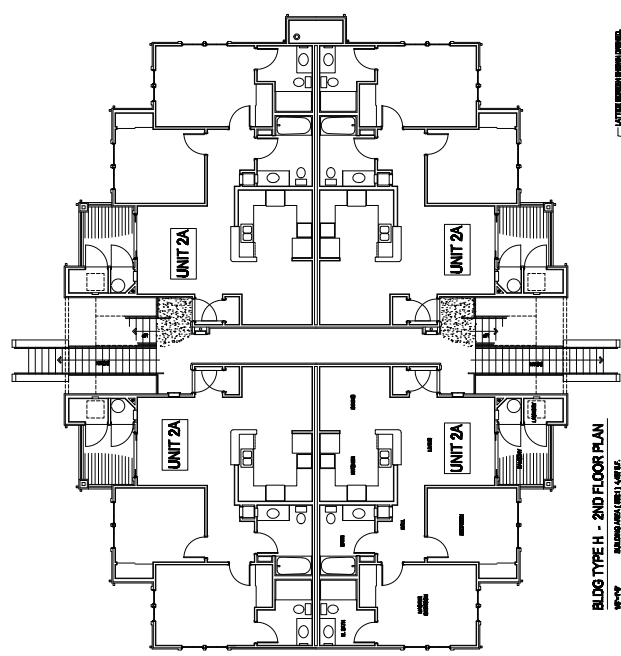
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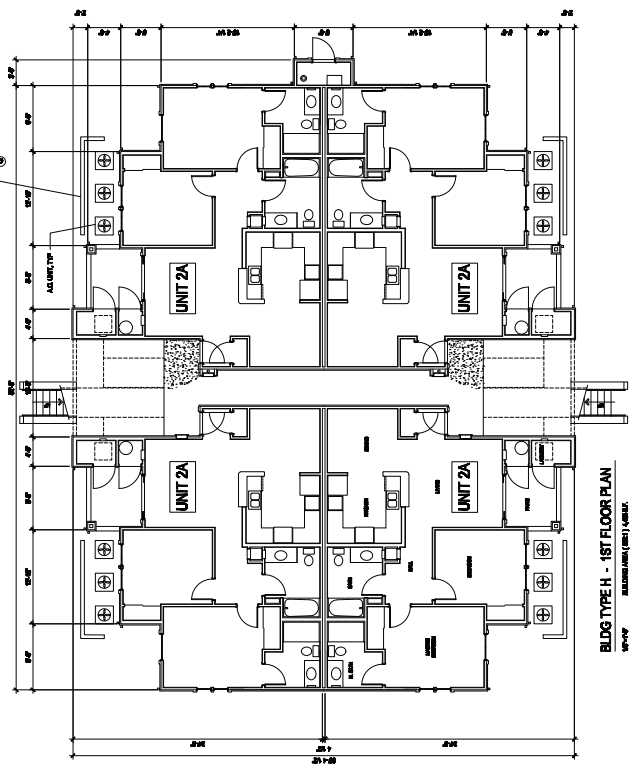
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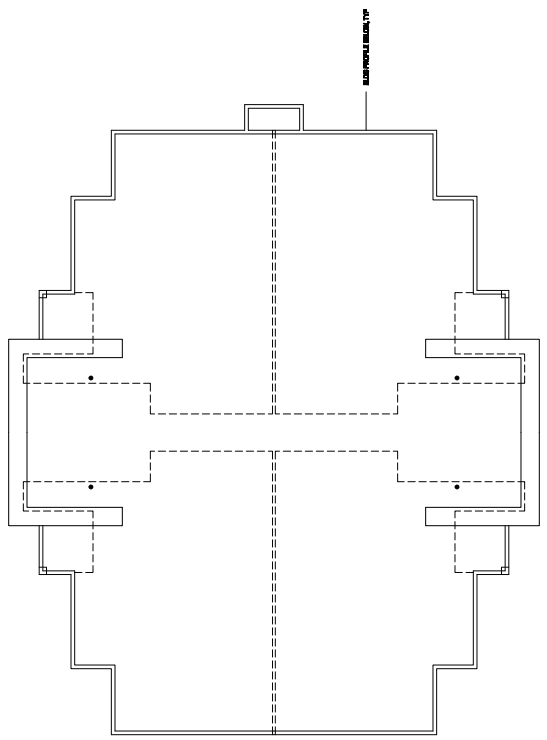
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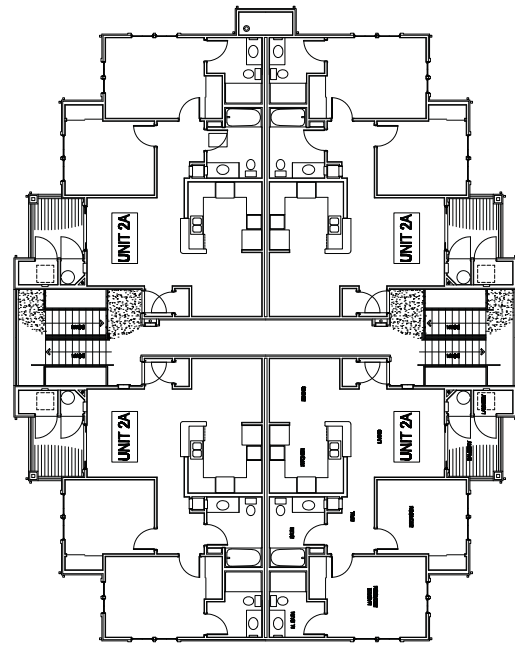
BLDG TYPE H - 2ND FLOOR PLAN
 10'-0" x 10'-0"



BLDG TYPE H - 1ST FLOOR PLAN
 10'-0" x 10'-0"



BLDG TYPE H - ROOF PLAN
 10'-0" x 10'-0"



BLDG TYPE H - 3RD FLOOR PLAN
 10'-0" x 10'-0"



Planning Commission Staff Report

November 18, 2010

Project: Laguna Ridge Apartments
Request: Specific Plan Amendment, Rezone, and Design Review
File: **EG-10-053**
Location: The project site is located on the northwest corner of Civic Center Drive and Big Horn Boulevard.
APN: 132-2110-001
Planner: Eric Norris, Current Planning Manager
App. Accepted: August 25, 2010

Applicant

St. Anton Partners
 Rachel Green
 1801 I Street, Suite 200
 Sacramento, CA 95811

Property Owner

FB Holdings, LLC
 Liz Van De Vanter
 16900 Golden West Street
 Huntington Beach, CA 92647

Staff Recommendation and Summary

Staff recommends that the Planning Commission adopt a resolution recommending the City Council find the project exempt from the California Environmental Quality Act and approve the proposed Specific Plan Amendment, Rezone, and Design Review for the Laguna Ridge Apartments project (EG-10-053), subject to the findings contained herein and the conditions of approval contained in the Resolution (Attachment A).

The proposed project before the Commission tonight has been entirely revised since the October 21st Planning Commission meeting, at which the applicant's original design was recommended for denial. The applicant has revised both the design of the buildings and the overall site plan to address all of staff's major concerns with the original project, with the result that the project, in staff's opinion, meets the basic intent of the Elk Grove Town Center Guidelines.

While staff is recommending conditional approval of the project, staff is also seeking Planning Commission direction on a few areas related to project design that staff believes could be revised and improved to achieve greater consistency with the Elk Grove Town Center Design Guidelines.

To the extent that these issues have not been addressed in the design presented to the Commission tonight is entirely a reflection of the very tight timeframe in which the applicant's redesign and staff's re-review has taken place. The applicants have indicated that they are under a very tight deadline in order to submit for a state tax-exempt bond application in January, 2011. The bond application requires that all of the discretionary approvals for the project have been obtained, with a confirmation from the City. Therefore, the applicant has requested that action by the Planning Commission be completed at this meeting.

Background

For full details of background information and project setting, please see the October 21st Planning Commission staff report (Attachment C).

The first public hearing on the project was to have occurred at the October 21, 2010 Planning Commission meeting. At that time, staff recommended denial for the project as then proposed. The October 21st Planning Commission staff report is attached for reference (Attachment C). The applicant requested a continuance to November 4, 2010 to further revise the application materials. At the hearing, the Planning Commission supported a continuance; however, the Commission did not think two weeks was adequate time for the applicant to revise the plans and for staff to review and condition the project and instead approved a continuance to this November 18th Planning Commission meeting.

