

## FROM THE PLANNING COMMISSION MINUTES OF APRIL 24, 2014

5. (14-0280) Hearing to consider request to amend the El Dorado Hills Specific Plan reducing the required commercial acreage in Village J, rezone approximately 4.5-acres from Planned Commercial-Planned Development (CP-PD) to One-family Residential-Planned Development (R1-PD), a Development plan to modify the one-family residential zone standards, and Tentative Map creating 119 lots, ranging in size from 6,000 to 15,000 square feet, 9 landscape lots, 1 passive park, and a road easement for the future Sienna Ridge Drive [Specific Plan Amendment SP13-0002/Rezone Z13-0002/Planned Development PD13-0001/Tentative Map TM13-1511/Serrano Villages J5 & J6]\*\* on property identified by APNs 123-040-07, 123-040-09, and 115-400-13, consisting of 36.54 acres, in the El Dorado Hills area, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

- 1) Certify the project is Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines;
- 2) Adopt Specific Plan Amendment SP13-0002 based on the Findings presented;
- 3) Approve Rezone Z13-0002 based on the Findings presented;
- 4) Approve Planned Development PD13-0001, adopting the Development Plan as the official development plan, based on the Findings and subject to the Conditions of Approval;
- 5) Approve Tentative Map TM13-1511 based on the Findings and subject to the Conditions of Approval; and

6) Approve the following design waiver requests as the appropriate Findings have been made:  
(a) Modifications to Standard Plan 101B for reduction of the following roadway right-of-way and improvement widths including reduction of sidewalks from six foot widths to four foot widths:

(1) 35 feet = E Street, sta. 8+43.60 to 10+43.00

(2) 36 feet = A Street, sta. 1+49.00 to 4+15.82; E Street, sta. 5+79.28 to 8+43.60; and C Street, F, G, and H Courts.

(3) 37 feet = J Street

(4) 38 feet = I Street

(5) 42 feet = A Street, sta. 4+15.82 to 10+50.69; E Street, sta. 1+00 to 5+79.28; and B, D, and G Streets.

(b) Elimination of sidewalks on one side of A, C, D, E, G, and I Streets and F, G, and H Courts;

(c) Reductions of cul-de-sac right-of-way radius from 60 feet to 45.5 feet and road width radius from 50 feet to 40 feet at the end of F, G, and H Courts; and reductions from 100 feet centerline curve radius to 50 feet for “elbow” curves on A, C, and I Streets, and G Court; and

(d) Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median. (Supervisory District 1) (Cont. 02-27-14, Item 4)

**Applicant is requesting to continue item off-calendar.**

Lillian MacLeod announced that the applicant was requesting the item to be continued off-calendar.

Kirk Bone, applicant's agent, stated the request for off-calendar continuance was due to the project being converted from attached to detached housing and there were also questions on the school siting.

Chair Mathews closed public comment.

There was no further discussion.

**Motion: Commissioner Stewart moved, seconded by Commissioner Shinault, and carried (4-0), to continue the item off-calendar.**

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