

FROM THE PLANNING COMMISSION MINUTES OF MAY 8, 2014

AGENDA ITEMS

2. (14-0599) Hearing to consider request to create a gated subdivision of 70 single family residential lots and three lettered lots with Design Waivers allowing reductions in Rights-of-Way and modifications of sidewalk standards [Tentative Map TM12-1507/West Valley Village Lot V]** on property identified by Assessor's Parcel Number 118-140-61, consisting of 10.08 acres, in the El Dorado Hills area, submitted by Lennar West Valley LLC; and staff recommending the Planning Commission take the following actions:

1) Find that there are no substantial changes to the Valley View Specific Plan or the circumstances under which the project will be carried out and that the EIR Addendum for the Valley View Specific Plan Program EIR adequately addresses the environmental effects of the project;

2) Approve Tentative Map TM12-1507 based on the Findings and subject to the Conditions of Approval; and

3) Approve the following Design Waivers based on the Findings presented:

(a) Replace the vertical curb and gutter with rolled curb and gutter for local streets with residential frontage and attached sidewalk;

(b) Omit sidewalk on B court; and

(c) Reduce 52 foot right of way to 38 feet for Street A and 32 feet for Court B.

(Supervisory District 2)

Roger Trout presented the item to the Commission with a recommendation for approval. He stated that no public comments had been received. Mr. Trout identified a typo in Condition 24 that incorrectly identified the lot as Lot X instead of Lot V.

Bob Shattuck, applicant's agent, requested that Condition 62 be modified to include the following language at the end of the last sentence: ", or as approved by the fire marshal." This is language that the Fire Department had requested for Lot X, which is similar to this project. In response to Commissioner Stewart's inquiry, Mr. Shattuck identified changes made to the project after it was reviewed by El Dorado Hills APAC. He stated that these were the same changes made to the Lot X project.

Ron Conway/CTA Engineering, applicant's agent, clarified the ingress/egress of the project and referenced Condition 3.

Chair Mathews closed public comment.

Mr. Trout stated that staff was in agreement with Mr. Shattuck's requested modification to Condition 62.

There was no further discussion.

Motion: Commissioner Heflin moved, seconded by Commissioner Pratt, and carried (5-0), to take the following actions: 1) Find that there are no substantial changes to the Valley View Specific Plan or the circumstances under which the project will be carried out and that the EIR Addendum for the Valley View Specific Plan Program EIR adequately addresses the environmental effects of the project; 2) Approve Tentative Map TM12-1507 based on the Findings and subject to the Conditions of Approval as modified: (a) Amend Condition 24 by correcting identified typo; and (b) Modify Condition 62 by adding additional language as identified; and 3) Approve the following Design Waivers based on the Findings presented: (a) Replace the vertical curb and gutter with rolled curb and gutter for local streets with residential frontage and attached sidewalk; (b) Omit sidewalk on B court; and (c) Reduce 52 foot right of way to 38 feet for Street A and 32 feet for Court B.

AYES: Stewart, Shinault, Pratt, Heflin, Mathews
NOES: None

This action can be appealed to the Board of Supervisors within 10 working days.