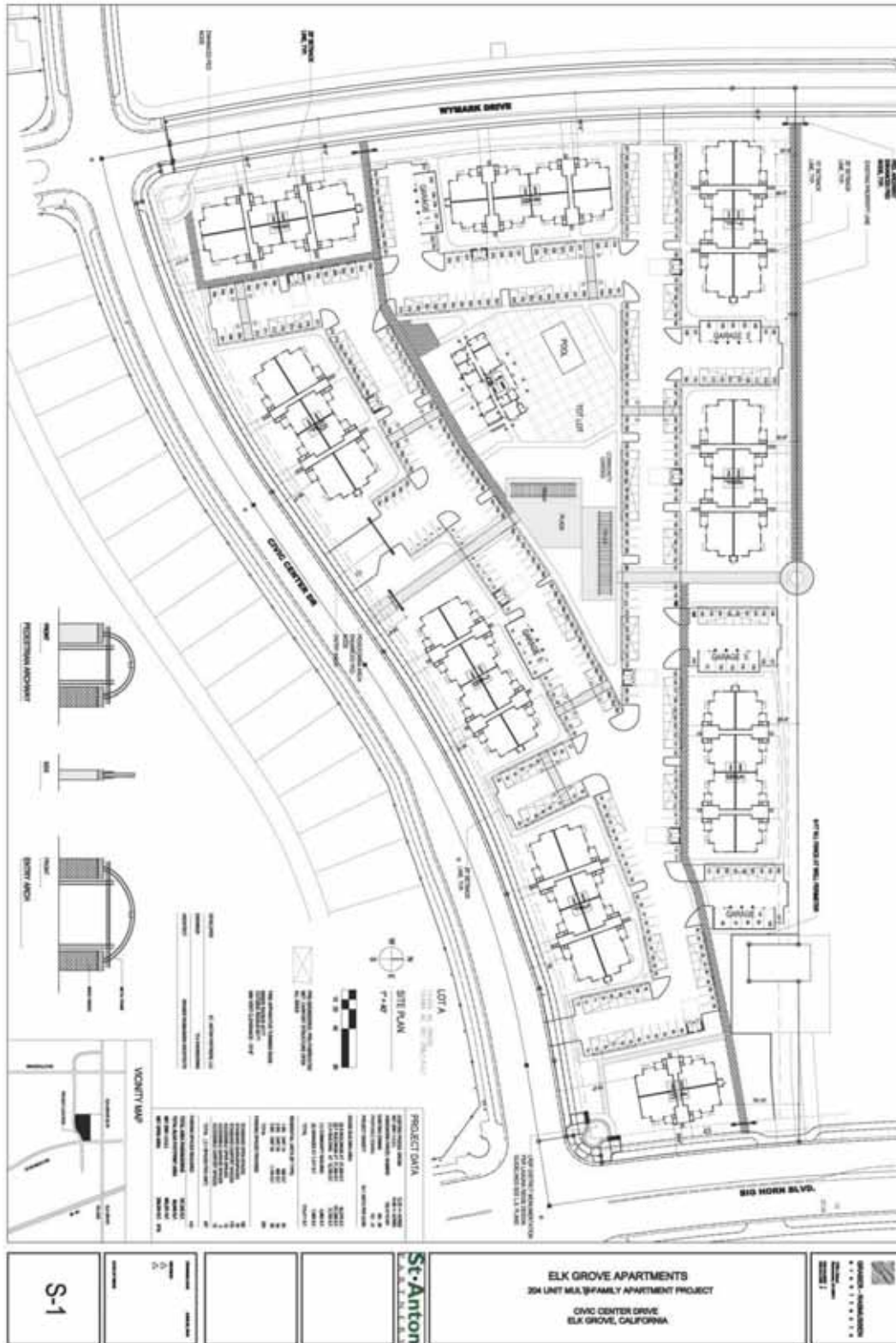
Project Description

The applicant is requesting a Specific Plan Amendment and Rezone from Multi-Family RD-30 to Multi-Family RD-20, and a Design Review for a 204-unit multi-family development. As currently proposed, the project includes 9 residential buildings, a 4,690-square-foot community center clubhouse, and various accessory buildings (see Figures 1 and 2).

Figure 1. Elevation B



Figure 2. Site Plan, dated November 4, 2010



Detailed Analysis

The proposed project has been reviewed in accordance with the City's General Plan, the development standards of the Laguna Ridge Specific Plan and Title 23 of the Municipal Code (Zoning Code), the City's Multifamily Design Guidelines, the Laguna Ridge Specific Supplemental Design Guidelines, and the Elk Grove Town Center Design Guidelines.

The proposed multifamily development is generally consistent with the development standards of the Zoning Code and Specific Plan (save for parking requirements, as discussed below) and the minimum design requirements of the three applicable design guidelines. However, staff believes there are several items related to the design of the project that could be improved to better meet the intent of the Elk Grove Town Center Guidelines. These concerns are discussed beginning on page 10 of this staff report.

Specific Plan Amendment and Rezone

The Elk Grove General Plan and Laguna Ridge Specific Plan designate the property as Multi-family Residential/RD-30. The proposed project includes a Specific Plan Amendment and Rezone to Multi-family Residential/RD-20. Initially, staff was concerned that the requested rezone to RD-20 may not be consistent with Council direction to rezone the project site from RD-10 to RD-30. At the October 21st Planning Commission meeting, several Commission members requested information on the proposed rezone's potential impact on the City's ability to meet its Regional Housing Needs Allocation (RHNA).

Staff has reviewed the potential impact of the proposed zone change on the City's RHNA. The project site was not included in the RHNA inventory for the City's 2009 General Plan Housing Element certified by the California Department of Housing and Community Development (HCD). Rezoning the site to RD-20 would not affect the City's ability to meet its (low-income) RHNA allocation, since development of the site at a higher RD-30 density was not assumed when the Housing Element was updated.

Staff therefore supports the proposed Specific Plan Amendment and Rezone request to High Density Residential/RD-20.

The Specific Plan Amendment and Rezone are consistent with the General Plan requirements for multi-family development. The proposed project density is 19.1 units per acre, which is consistent with the density range of 15.0 to 25.0 du/acre for RD-20 specified in the LRSP and the project helps to meet some of the very low and low housing needs of the City.

Design Review

Site layout

The proposed project consists of nine (9) residential buildings totaling 215,411 square feet and a 4,690-square-foot community building on a 12.03-acre parcel within the Laguna Ridge Town Center. As shown in Figure 2, the main vehicular entry into the site is along the southern project boundary from Civic Center Drive. Enhanced pedestrian access pathways with pedestrian archways and enhanced paving are located throughout the project site off of Big Horn Blvd, Civic Center Drive, and Wymark Drive. The project has been conditioned to install interlocking pavers consistent with the requirements of the Laguna Ridge Supplemental Design Guidelines on the enhanced pedestrian access pathways.

The proposed buildings meet the applicable development standards for setbacks, building height, landscaping, lighting, and signage established in the Laguna Ridge Specific Plan and Title 23 of the Municipal Code. Table 1 presents a summary of how the proposed project meets the applicable development standards. As discussed later in the staff report, the applicant has requested a reduction of off-street parking requirements.

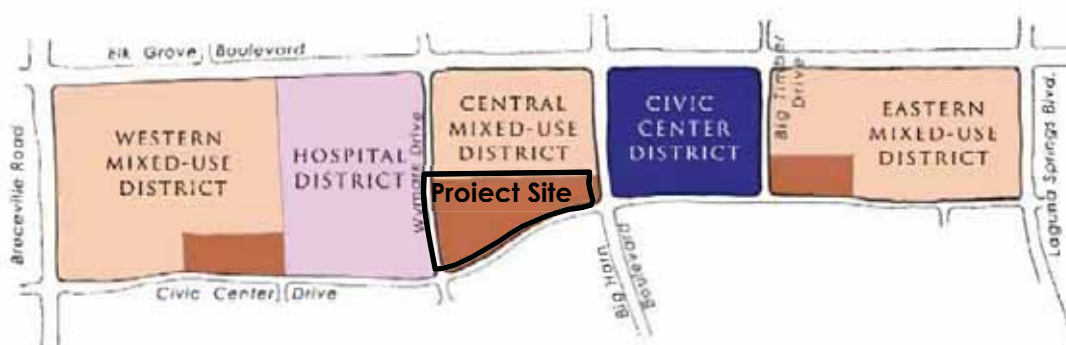
Table 1: Conformity with Development Standards

	LRSP and Title 23 Requirements	Proposed Project	Complies?
Setbacks	No minimum – subject to the City's Design Review process; Landscape Development Zones ("LDZ"): <ul style="list-style-type: none"> • Big Horn Blvd – 25 feet • Civic Center Drive – 20 feet • Wymark Drive – 16 feet 	The proposed buildings are setback more than 25 feet an all property lines	Yes
Building Height	40' and 3 stories	The buildings are three stories and with a maximum height of 39 feet.	Yes
Landscaping	Subject to Laguna Ridge Supplemental Design Guidelines, Title 15, and Title 23 requirements	The project has been conditioned to shall submit Landscape Plans consistent with the Laguna Ridge Supplemental Design Guidelines, Title 14 (Water Use and Conservation), and Title 23 (Zoning) requirements) for review and approval by the Police Department, Planning Department and Public Works Department, prior to approval of Improvement Plans and to the satisfaction of the Planning Director (Condition #8).	Yes, if proposed conditions are implemented
Lighting	Subject to Title 23 requirements	The project has been conditioned to submit a photometric plan for review and approval by the Police Department and to the satisfaction of the Planning Director (Condition #58).	Yes, if proposed conditions are implemented
Parking	429 parking spaces	The project includes 407 parking spaces; The applicant has requested a reduction of off-street parking requirements pursuant to Title 23.	Parking Reduction requested
Signage	Subject to Title 23 requirements	The project has been conditioned to submit for review and approval the monument and building signage to the satisfaction of the Planning Director (Condition #44).	Yes, if proposed conditions are implemented

Architecture

The City-wide Design Guidelines for multi-family development and the Elk Grove Town Center Design Guidelines establish design parameters for the architectural design of the site. The Elk Grove Town Center Design Guidelines were approved in June 2008 with the purpose of establishing design criteria for features such as massing, scale, proportion, landscaping, and vehicular and pedestrian circulation. The Elk Grove Town Center (EGTC), shown in Figure 3, is expected to be the heart of the Laguna Ridge Specific Plan, encompassing a mixed-use, pedestrian friendly blend that may include shopping, restaurants, personal services, health club facilities, hospitality, office, high density housing, a hospital, and the City's Civic Center.

Figure 3. Elk Grove Town Center



The proposed design is consistent with the minimum requirements of these guidelines. As shown in Figure 1 above and as illustrated in the exhibits in Exhibit B, building architecture is “urban” in nature, using a simple design with varying materials and colors to create visual interest.

Section A – Town Center Overview

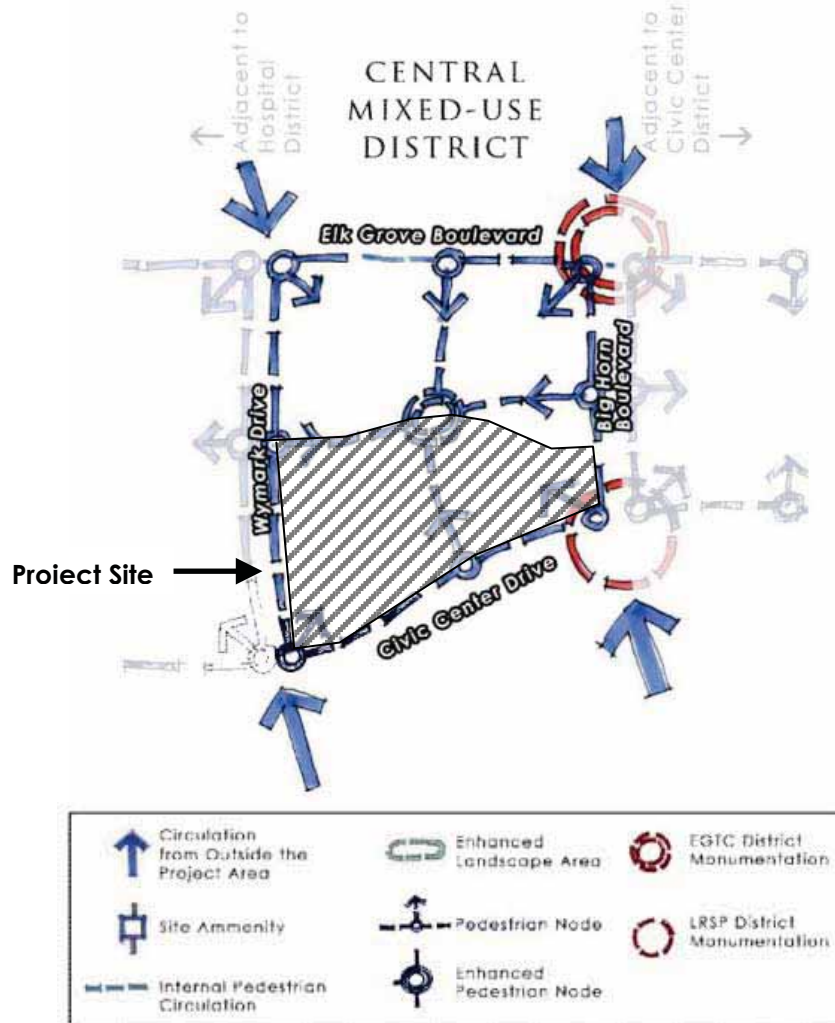
According to the EGTC Guidelines, the Elk Grove Town Center is envisioned as an urban mixed-use, pedestrian friendly blend. Development projects must conform to these guidelines. Staff’s conclusion is that the proposed design is in conformance with the overall design intent and philosophy of the Town Center, as detailed below.

