

**RESOLUTION NO. 2010-271**

**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:

**Specific Plan Amendment - Laguna Ridge Specific Plan (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 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: 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.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 8<sup>th</sup> day of December 2010.

  
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SOPHIA SCHERMAN, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

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

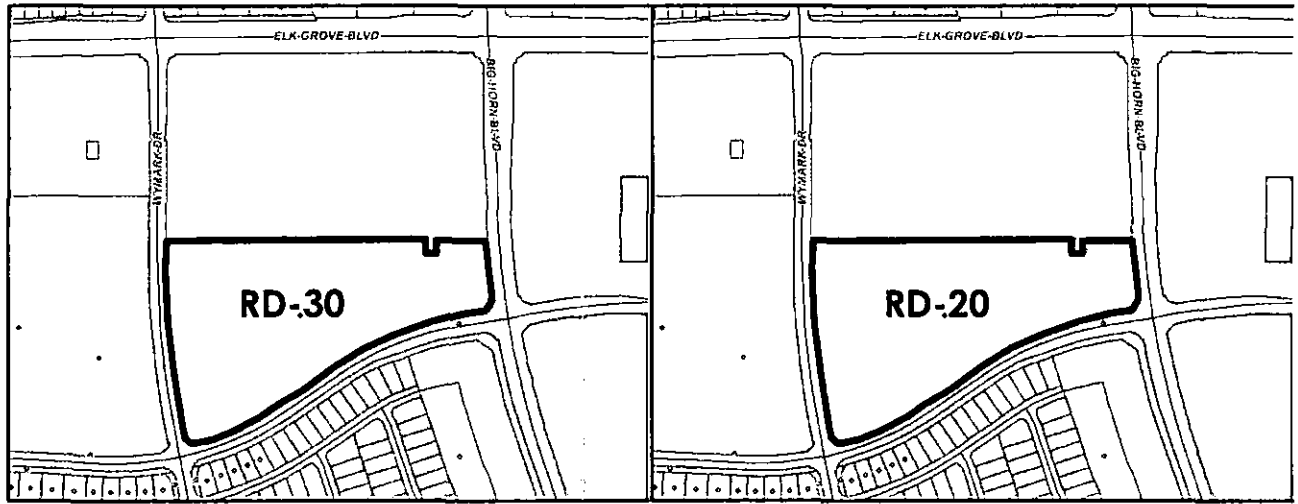
APPROVED AS TO FORM:

  
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SUSAN COCHRAN, CITY ATTORNEY

**EXHIBIT A**

**EXISTING**

**PROPOSED**



**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2010-271**

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

***I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on December 8, 2010 by the following vote:***

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

**NOES:       COUNCILMEMBERS:       None**

**ABSTAIN :   COUNCILMEMBERS:       None**

**ABSENT:     COUNCILMEMBERS:       None**

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