

RESOLUTION NO. 2017-175

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A CONDITION OF APPROVAL AMENDMENT FOR BOW STREET
APARTMENTS LOCATED AT 8627 BOW STREET
ASSESSOR PARCEL NUMBER 115-0162-033
PROJECT NO. EG-16-006A**

WHEREAS, the Development Services Department of the City of Elk Grove received an application on July 3, 2017 requesting a Condition of Approval Amendment to modify the timing of Density Bonus Condition of Approval #5 (Resolution No. 2016-121); and

WHEREAS, the proposed project is located at 8627 Bow Street (Assessor Parcel Number 115-0162-033); and

WHEREAS, a hybrid financing structure is necessary due to tax credit pricing difficulties, which required that the project site be divided; and

WHEREAS, the division of the project site requires separate loans and agreements, resulting in the need to modify timing of the condition to meet various financing and loan deadlines; and

WHEREAS, the City Council held a duly noticed public hearing on July 26, 2017, as required by law to consider all of the information presented by staff, information presented by the project proponent, 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 finds the proposed Bow Street Density Bonus Condition of Approval Amendment Project, EG-16-006A, exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15183 of the State CEQA Guidelines based upon the following finding:

California Environmental Quality Act (CEQA)

Finding: The project is exempt from CEQA review.

Evidence: CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified "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." An EIR was prepared and certified by the City Council as part of the City's General Plan Housing Element Update in 2014 (SCH 2013082012), which included the Project site in the analysis. Additionally, an EIR was certified by the City Council for the adoption of the City of Elk Grove General Plan in 2003 (SCH 2002062082).

No potential new impacts related to the Bow Street Apartments COA Amendment Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR and the 2014 Housing Element Update EIR. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, the Project qualifies for the exemption under CEQA Guidelines Section 15183 and no further environmental review is required.

AND, BE IT RESOLVED that the City Council of the City of Elk Grove hereby approves the Bow Street Density Bonus Condition of Approval Amendment Project (EG-16-006A) with the revised language as specified in Exhibit A incorporated herein by this reference, based on the following findings:

Condition of Approval Amendment

Finding: The proposed amendment is consistent with the City's General Plan and is not detrimental to the public health and welfare.

Evidence: The proposed amendment to change the timing to a condition of approval would further implement the City's General Plan to continue to provide affordable housing through the City. Keeping the timing as is, could potentially result in funding and construction deadlines needed in order to begin construction of the affordable housing project. The change in timing would still provide the assurance that the required agreements would be executed and recorded prior to the disbursement of funds from the City to the Applicant. The change in timing would not create any circumstances that would be detrimental to the health and welfare of the public.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 26th day of July 2017.



STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

EXHIBIT A

Condition of Approval amendment for Bow Street Apartments located at 8627 Bow Street
 Assessor Parcel Number: 115-0162-033; Project No. EG-16-006A

5.	<p>The Applicant shall enter into an agreement with the City to ensure the continued affordability of all target units, to the satisfaction of the City Manager and City Attorney. For all target units, the agreement shall specify the household income classification, number, location, size, and construction scheduling and shall require target units in a project and phases of a project to be constructed concurrently with the construction of non-target units. The agreement shall include such other provisions as necessary to establish compliance with the requirements of this chapter.</p>	<p>Improvement Plan or Building Permit(s) Which ever Occurs First Prior to the First Disbursement of City Loan Funds</p>	<p>Planning Housing</p>	
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**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2017-175**

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

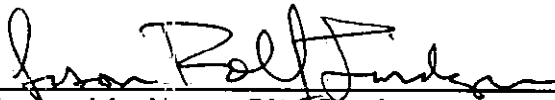
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on July 26, 2017 by the following vote:

AYES: COUNCILMEMBERS: Ly, Detrick, Hume, Nguyen, Suen

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



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