Section A			
#	Guideline	Complies Yes/No	Comment
A.5.1	Elk Grove Town Center will act as both a destination and a path for pedestrian circulation. Each district shall be design to enhance the ability of pedestrians to move to and through Elk Grove Town Center	Yes	The project site includes six (6) pedestrian access points from adjacent streets for pedestrian circulation throughout the site and to the commercial property to the north; The pathways are enhanced with pedestrian arches and enhanced paving material. There is a plaza in the center of the site with trellises and other site amenities consistent with the Laguna Ridge Supplemental Design Guidelines.

A.5.3	Site Amenities such as trellises, kiosks, seating areas, and other elements shall be utilized throughout the plan area.	Yes	The site includes a plaza in the center of the site with trellises and other site amenities consistent with the Laguna Ridge Supplemental Design Guidelines. Condition #22 requires benches and other enhanced features consistent with the Guidelines.
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Section D – Central Mixed-Use District

Figure 5. Central Mixed-Use District



Section D of the EGTC Guidelines are specific to the Central Mixed-Use District, where the project site is located.

Section D			
#	Guideline	Complies Yes/No	Comment
D.1.2 (1)	The common area between the high density residential and the other uses shall be designed to encourage an integration of uses and promote pedestrian circulation through the project.	Yes	The project includes an enhanced pedestrian node at the northern property boundary with enhanced paving materials. Additionally, there is a pedestrian path proposed along a portion of the northern property line between the high density residential and commercial properties.
D.1.2 (2)	The high density residential development shall not be surrounded by walls or fences and shall include architectural facades facing Civic Center Drive, Wymark Drive, and Big Horn Boulevard as well as the mixed use development to the north.	Yes	The project does not propose any walls or fences around the site other than the existing wall around the well site in the north eastern corner of the project site. The project includes architectural facades facing Civic Center Drive, Wymark Drive, and Big Horn Boulevard as well as the mixed use development to the north.
D.1.2 (3)	The high density residential development shall be connected to the pedestrian system of Civic Center Drive, Big Horn Boulevard, and Wymark Drive and shall allow transparent pedestrian access to the mixed use portion of the district.	Yes	The project site includes six (6) pedestrian access points from adjacent streets for pedestrian circulation throughout the site and to the commercial property to the north. There is also a pedestrian path that runs along a portion of the northern property line that is shared with the adjacent commercial property. The pathways are enhanced with pedestrian arches and enhanced paving material. There is a plaza in the center of the site with trellises and other site amenities consistent with the Laguna Ridge Supplemental Design Guidelines.

Section G – General Development Guidelines

Section G includes general development guidelines for the overall town center. The Guidelines require that the high density development on this site be of a more urban character to act as a transition between uses. The proposed design is “urban” in character; however, staff believes there are several items related to the design of the project that could be improved to better meet the intent of the Elk Grove Town Center Guidelines in relation to “urban” character, as discussed below.

Section G			
#	Guideline	Complies Yes/No	Comment
G.3	Transition areas between two uses or districts ¹ must be given consideration through special landscape treatments and pedestrian nodes. Property lines should not be perceived, so that even if adjacent districts have different owners, there is a seamless transition between uses.	Yes	There is a pedestrian node proposed along the northern property line as well as landscaping along the transition area between the commercial and high density residential area.
G.5	The high design residential areas of the Elk Grove Town Center are adjacent to commercial, office and retail uses. The intent of the town center plan is to play to this urban character to enhance the activity level of the entire Town Center plan. To this end, the high density residential areas shall take of a more urban character to act as a transition from the town center core generally to the north and the traditional neighborhood densities to the south. Developers and architects are encouraged to propose innovative design and density solutions to create unique urban communities that are walkable and connected to the urban fabric of the Elk Grove Town Center.	Yes, meets the minimum requirements	<p>The proposed design is somewhat urban in character. The proposed project includes the following elements that reflect an "urban" character as provided in the EGTC Guidelines:</p> <ul style="list-style-type: none"> • Buildings of 3 stories in height • Relatively large buildings in which a larger number of individual units are located • Architectural facades facing the streets • Buildings located adjacent to the streets and neighboring commercial property • Simple design • Architectural detailing which generally includes durable materials (metal railings, etc.), towers, flat roofs, etc., that are more typical of a downtown area.

Although the project meets the overall intent of the EGTC Design Guidelines, staff believes that there are still some aspects of the project design that could be revised that would better meet the intent of the Guidelines for the high density residential area to take on an urban character. Staff requests that the Planning Commission consider the following items and provide direction on the following possible design enhancements:

¹ The word "districts" refers to the various Districts provided for in the EGTC Design Guidelines.

- **Front doors located along and oriented toward the street and the adjacent commercial property.** A common feature for multi-family housing in urban locations is to have units on the ground floor with doors/porches that open directly to the street. The Commission may wish to consider requiring that the ground-floor units facing Wymark and Civic Center have front doors opening to these streets. Staff recognizes that changing the design of these units (approximately 20 units would be affected) could increase the cost of construction and may affect the ability of the applicant to provide affordable units.
- **Building setbacks reduced to the minimum requirements** (in this case, at the Landscape Development Zone ("LDZ") line of 16 feet along Wymark drive, 20 feet along Civic Center Drive, and 25 feet along Big Horn Boulevard). This would help create a more urban appearance to the project, although it would not achieve the type of building-at-the-sidewalk layout shown in the example photographs in the Town Center Design Guidelines.
- **Laundry rooms located inside the units** (rather than off of the porch in public view). This would be a general improvement to the project that, in staff's opinion, should not result in significant construction cost increases.

These revisions to the project would provide for a better connection and integration between adjacent land uses and would take on a more urban character consistent with Guidelines as illustrated in the example photographs from the EGTC Guidelines. If the Commission wishes to require these changes, additional conditions of approval can be added at the November 18 meeting.

Parking

The applicant requests a reduction of off-street parking requirements. Pursuant to the Zoning Code Section 23.58.060, off-street vehicle parking reductions may be granted when the applicant can prove the nature of the proposed use or the proximity of the facility to alternative modes of transportation justifies the requested parking reduction.

Title 23 of the Municipal Code requires 429 parking spaces for the proposed project (51 guest spaces and 378 resident spaces). The project site includes 407 parking stalls, which is 22 stall less than that required by Title 23. However, the location of the project site justifies the parking reduction. The project site is located in the Elk Grove Town Center, adjacent to a future commercial development and the site of the future Civic Center. The City plans for several transit stops located in the proximity of the project site. As such, staff recommends that the parking reduction be approved.

The project does not qualify for any parking reductions under the City's density bonus regulations.

Environmental Analysis

The California Environmental Quality Act (CEQA) requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed development is a project under CEQA.

The project, however, is exempt from CEQA pursuant to State CEQA Guidelines, Section 15183 of Title 14 of the California Code of Regulations, because the project is consistent with the Laguna

Ridge Specific Plan EIR (SCH 2000082139) and the Laguna Ridge Town Center Subsequent EIR (SCH 2007082169), both of which have been certified.

The Laguna Ridge Specific Plan (LRSP) was approved and an Environmental Impact Report adopted by the City Council on June 16, 2004. The EIR adequately addressed environmental issues related to the development of the Laguna Ridge Area. The subject project is being undertaken pursuant to and in conformity with the approved Specific Plan and is subject to the Laguna Ridge Mitigation Monitoring and Reporting Program. The EIR analyzed overall development of the Laguna Ridge area and addressed issues such as transportation, air quality, noise, facilities and infrastructure.

The Laguna Ridge Town Center project (EG-07-066) included a Specific Plan Amendment and Rezone to enlarge the Town Center commercial area in the LRSP area. The LRSP land uses were reconfigured to remove the Medium Density Residential/15.1 dwelling units per acre (RD-15), and Medium Density Residential/10 dwelling units per acre (RD-10) designations and increase the Shopping Center (SC) designation to 79.7 acres and increase the High Density Residential/20 dwelling units per acre (RD-20) and High Density Residential/30 dwelling units units per acre (RD-30) designation to 15.6 acres. The Laguna Ridge Town Center Subsequent EIR, which was prepared to analyze the environmental effects of the Laguna Ridge Town Center project, addressed issues such as land use, air quality, noise, and traffic. The City Council adopted a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, finding that the project may be approved due to social, economic and other factors. The subject project is being undertaken pursuant to and in conformity with the approved Laguna Ridge Town Center project (EG-07-066) and is subject to the adopted MMRP for the project.

No special circumstances or potential new impacts related to the properties or project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the Laguna Ridge Specific Plan EIR and the Laguna Ridge Town Center Subsequent EIR. Consequently, pursuant to CEQA Guidelines Section 15182, the project is exempt and no further environmental review is required for this project.

Planning Commission Options

The following options are available to the Planning Commission:

- A. Recommend City Council approval of the project as proposed;
- B. Recommend City Council approval of the project with additional conditions or policy direction related to the design of the project;
- C. Continue the project and direct the applicant to make revisions; or
- D. Recommend City Council denial of the project.

Findings

For each action by the Planning Commission, various findings are required. Each shall be discussed in turn.

CEQA

Finding: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183 of Title 14 of the California Code of Regulations.

Evidence: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183 of Title 14 of the California Code of Regulations because the project is consistent with the Laguna Ridge Specific Plan EIR (SCH 2000082139) and the Laguna Ridge Town Center Subsequent EIR (SCH 2007082169), both of which have been certified.

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No special circumstances or potential new impacts related to the properties or project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the Laguna Ridge Specific Plan EIR and the Laguna Ridge Town Center Subsequent EIR. Consequently, pursuant to CEQA Guidelines Section 15182 of Title 14 of the California Code of Regulations, the project is exempt and no further environmental review is required for this project.

Specific Plan Amendment (LRSP Section 9 Implementation & Administration)

Finding: Significant changes to the character of the community have occurred subsequent to the adoption of the Specific Plan which warrants amendments as requested.

Evidence: The market demand for housing has diminished due to the current economic environment. The proposed Specific Plan amendment and Rezone from RD-30 to RD-20 will provide for affordable housing units within the City in the current economic climate.

