



County of El Dorado

Planning and Building
Department
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Minute Order Planning Commission

Gary Miller, Chair, District 2
Jon Vegna, First Vice-Chair, District 1
James Williams, Second Vice-Chair, District 4
Jeff Hansen, District 3
Brian Shinault, District 5

Char Tim, Clerk of the Planning Commission

Thursday, August 8, 2019

8:30 AM

Building C Hearing Room
2850 Fairlane Court
Placerville, CA 95667

4. [19-1171](#)

Hearing to consider the Serrano Village J7 project (Planned Development PD18-0005/Tentative Subdivision Map TM18-1536)** to allow a Development Plan with modifications to Single Unit Residential Zone District development standards, a Tentative Subdivision Map creating 65 single family residential lots ranging in size from 3,600 to 5,813 square feet and six landscape lots, and Design Waivers of the El Dorado County Design and Improvement Standard Manual on property identified by Assessor's Parcel Number 123-040-011, consisting of 9.86 acres, in the El Dorado Hills area, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission take the following actions:

- 1) Find that the project is Statutorily Exempt pursuant to Section 15182 of the California Environmental Quality Act Guidelines;
- 2) Approve Planned Development PD18-0005 adopting the Development Plan as the official Development Plan based on the Finding and subject to the Conditions of Approval as presented;
- 3) Approve Tentative Subdivision Map TM18-1536 based on the Finding and subject to the Conditions of Approval as presented; and
- 4) Approve the following Design Waivers of the El Dorado County Design and Improvement Standard Manual road improvement standards based on the Findings presented:
 - (a) Modification of subdivision road improvement Standard Plan 101B allowing a reduction from 31 feet (as shown on the Tentative Map) to 20 feet in width, for that portion of "A" Street, from the westerly property boundary (connection to Village J6) for approximately 65 feet to the east, with "No Parking" restrictions in this segment;
 - (b) Reduction of 100-foot centerline curve radii to 61.67 feet on A Street near the Birmingham Way intersection;
 - (c) Modification of the standard road encroachment to allow for an entry gate and landscaping median; and
 - (d) Modification to Standard Plan 101B for the reduction of the Right-of-Way, and road improvement widths, and for the construction of reduced sidewalks (six feet to four feet in width) on one side of the street,

as modified on the Tentative Map.
(Supervisorial District 1)

Public Comment: C. Gold, R. Fedeen, J. Harn, D. Simon

Chair Miller opened the hearing and upon conclusion of public comment and staff input, closed the hearing.

A motion was made by Commissioner Williams, seconded by Commissioner Vegna, to Continue this item to the August 22, 2019, meeting and direct staff to do an audit (analysis) of the Development Agreement and prepare a White Paper on the status of the Development Agreement items.

Yes: 4 - Commissioner Vegna, Commissioner Williams, Commissioner Hansen and Commissioner Miller

Noes: 1 - Commissioner Shinault