Finding: The requested amendment will benefit the Specific Plan Area and/or the City.

Evidence: The proposed project will provide affordable housing units within the City and the Specific Plan Area.

Finding: The amendment is consistent with the General Plan.

Evidence: The General Plan contains goals, policies, and objectives to which all projects must adhere. Thus, the LRSP serves as the policy and regulatory document that implements the goals and policies of the General Plan. The LRSP recognizes that periodic amendments may be necessary in order to respond to economic and market demands. Such amendments include changes to the land use designations as for the proposed project. General Plan Land Use Policies LU-28 and LU-30 allows the LRSP to have discretion to land use. Thus, amendments to the General Plan Land Use Policy Map may occur without a General Plan Amendment.

Finding: The amendment will not adversely affect adjacent properties and can be properly serviced.

Evidence: The proposed change to the land use designation on the project site will not adversely affect adjacent properties. No new land use types are proposed for the site. All public services and utilities to serve the project would remain as identified for the LRSP.

Finding: Where applicable, the physical constraints of the property area are such that the requested amendment is warranted.

Evidence: The size and configuration of the project site is more suitable for the density allowed under the RD-20 land use designation. The proposed project would reduce the allowable density and make the site physically suited for development.

Rezone

Finding: The proposed zoning amendment is consistent with the General Plan goals, policies, and implementation programs.

Evidence: The Applicant's proposal is consistent with the allowed density ranges and uses in the Elk Grove General Plan and General Plan Land Use Map. The proposed project is consistent with the Plan's objectives of orderly and systematic development and responds to opportunities and constraints in the local community area.

Design Review

Finding: The proposed project is consistent with the Citywide Design Guidelines and the Elk Grove Town Center Design Guidelines.

Evidence: The project has been designed with an urban character consistent with the requirements of the Elk Grove Town Center Guidelines. The project includes a simple design, with flat roofs, contemporary materials and colors to provide visual interest, and pedestrian connectivity throughout the site and to the commercial property to the north.

Finding: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The site plan, building elevations, and landscape plan have been reviewed in accordance with the Citywide Design Guidelines for non-residential land uses and the Elk Grove Town Center Design Guidelines, and it is concluded that the project's architecture and site planning meet all applicable design requirements. The project has been designed with an urban character consistent with the requirements of the Elk Grove Town Center Guidelines. The project includes a simple design, with flat roofs, contemporary materials and colors to provide visual interest, and pedestrian connectivity throughout the site and to the commercial property to the north.

Finding: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The project has been designed with an urban character consistent with the requirements of the Elk Grove Town Center Guidelines. The project includes a simple design, with flat roofs, contemporary materials and colors to provide visual interest, and pedestrian connectivity throughout the site and to the commercial property to the north. The elevations have clear design concept consistent with the requirements of the Guidelines for the project to act as a transition between the commercial property to the north and single-family residential land uses to the south.

Finding: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The project site includes six (6) pedestrian access points from adjacent streets for pedestrian circulation throughout the site and to the commercial property to the north; The pathways are enhanced with pedestrian arches and enhanced paving material. There is a plaza in the center of the site with trellises and other site amenities consistent with the Laguna Ridge Supplemental Design Guidelines.

Attachments

- A. Planning Commission Resolution and City Council Draft Resolutions
- B. City Council Draft Resolutions
- C. October 21, 2010 Planning Commission staff report



Planning Commission Staff Report

October 21, 2010

Project: Laguna Ridge Apartments
Request: Specific Plan Amendment, Rezone, and Design Review
File: **EG-10-053**
Location: The project site is located on the northwest corner of Civic Center Drive and Big Horn Boulevard.
APN: 132-2110-001
Planner: Eric Norris, Current Planning Manager
App. Accepted: August 25, 2010

Applicant

St. Anton Partners
 Rachel Green
 1801 I Street, Suite 200
 Sacramento, CA 95811

Property Owner

FB Holdings, LLC
 Liz Van De Vanter
 16900 Golden West Street
 Huntington Beach, CA 92647

Staff Recommendation and Summary

Staff recommends that the Planning Commission deny the proposed Specific Plan Amendment, Rezone, and Design Review for the Laguna Ridge Apartments project (EG-10-053), based on the findings contained in this staff report and the attached proposed resolution for denial.

This project is before the Planning Commission with this recommendation based on staff's determination that the project, as submitted, does not conform to the City's standards and regulations in three basic areas, as outlined below (and discussed in more detail later in this staff report). Staff has discussed these issues with the applicant and, while it appears that one issue (pedestrian circulation) could be resolved, the project as submitted would continue to be out of conformance with the most basic density and design requirements affecting the site. Staff is seeking the Commission's concurrence with this evaluation (in which case the project would be forwarded to the City Council for final action with a recommendation for denial) **or** direction from the Commission on how to continue the processing of the project so that findings for approval can be drafted.

Basic Areas of Non-Compliance with City Standards and Regulations

Based on staff's analysis, the proposed project does not comply with three core guidelines and regulations affecting the site, as summarized below and described in greater detail in the body of the staff report:

- **"Urban" Character** as required by the Elk Grove Town Center (EGTC) Design Guidelines - The proposed design does not meet EGTC Guideline G.5, which requires the high density residential area to take on an "urban" character (examples of "urban" multi-family development from the EGTC Design Guidelines are shown on page #11 of this staff report).

In staff's determination, the design of the project is not "urban." Rather, staff's opinion is that the proposed buildings reflect a "suburban" character:

- The proposed project includes a number of individual buildings (rather than larger buildings containing more units),

- Each of the buildings are lower in height than the examples shown in the EGTC Design Guidelines, and
- The buildings reflect an architectural style more typical of development in a suburban setting than an urban downtown.

Based on this analysis (which is discussed in more detail later in this report), the project as proposed therefore fails to comply with this basic requirement for development of the site.

- **Zoning** – In 2008, the City Council specifically directed that the zoning for the project site be changed from RD-10¹ to RD-30 (instead of RD-20, which had been proposed by a different applicant at that time), a change which was intended to make up for the loss of housing units resulting from another change to the Laguna Ridge Specific Plan and to encourage vertical development in the Town Center (which is also related to “urban” design requirement discussed above). The applicant is requesting to change the zoning on the site to RD-20, a designation that would be counter to the Council's specific direction.
- **Pedestrian Circulation** – The EGTC Guidelines specifically refer to the creation of a “unique urban community that is walkable and connected.” The proposed project includes only one major pedestrian access way through the site, which is not consistent with the Guidelines.²

Applicant's Response (with Staff's Responses)

The applicant's responses to these issues are contained in the October 1 letter shown as Attachment C to this staff report. While staff recommends that the Commission read the applicant's letter, staff's review found several basic points, which are summarized below with our responses:

- The applicant states that it is not financially feasible to build an urban style podium project as described in the Town Center Guidelines either now or “for years to come.”

In support of this statement, the applicant provides a number of financial calculations that show that the cost of development exceeds the rents that could be charged in today's market.

Staff has not attempted to review the applicant's financial calculations; if needed, the Commission may wish to ask the applicant to provide further explanation during the public hearing. Instead of attempting to refute the calculations, staff suggests that the Commission instead consider the long-range nature of the Laguna Ridge Specific Plan and the planning which the City has done for the Town Center. This type of long-range

¹ Zoning districts mentioned in this report are: RD-10 (single or multi-family residential with a maximum of 10 units per acre); RD-20 (High Density Residential single or multi-family residential with a maximum of 20 units per acre); and RD-30 (High Density Residential with a maximum of 30 units per acre)

² It should be noted that staff and the applicant have informally agreed on a number of potential augmentations to the project, which may lead to the removal of this item as a project issue. However, as currently submitted the project, in staff's opinion, fails to comply with the basic “walkability” and “pedestrian-oriented” tenets of the EGTC Design Guidelines.

planning often requires a long-term commitment on the part of the City in order to be implemented. Thus, while the applicant may be correct in stating that development of the site in a way that is financially feasible in today's market may not be possible, staff suggests that this will likely change in the future, at which time this applicant or another developer will come forward with a project that allows the City to achieve its vision for the Town Center, an area of Elk Grove which has been the subject of special attention on the part of the City Council, Planning Commission, and Planning Department.

- The applicant states that some aspects of the project's design related to pedestrian circulation can be revised to comply with the EGTC Design Guidelines.

As noted earlier, staff concurs with this statement, although it remains staff's opinion that other, basic City requirements would still fail to be addressed.

Planning Commission Options

The following options are available to the Planning Commission:

I. *If the Commission concurs with **staff's** analysis, the Commission may:*

- A. **Recommend City Council denial of the project.** If the Planning Commission concurs with staff and the applicant is unwilling to revise the project, staff will schedule the project for a subsequent City Council meeting with a Planning Commission recommendation of denial.
- B. **Continue the project to a date uncertain if the applicant is amenable to making changes as necessary to comply with the RD-30 zoning, the "urban" and "walkable" requirements of the Design Guidelines.** With the applicant's concurrence, the Planning Commission may recommend that the applicant revise the project to be consistent with the Elk Grove Town Center Guidelines and RD-30 density on the site. This option is only feasible if the applicant is willing to revise the project. The project would need to be continued to a date uncertain in order to give the applicant time to revise the project and staff time to process the project and complete environmental review.

II. *If the Commission concurs with the **applicant**, the Commission may:*

- C. **Direct staff to continue processing the project and to return to the Planning Commission with findings and conditions of approval.** If, after considering the project, the Planning Commission determines that the project design conforms with the Guidelines and that they would support a recommendation for approval to the City Council, the project would need to be continued to a date uncertain in order to give the applicant and staff time to process the project and complete environmental review. Staff will prepare the appropriate documents for approval and schedule a subsequent hearing. If the Planning Commission concurs with the applicant, staff requests that the Planning Commission provide some framework for why the proposed design and density reduction request are consistent with the EGTC Guidelines and previous Council direction. This framework is necessary in order for staff to complete findings for approval for the project and CEQA compliance.

- D. **As part of Option C above, the Planning Commission may recommend changes to the Elk Grove Town Center Design Guidelines.** If the Planning Commission agrees with the applicant that the proposed project ought to be built as proposed and that the Town Center Guidelines are not feasible now and in the future, the Planning Commission may recommend that the Council revise the Town Center Guidelines.

Project Description

The applicant requests a Specific Plan Amendment and Rezone from Multi-Family RD-30 to Multi-Family RD-20, and a Design Review for a 204-unit multi-family development. As currently proposed, the project includes 18 residential buildings, a 3,560 square foot community center clubhouse, and various on-site residential buildings (see Figures 1 and 2).

Figure 1. Elevations

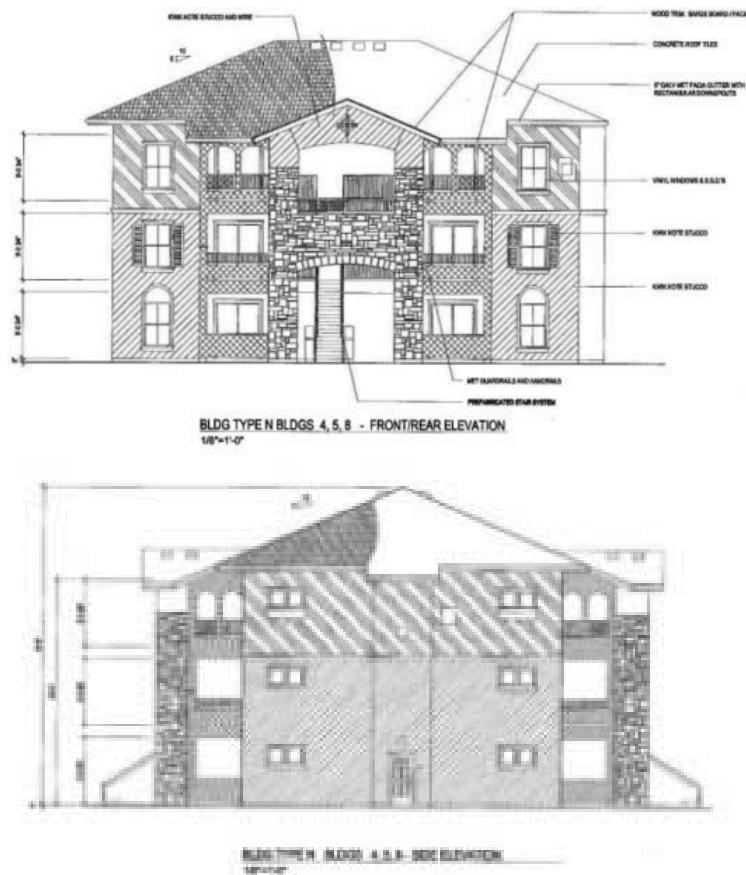
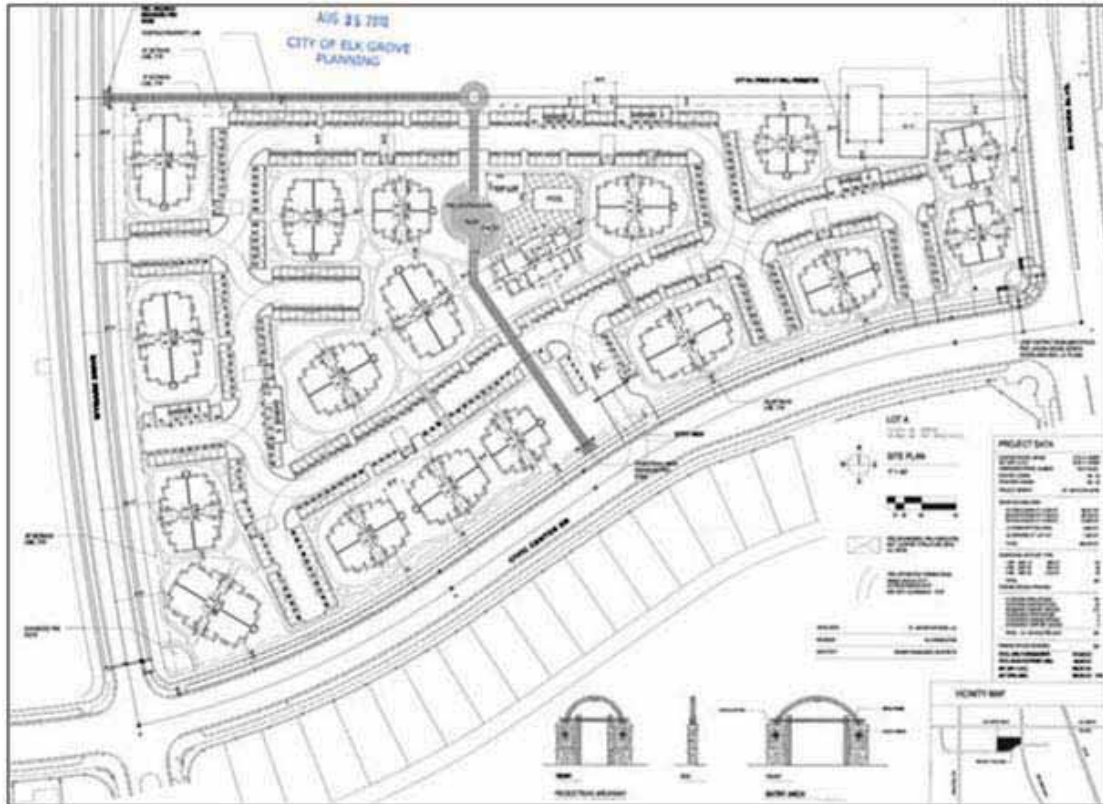


Figure 2. Site Plan, dated August 25, 2010



Setting

The 12.03-acre site is located on the northwest corner of Civic Center Drive and Big Horn Boulevard approximately 230 yards south of Elk Grove Boulevard in the Laguna Ridge Specific Plan ("LRSP") area (see Figures 3 and 4). The site is bordered by Big Horn Boulevard to the east, Civic Center Drive to the north, Wymark Drive to the west, and vacant commercial land to the north. The site is currently zoned RD-30 (30.0 dwelling units per acre minimum).

Figure 3. Location Map

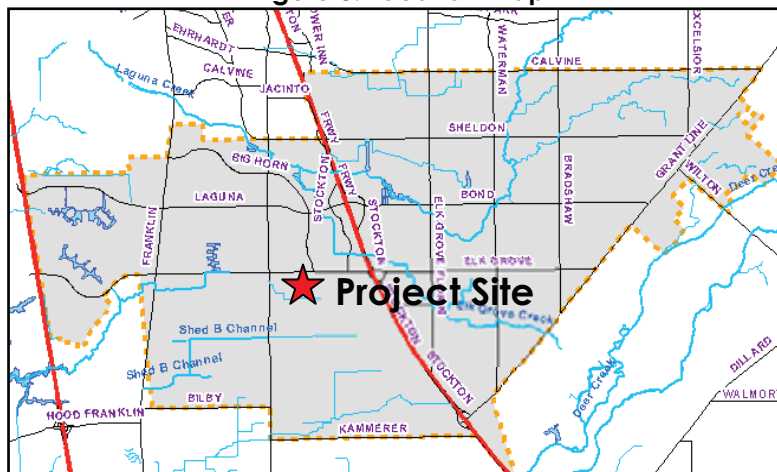


Figure 4. Zoning Map



The project site is located in the Central Mixed-Use District of the Elk Grove Town Center (see Figure 5) adjacent to the Civic Center site. The Elk Grove Town Center is located at the northern border of the Laguna Ridge Specific Plan. The Town Center is located along the southern frontage of Elk Grove Boulevard between Bruceville Road on the west and Laguna Springs Drive on the east. The southern Boundary of the Town Center is Civic Center Drive.

Figure 5. Elk Grove Town Center

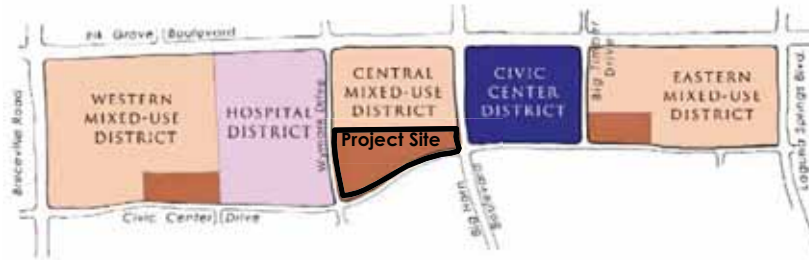


Table 1 details the project's and adjacent properties' current Zoning and General Plan designations and uses.

Table 1. Land Uses and Designations

	Existing Use	General Plan	Laguna Ridge Specific Plan	Zoning
Subject Site	Vacant	High Density Residential	Multi-Family Residential/RD-30	RD-30
North	Vacant	Commercial	Shopping Center	SC
South	Single family dwellings	Low Density Residential	Single-Family Residential/RD-7	RD-7
East	Vacant	Civic Center	Civic Center	Civic Center
West	Vacant	Commercial	Shopping Center	SC

Background

The planning for the Laguna Ridge area dates to the inception of Elk Grove; the processing of the Laguna Ridge Specific Plan had begun prior to cityhood and transferred to the City in 2000. The following are several key dates and projects:

- In June 2004, the City Council approved the 1,900-acre Laguna Ridge Specific Plan ("LRSP"), which provides for a variety of single and multifamily residential, commercial, office and civic center uses, interconnected by paseos, pedestrian corridors and parks. The Laguna Ridge Specific Plan establishes the location of the City's future Civic Center within the Town Center, immediately adjacent to this project site. The specific plan includes standards for the civic center and surrounding area to establish a centrally located gathering space for City events, high quality project design and architecture, a mix of land uses and a pedestrian mall to create a vibrant core for the city.
- In March 2005, the City conducted a design charette with the Town Center property owners and staff to establish an overall vision for the Town Center area. The results of the charette identified a pedestrian mall through the town center, surrounded by a mix of uses including commercial, office, residential, and civic gathering spaces. These results were used to inform the City's internal process for embarking on planning the future Civic Center.
- In August 2005, the City approved the LRSP Design Guidelines. This document provides conceptual landscape plans for thoroughfares and arterial streets and identifies plant material, wall treatments, sidewalks, crosswalks, pavers, and other details.
- In March 2007, the City Council approved contract negotiations with Zaha Hadid Architects to begin planning for the City's Civic Center and community park site. In selecting this consultant, the City Council recognized that blending and planning the civic center and adjacent park together creates a unique, once in a generation opportunity for the City to create an exceptional civic space that may help define the City of Elk Grove. In addition, it was anticipated that the Civic Center would function as an anchor to the overall Town Center and together, would create a thriving mixed use core for Elk Grove, including community, civic, retail, office and residential uses. The new civic district has the potential to be a City-defining icon, far exceeding its functional role.
- In June 2008, the Elk Grove Town Center (EGTC) Design Guidelines was approved. The EGTC Design Guidelines address the design criteria inherent to the Town Center portion of the LRSP, and cover features such as massing, scale, proportion, and pedestrian and

vehicular circulation. The basic concepts are intended to communicate the City's vision and design expectations for the Town Center as a mixed use, pedestrian friendly area.

Prior Projects

In 2007 and 2008, the City processed an application (Project No. EG-07-066) for a Specific Plan Amendment and Rezone to change the land use designations for a portion of the Elk Grove Town Center from Medium Density Residential land uses to High Density Residential/20 dwelling units per acre (RD-20) and Shopping Center (SC). At the City Council hearing on June 25, 2008, several members of the Council expressed concern about the loss of housing units. In response, the City Council approved a Specific Plan amendment and rezone to RD-30 (instead of RD-20) to make up for the loss of housing units as well as to encourage vertical development in the Town Center. The current project site is one of the parcels that was rezoned to RD-30 as part of this application.

Pre-application Meeting

City staff met with the applicants for a pre-application meeting on August 2, 2010 regarding the proposal. Based on a review of the applicant's pre-application package, staff advised the project team that the proposal did not meet the intent of the Elk Grove Town Center Guidelines for a walkable, urban community.

The current project was submitted to the City on August 25, 2010. The project was routed to City and County agencies for the initial 30-day review period. After Planning staff's review of the project, staff had serious concerns regarding the design of the proposed project. Although the applicant did incorporate some elements of the Guidelines into the project plans, the proposed project does not, based on staff's analysis, meet the overall intent of the Elk Grove Town Center Guidelines and staff is unable to recommend approval of the project as currently designed.

Based on Planning's determination that the project was out of compliance with the requirements for the site, staff instructed other City departments to curtail their review in order to reduce the unnecessary use of the applicant's funds and staff resources on the project. The applicant was informed, a letter was provided detailing staff's concerns, and a follow-up meeting was held to discuss the process which is suggested in this staff report.

Detailed Analysis

The following sections provide a more detailed summary of staff's analysis of the proposed project and the reasons for finding the project out of compliance with the EGTC Design Guidelines.

Design Review

The project is subject to the Elk Grove Town Center (EGTC) Design Guidelines, which were adopted in June 2008, as well as the Citywide Design Guidelines. The proposed design does not meet the overall intent of the Guidelines for a mixed-use, pedestrian friendly blend. Additionally, the EGTC Guidelines specifically refer to the creation of a *unique urban community that is walkable and connected.*

Although the project could be enhanced to meet some of the guidelines in respect to pedestrian connectivity, site amenities, pedestrian nodes, and enhanced landscape areas, the

proposed design character and density does not meet EGTC Guideline G.5, as detailed below. The applicants have indicated in their letter dated October 1, 2010 (Attachment 2) that it is not financially feasible to build an urban style podium project as described in the Town Center Guidelines.

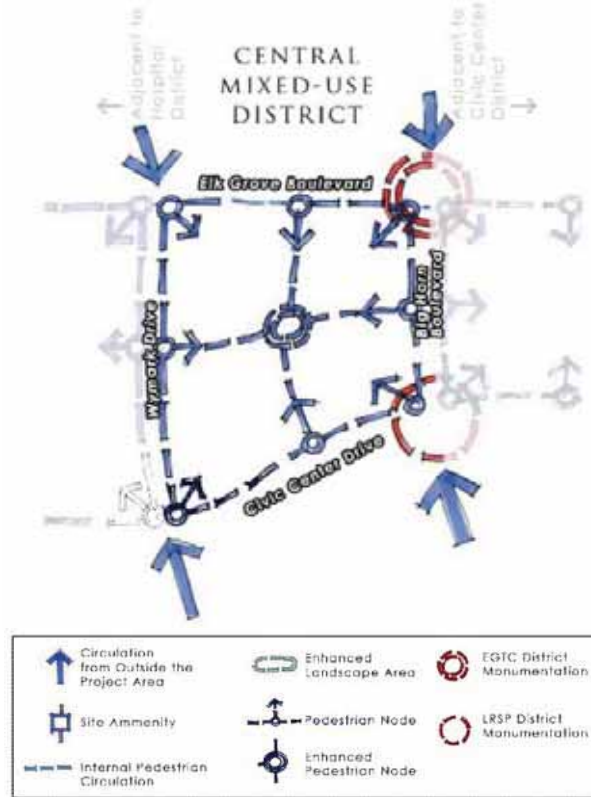
Section A –Town Center Overview

According to the EGTC Guidelines, the Elk Grove Town Center is envisioned as an urban mixed-use, pedestrian friendly blend. Development projects must conform with these Guidelines. Staff's conclusion is that the proposed design is not in conformance with the overall design intent and philosophy of the Town Center, as detailed below.

#	Guideline	Complies Yes/No	Comment
A.5.1	Elk Grove Town Center will act as both a destination and a path for pedestrian circulation. Each district shall be design to enhance the ability of pedestrians to move to and through Elk Grove Town Center	No	The project includes only one pedestrian access way through the site, which is not consistent with the Guidelines.
A.5.3	Site Amenities such as trellises, kiosks, seating areas, and other elements shall be utilized throughout the plan area.	No	The proposed design does not include adequate site amenities consistent with the Guidelines.

Section D – Central Mixed-Use District

Figure 6. Central Mixed-Use District



Section D of the EGTC Guidelines are specific to the Central Mixed-Use District, where the project site is located. D.1.2 are guidelines for the High Density Development in the Central Mixed-Use District ("District"), in which the project site is located.

#	Guideline	Complies Yes/No	Comment
D.1.2 (1)	The common area between the high density residential and the other uses shall be designed to encourage an integration of uses and promote pedestrian circulation through the project.	No	The design includes parking lots along the northern boundary which does not encourage integration. The project design does not include a common area as required by the EGTC Guidelines.
D.1.2 (2)	The high density residential development shall not be surrounded by walls or fences and shall include architectural facades facing Civic Center Drive, Wymark Drive, and Big Horn Boulevard as well as the mixed use development to the north.	No	The proposed design does not include architectural facades facing the mixed use development to the north. The proposed parking areas and garages along the northern property line create a visual and pedestrian barrier that serves to disconnect the development from the rest of the District.
D.1.2 (3)	The high density residential development shall be connected to the pedestrian system of Civic	No	There is limited pedestrian access through the site. Pursuant to the Guidelines, pedestrian connections into the project are required from

	Center Drive, Big Horn Boulevard, and Wymark Drive and shall allow transparent pedestrian access to the mixed use portion of the district.		all four corners of the site as well as through the site. The proposed project needs to include additional pedestrian connections in order to be consistent with the Guidelines.
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Section G – General Development Guidelines

Section G includes general development guidelines for the overall town center. The Guidelines require that the high density development on this site be of a more urban character to act as a transition between uses. The proposed design is not, in staff's opinion, "urban" in character and the proposed reduction in density is not consistent with the EGTC Guidelines.

#	Guideline	Complies Yes/No	Comment
G.3	Transition areas between two uses or districts ³ must be given consideration through special landscape treatments and pedestrian nodes. Property lines should not be perceived, so that even if adjacent districts have different owners, there is a seamless transition between uses.	No	The proposed parking areas and garages along the northern property line create a visual and pedestrian barrier that serves to disconnect the development from the rest of the District.
G.5	The high design residential areas of the Elk Grove Town Center are adjacent to commercial, office and retail uses. The intent of the town center plan is to play to this urban character to enhance the activity level of the entire Town Center plan. To this end, the high density residential areas shall take of a more urban character to act as a transition from the town center core generally to the north and the traditional neighborhood densities to the south. Developers and architects are encouraged to propose innovative design and density solutions to create unique urban communities that are walkable and connected to the urban fabric of the Elk Grove Town Center.	No	<p>The proposed design is "suburban" and not urban in character. The desired character is illustrated in the following pictures from the EGTC Guidelines.</p> <p>As discussed earlier in this report, staff feels that the EGTC Design Guidelines provide clear guidance on the design of multi-family projects to reflect an "urban" character:</p> <ul style="list-style-type: none"> • Relatively large buildings in which a larger number of individual units are located. • Buildings of 3, 4, or more stories in height. • Parking located at least in part under the units. • Common areas which reflect the character of an urban downtown rather than a suburban neighborhood. • Architectural detailing which generally includes durable materials (metal railings, etc.), towers, flat roofs, etc., that are more typical of a downtown area. <p>Photos from the EGTC Design Guidelines are provided below.</p>

³ The word "districts" refers to the various Districts provided for in the EGTC Design Guidelines.



Specific Plan Amendment and Rezone

As noted earlier, the proposed Specific Plan Amendment and Rezone have not been fully analyzed due to staff's concern with the project's design. However, staff has the following initial concerns:

- Based on the Council's specific direction to rezone the project site from RD-10 to RD-30, staff is concerned that the requested rezone to RD-20 is not consistent with Council direction.
- The proposed rezone also needs to be analyzed for its potential impact on the City's ability to meet its Regional Housing Needs Allocation (RHNA).

Environmental Analysis

The project would be exempt from the provisions of CEQA under CEQA Guidelines Section 15270 (Projects Which Are Disapproved) of Title 14 of the California Code of Regulations because upon initial screening of the project, staff recommended the project not be approved due to inconsistency with the City's adopted design guidelines. Should the Planning Commission not concur with staff's recommendation, full compliance with CEQA shall be obtained prior to approval of the project.

Findings

CEQA

Finding: The subject project is exempt from the California Environmental Quality Act (CEQA).

Evidence: Pursuant to CEQA Guidelines Section 15270, projects which are disapproved are exempt from CEQA.

Specific Plan Amendment (LRSP Section 9 Implementation & Administration)

Finding: The findings to approve a Specific Plan Amendment as described in LRSP Section 9 Implementation and Administration cannot be made.

Evidence: As described in the staff report, the Specific Plan Amendment is not consistent with previous City Council direction to rezone the project site to RD-30. Additionally, the Specific Plan Amendment is contingent on the approval of the proposed Design Review, which is not consistent the Elk Grove Town Center Design Guidelines. As such, the Specific Plan Amendment is not desired or appropriate at this time. Therefore, the Specific Plan Amendment cannot be approved at this time.

Rezone

Finding: The proposed rezone is not consistent with the General Plan goals, policies, and implementation programs.

Evidence: The Rezone to RD-20 is not consistent with previous City Council direction to rezone the project site to RD-30. Additionally, the Rezone is contingent on the approval of the proposed Design Review, which is not consistent the Elk Grove Town Center Design Guidelines. As such, the Rezone is not desired or appropriate at this time. Therefore, the Rezone cannot be approved at this time.

Design Review

Finding: The proposed project is inconsistent with the Citywide Design Guidelines and the Elk Grove Town Center Design Guidelines.

Evidence: The site plan, building elevations, and landscape plan have been reviewed in accordance with the Citywide Design Guidelines for non-residential land uses and the Elk Grove Town Center Design Guidelines, and it is concluded that the project's architecture and site planning do not meet all applicable design requirements. The proposed design does not meet EGTC Guideline G.5, which requires the high density residential area to take on an urban character to act as a transition from the town center core to the north and the traditional neighborhood densities to the south. Therefore, the Design Review cannot be approved at this time.

Finding: The proposed architecture, site design, and landscape are not suitable for the purposes of the building and the site and will not enhance the character of the neighborhood and community.

Evidence: The site plan, building elevations, and landscape plan have been reviewed in accordance with the Citywide Design Guidelines for non-residential land uses and the Elk Grove Town Center Design Guidelines, and it is concluded that the project's architecture and site planning do not meet all applicable design requirements, which call for:

- Relatively large buildings in which a larger number of individual units are located.
- Buildings of 3, 4, or more stories in height.
- Parking located at least in part under the units.
- Common areas which reflect the character of an urban downtown rather than a suburban neighborhood.
- Architectural detailing which generally includes durable materials (metal railings, etc.), towers, flat roofs, etc., which are more typical of a downtown area.

The proposed design does not meet EGTC Guideline G.5, which requires the high density residential area to take on an urban character to act as a transition from the town center core to the north and the traditional neighborhood densities to the south. Therefore, the Design Review cannot be approved at this time.

Finding: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements does not establish a clear design concept and is incompatible with the character of buildings on adjoining and nearby properties.

Evidence: Because staff has determined that the project as proposed fails to meet the basic requirements of the EGTC Design Guidelines, an analysis of the project's conformance with this required finding was not prepared. The project as proposed may in fact comply with this portion of the required findings for design review approval. However, the project fails on a basic level to meet the requirements of the EGTC Design Guidelines, and staff recommends that the Design Review therefore cannot be approved at this time.

Finding: The proposed project will create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: Because staff has determined that the project as proposed fails to meet the basic requirements of the EGTC Design Guidelines, an analysis of the project's conformance with this required finding was not prepared. The project as proposed may in fact comply with this portion of the required findings for design review approval. However, the project fails on a basic level to meet the requirements of the EGTC Design Guidelines, and staff recommends that the Design Review therefore cannot be approved at this time.

Attachments

- A. Planning Commission Resolution for Denial
- B. City Council Draft Resolution
- C. Applicant's Justification Letter
- D. Project Plans



Incorporated July 1, 2000

8401 Laguna Palms Way
Elk Grove, California 95758

CITY OF ELK GROVE

Telephone: (916) 683-7111
Fax: (916) 627-4400
www.elkgrovecity.org

City of Elk Grove – City Council NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, December 8, 2010, at the hour of 6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove City Council will conduct a public hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

Laguna Ridge Apartments - Specific Plan Amendment, Rezone, and Design Review (EG-10-053)

The project consists of a Specific Plan Amendment and Rezone from Multi-Family RD-30 to Multi-Family RD-20, and a Design Review for a 204-unit (affordable) multi-family development. As currently proposed, the project includes 9 residential buildings and a community center clubhouse. The Planning Commission recommended City Council approval (4-1) of the project.

PROPERTY OWNER

FB Holdings, LLC
Liz Van De Vanter
16900 Golden West Street
Huntington Beach, CA 92647

APPLICANT

St. Anton Partners
Rachel Green
1801 I Street, Suite 200
Sacramento, CA 95811

LOCATION / APN: The project site is located on the northwest corner of Civic Center Drive and Big Horn Boulevard in the Laguna Ridge Specific Plan area.
APN 132-2110-001

ZONING: Multi-Family / RD-30

ENVIRONMENTAL: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183 of Title 14 of the California Code of Regulations.

Information or questions regarding this item should be referred Eric Norris, (916) 478-3621 or to the office of Development Services – Planning, 8401 Laguna Palms Way, Elk Grove, CA, 95758. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 8401 Laguna Palms Way, Elk Grove, CA, 95758, at or prior to the close of the public hearing.

This meeting notice is provided pursuant to Section 23.14.040 of the City’s Zoning Code.

Dated: November 26, 2010

JASON LINDGREN
CITY CLERK, CITY OF ELK GROVE

APN	OWNER	OWNER_ADDRESS	City	State	Zip
132-2000-024-0000	ADRIENNE C BONES	8146 SUAREZ WAY	ELK GROVE	CA	95757
116-1230-048-0000	AHAD ALFREDA ABDUL	8100 FANGIO CT	ELK GROVE	CA	95758
116-1230-019-0000	ALEXANDER S HXHIONG	1529 DEBRA DR	PETALUMA	CA	94954
116-0930-118-0000	AMBER L SYRACUSE	9582 DOMINION WOOD LN	ELK GROVE	CA	95758
132-2000-011-0000	ANDREW G STEWART	8149 SUAREZ WAY	ELK GROVE	CA	95757
132-2000-003-0000	ANICETA B LARDIZABAL	8117 SUAREZ WAY	ELK GROVE	CA	95757
116-0930-085-0000	BELINDA B GREGOR	8212 SHANNON OAK LN	ELK GROVE	CA	95758
132-2000-025-0000	BILLY NGUYEN	8142 SUAREZ WAY	ELK GROVE	CA	95757
132-2000-027-0000	BROWN FAMILY LIVING TRUST	8134 SUAREZ WAY	ELK GROVE	CA	95757
132-2000-032-0000	BRUCE POWERS	8114 SUAREZ WAY	ELK GROVE	CA	95757
116-1230-067-0000	CARL H TURNAGE	4826 BAYSIDE WAY	OAKLEY	CA	94561
132-2120-008-0000	CATHOLIC HEALTHCARE WEST	3400 DATA DR	RANCHO CORDOVA	CA	95670
132-2000-033-0000	CHRIS MACFARLAND	8110 SUAREZ WAY	ELK GROVE	CA	95757
116-1230-036-0000	CHRISTIE CABLE	8105 WYMARK DR	ELK GROVE	CA	95758
116-1230-024-0000	CHUNG T/SIU L TSE FAMILY LIVING TRUST	7914 MANSELL WAY	ELK GROVE	CA	95758
116-1230-047-0000	CONNIE KIRBY	9583 AMON CT	ELK GROVE	CA	95758
132-2000-028-0000	CRAIG RICHEY	8130 SUAREZ WAY	ELK GROVE	CA	95757
116-0930-005-0000	DANTE J LUMAQUIN	9582 S COAST LN	ELK GROVE	CA	95758
116-1230-042-0000	DAVID PEREZ	9588 AMON CT	ELK GROVE	CA	95758
116-1230-062-0000	DAVID J GOBLE	8001 MANSELL WAY	ELK GROVE	CA	95758
116-1230-050-0000	DELIA CATON	3317 LAKELAND WAY	ELK GROVE	CA	95758
116-1230-027-0000	DEUTSCHE BANK NATIONAL TRUST COMPANY	3 ADA	IRVINE	CA	92618
116-1230-041-0000	DONALD L VERBICK	9584 AMON CT	ELK GROVE	CA	95758
116-1230-030-0000	DORIS LEGGETT LIVING TRUST	8116 WYMARK DR	ELK GROVE	CA	95758
116-1230-063-0000	DUANE F PETERSEN	7925 MANSELL WAY	ELK GROVE	CA	95758
132-2000-005-0000	ELISA P FONTANILLA	8125 SUAREZ WAY	ELK GROVE	CA	95757
116-0930-009-0000	ELIZABETH NICOLE HENDRIX	9583 S COAST LN	ELK GROVE	CA	95758
132-2120-005-0000	ELK GROVE BOULEVARD/BRUCEVILLE INVESTORS	PO BOX 19909	SACRAMENTO	CA	95819
116-1230-031-0000	ELK GROVE COMMUNITY SERVICES DISTRICT	8820 ELK GROVE BLVD 3	ELK GROVE	CA	95624
132-2110-001-0000	FB HOLDINGS LLC	16900 GOLDENWEST ST	HUNTINGTON BEACH	CA	92647
132-0270-022-0000	FOSTER FAMILY TRUST	2160 LIVE OAK BLVD 33	YUBA CITY	CA	95991
132-1910-013-0000	GABOR MAGHERA	6528 CORDIALLY WAY	ELK GROVE	CA	95757
116-1230-038-0000	GAIL F KUBOI	8020 DREYFUS WAY	ELK GROVE	CA	95758
132-2000-010-0000	GILBERT B NALULA	8145 SUAREZ WAY	ELK GROVE	CA	95757
116-1230-023-0000	GREGORIA DELEON	2170 CRESTMOOR DR	SAN BRUNO	CA	94066
132-2000-023-0000	GRIFFIN M GUMAGAY	8150 SUAREZ WAY	ELK GROVE	CA	95757
116-0930-021-0000	GUADALUPE GURULE REVOCABLE TRUST	9626 SHALE CT	ELK GROVE	CA	95624

132-2120-006-0000	HEALTHCARE WEST CATHOLIC	3400 DATA DR	RANCHO CORDOVA	CA	95670
116-1230-021-0000	HELEN HOA TRAN LIVING TRUST	6930 KILCONNELL DR	ELK GROVE	CA	95758
116-1230-018-0000	HEUNG W LU	7820 MANSELL WAY	ELK GROVE	CA	95758
132-2000-034-0000	HIROSHI S MERRITT	8106 SUAREZ WAY	ELK GROVE	CA	95757
116-1230-051-0000	IKE IN KU	1034 W LAGOON RD	PLEASANTON	CA	94566
132-2000-002-0000	JAMES A SOBODASH	8113 SUAREZ WAY	ELK GROVE	CA	95757
132-2000-015-0000	JAMES P NOHEL	8165 SUAREZ WAY	ELK GROVE	CA	95757
132-2000-030-0000	JAMES T HILLMAN	8122 SUAREZ WAY	ELK GROVE	CA	95757
116-0930-072-0000	JASDEEP K JAANY	7990 DESERT DUNES CT	SACRAMENTO	CA	95829
132-1910-016-0000	JEAN P OLSON	6516 CORDIALLY WAY	ELK GROVE	CA	95757
116-1230-040-0000	JEANNE V LAFFERTY	9580 AMON CT	ELK GROVE	CA	95758
116-0970-062-0000	JOHANN/MARGARETE U S KOHN REV DECLARATION OF TR	1643 JACOB AVE	SAN JOSE	CA	95124
116-1230-028-0000	JOSE/LUZ GARCIA FAMILY TRUST	8100 WYMARK DR	ELK GROVE	CA	95758
116-1230-029-0000	JUI SATHE	8110 WYMARK DR	ELK GROVE	CA	95758
116-1230-037-0000	JULIE B CHEW	5640 CAZADERO WAY	SACRAMENTO	CA	95822
116-1230-061-0000	KANCHAN GHOSH	PO BOX 53596	SAN JOSE	CA	95153
116-0930-083-0000	KATHY GAIL DUNLAP	8204 SHANNON OAK LN	ELK GROVE	CA	95758
116-0930-018-0000	LAGUNA NEW DIMENSION HOMEOWNERS ASSOCIATION	2330 GLENDALE LN 100	SACRAMENTO	CA	95825
116-0930-019-0000	LAGUNA NEW DIMENSIONS HOMEOWNERS ASSOCIATION	PO BOX 7915	STOCKTON	CA	95267
116-0970-064-0000	LAGUNA OAKS SHOPPING CENTER	7700 COLLEGE TWN DR 201	SACRAMENTO	CA	95826
116-1230-035-0000	LAILA AJAZ	8109 WYMARK DR	ELK GROVE	CA	95758
116-0930-086-0000	LARRY L HARRISON	11825 RISING RD	WILTON	CA	95693
116-1230-046-0000	LAU FAMILY REVOCABLE TRUST	3007 MOUNTAIN DR	FREMONT	CA	94555
116-0930-087-0000	LAURETTE RENEE BRADFORD	8220 SHANNON OAK LN	ELK GROVE	CA	95758
116-0930-020-0000	LEONARD KING	200 SEQUOYAH VIEW DR	OAKLAND	CA	94605
116-1230-065-0000	LEWIS FAMILY TRUST	7913 MANSELL WAY	ELK GROVE	CA	95758
132-2000-009-0000	LINDA VOONG	8141 SUAREZ WAY	ELK GROVE	CA	95757
132-1910-014-0000	LOUISE E DELACRUZ	6524 CORDIALLY WAY	ELK GROVE	CA	95757
116-1230-033-0000	MANUEL MELENCIO	8117 WYMARK DR	ELK GROVE	CA	95758
132-2000-004-0000	MARIA ESTELA FLOCK	8121 SUAREZ WAY	ELK GROVE	CA	95757
116-0930-084-0000	MARY BETH FIGUEIRA	8208 SHANNON OAK LN	ELK GROVE	CA	95758
132-2000-014-0000	MATT G PEPPER	8161 SUAREZ WAY	ELK GROVE	CA	95757
132-2000-012-0000	MATTHEW J NOOTENBOOM	8153 SUAREZ WAY	ELK GROVE	CA	95757
116-1230-034-0000	MAY T LUI	3096 SILVER LAND DR	SAN JOSE	CA	95135
132-1980-015-0000	MBK HOMES NORTHERN CA LIMITED	175 TECHNOLOGY DR	IRVINE	CA	92618
116-1230-039-0000	NIKKI K HO	8024 DREYFUS WAY	ELK GROVE	CA	95758
116-1230-026-0000	PANCHO M FREER	7922 MANSELL WAY	ELK GROVE	CA	95758
132-2000-031-0000	PAUL E JOHNSON	8118 SUAREZ WAY	ELK GROVE	CA	95757

132-2000-001-0000	PAULA A MACEDO	8109 SUAREZ WAY	ELK GROVE	CA	95757
116-0930-007-0000	PAULETTE SANDERS	9590 S COAST LN	ELK GROVE	CA	95758
116-0930-008-0000	PETER D LOUIE	8941 WHITE STAR WAY	ELK GROVE	CA	95758
132-2000-007-0000	PHILLIP ANDREW WILLIAMS	8133 SUAREZ WAY	ELK GROVE	CA	95757
116-1230-043-0000	PORCALLA TRUST AGREEMENT	370 EDEN ST	GILROY	CA	95020
116-1230-064-0000	RAMONA L BRYANT	7919 MANSELL WAY	ELK GROVE	CA	95758
116-1230-025-0000	RAUL CISNEROS	7918 MANSELL WAY	ELK GROVE	CA	95758
132-0270-091-0000	REYNEN/BARDIS (LAGUNA RIDGE) LP	9848 BUSINESS PARK DR STE H	SACRAMENTO	CA	95827
132-1910-060-0000	REYNEN/BARDIS COMMUNITIES INC	10630 MATHER BLVD	MATHER	CA	95655
116-1230-020-0000	ROBERT T CALVERT	7828 MANSELL WAY	ELK GROVE	CA	95758
132-2120-011-0000	SACRAMENTO COUNTY WATER AGENCY	827 7TH ST 301	SACRAMENTO	CA	95814
132-1910-015-0000	SANDRA L WHITE	6520 CORDIALLY WAY	ELK GROVE	CA	95757
132-1910-044-0000	SANKEY 380 LLC	1130 IRON POINT RD 150	FOLSOM	CA	95630
116-0970-061-0000	SCOTT S SHIMABUKURO	4920 VAN STEYN CT	ELK GROVE	CA	95757
132-2000-026-0000	SON HUYNH	8138 SUAREZ WAY	ELK GROVE	CA	95757
132-1900-027-0000	STACEY GLASS SMITH	9748 MIKETO WAY	ELK GROVE	CA	95757
116-0930-006-0000	TAM M T NGUYEN REVOCABLE FAMILY TRUST	9586 S COAST LN	ELK GROVE	CA	95758
132-2000-016-0000	TEDDY VICTOR EDER DOMINGO	1060 LUAPELE DR	HONOLULU	HI	96818
132-2000-006-0000	TERESA R ZIMMERLE	8129 SUAREZ WAY	ELK GROVE	CA	95757
116-1230-049-0000	THOMAS C MASH	8104 FANGIO CT	ELK GROVE	CA	95758
116-1230-066-0000	TIM RYMEL	7909 MANSELL WAY	ELK GROVE	CA	95758
116-0930-022-0000	TONYA ROBINSON	8201 SHANNON OAK LN	ELK GROVE	CA	95758
116-1230-022-0000	VERDA C WEST REVOCABLE LIVING TRUST	7906 MANSELL WAY	ELK GROVE	CA	95758
132-2000-029-0000	VICTOR O STOKMANIS	8126 SUAREZ WAY	ELK GROVE	CA	95757
132-2000-008-0000	VONG TRUONG	8137 SUAREZ WAY	ELK GROVE	CA	95757
132-1900-056-0000	WELLS FARGO BANK	2030 MAIN ST STE 800	IRVINE	CA	92614
132-1910-048-0000	WILLIAM LYON HOMES INC	4490 VON KARMAN AVE	NEWPORT BEACH	CA	92660
116-1230-045-0000	WILLIAM V NGUYEN	9591 AMON CT	ELK GROVE	CA	95758
132-2000-013-0000	YOLANDA CARRILLO	8157 SUAREZ WAY	ELK GROVE	CA	95757
	St. Anton Partners, Rachel Green	1801 I Street, Suite 200	SACRAMENTO	CA	95811
	Miller Starr Regalia, Kristina Lawson	131 N. California Blvd. 5th Flr.	Walnut Creek	CA	94596
	Adams Broadwell Joseph & Cardozo, Janet Laurain	601 Gateway Blvd. Ste. 1000	South San Francisco	CA	94080

APN	CARE_OF_NAME	SITUS_ADDRESS	City	State	Zip
132-1910-064-0000	Tenant	6604 CORDIALLY WAY	ELK GROVE	CA	95757
132-1910-065-0000	Tenant	6608 CORDIALLY WAY	ELK GROVE	CA	95757
132-1910-063-0000	Tenant	6612 CORDIALLY WAY	ELK GROVE	CA	95757
132-1910-004-0000	Tenant	6700 CORDIALLY WAY	ELK GROVE	CA	95757
132-1910-003-0000	Tenant	6704 CORDIALLY WAY	ELK GROVE	CA	95757
132-1910-053-0000	Tenant	6705 CORDIALLY WAY	ELK GROVE	CA	95757
132-1910-002-0000	Tenant	6708 CORDIALLY WAY	ELK GROVE	CA	95757
132-1910-054-0000	Tenant	6709 CORDIALLY WAY	ELK GROVE	CA	95757
132-1910-055-0000	Tenant	6713 CORDIALLY WAY	ELK GROVE	CA	95757
132-1980-002-0000	Tenant	9601 PHILTA WAY	ELK GROVE	CA	95757
132-1980-003-0000	Tenant	9605 PHILTA WAY	ELK GROVE	CA	95757
132-1980-004-0000	Tenant	9609 PHILTA WAY	ELK GROVE	CA	95757
132-1980-005-0000	Tenant	9613 PHILTA WAY	ELK GROVE	CA	95757
132-1910-056-0000	Tenant	9717 BABYLON DR	ELK GROVE	CA	95757
132-1910-057-0000	Tenant	9721 BABYLON DR	ELK GROVE	CA	95757
132-1910-052-0000	Tenant	9730 CLEMENZA WAY	ELK GROVE	CA	95757
132-1910-051-0000	Tenant	9734 CLEMENZA WAY	ELK GROVE	CA	95757
132-1910-048-0000	Tenant	9736 SHANELYN WAY	ELK GROVE	CA	95757
132-1910-047-0000	Tenant	9737 SHANELYN WAY	ELK GROVE	CA	95757
132-1910-050-0000	Tenant	9738 CLEMENZA WAY	ELK GROVE	CA	95757
132-1910-046-0000	Tenant	9740 MIKETO WAY	ELK GROVE	CA	95757
132-1900-044-0000	Tenant	9740 SHANELYN WAY	ELK GROVE	CA	95757
132-1900-043-0000	Tenant	9741 SHANELYN WAY	ELK GROVE	CA	95757
132-1900-058-0000	Tenant	9742 CLEMENZA WAY	ELK GROVE	CA	95757
132-1900-026-0000	Tenant	9744 MIKETO WAY	ELK GROVE	CA	95757
132-1900-045-0000	Tenant	9744 SHANELYN WAY	ELK GROVE	CA	95757
132-1900-042-0000	Tenant	9745 SHANELYN WAY	ELK GROVE	CA	95757
132-1900-059-0000	Tenant	9746 CLEMENZA WAY	ELK GROVE	CA	95757
132-1910-049-0000	Tenant	9747 CLEMENZA WAY	ELK GROVE	CA	95757
132-1900-041-0000	Tenant	9749 SHANELYN WAY	ELK GROVE	CA	95757
132-1900-060-0000	Tenant	9750 CLEMENZA WAY	ELK GROVE	CA	95757
132-1900-028-0000	Tenant	9752 MIKETO WAY	ELK GROVE	CA	95757
132-1900-040-0000	Tenant	9753 SHANELYN WAY	ELK GROVE	CA	95757
132-1900-029-0000	Tenant	9756 MIKETO WAY	ELK GROVE	CA	95757
132-1900-039-0000	Tenant	9757 SHANELYN WAY	ELK GROVE	CA	95757
132-1900-030-0000	Tenant	9760 MIKETO WAY	ELK GROVE	CA	95757
132-1900-038-0000	Tenant	9761 SHANELYN WAY	ELK GROVE	CA	95757
132-1900-054-0000	Tenant	9763 CLEMENZA WAY	ELK GROVE	CA	95757
132-1900-031-0000	Tenant	9764 MIKETO WAY	ELK GROVE	CA	95757
132-1900-037-0000	Tenant	9765 SHANELYN WAY	ELK GROVE	CA	95757
132-1900-032-0000	Tenant	9768 MIKETO WAY	ELK GROVE	CA	95757