

## FROM THE PLANNING COMMISSION MINUTES OF JULY 9, 2015

### AGENDA ITEMS

**3. 15-0760** Hearing to consider the Carson Creek Unit 3 project [Tentative Map TM14-1519]\*\* for a Tentative Subdivision Map creating 140 residential lots ranging from 3,250 square feet to 9,438 square feet, 4 lettered lots for landscaping, drainage and utilities, and 1 roadway lot, and establishing Single Family High Density (SFHD) zoning, Design Waivers from the Design and Improvement Standard Manual (DISM) road standards and Design Waivers from the Carson Creek Specific Plan development standards on property identified by Assessor's Parcel Number 117-570-04, consisting of 19.37 acres, in the El Dorado Hills area, submitted by Lennar Homes Of California, LLC; and staff recommending the Planning Commission take the following actions:

- 1) Certify the project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines;
  - 2) Approve Tentative Map TM14-1519 based on the Findings and subject to the Conditions of Approval as presented;
  - 3) Approve the following Design Waivers from the Design and Improvement Standards Manual (DISM) as the Findings could be made:
    - (a) Construct the Lot R encroachment onto Golden Foothill Parkway to Standard Plan 103D without the 100 foot tapers;
    - (b) Construct road encroachment (exit only) onto Carson Crossing Drive to Standard Plan 103D without the 100 foot tapers;
    - (c) Reduce the sidewalk widths to 4 feet for residential streets (sidewalk on one side);
    - (d) Reduce the residential street right of way widths (Lot R) from 50 feet to 40 feet;
    - (e) Install local access stub streets  $\leq 150$  feet in length (Lot R width 24 feet; 21 feet curb face to curb face); and
    - (f) Intersection off-set of K Street and J Street
  - 4) Approve the Design Waivers of the following Carson Creek Specific Plan development standards as the Findings could be made:
    - (a) Minimum Front Yard Setback: 12.5 feet
    - (b) Minimum Side Yard Setback: 3 feet; 6 feet street side
    - (c) Minimum Setbacks: Building to Building: Side to side 6 feet; Side to rear 10 feet; Rear to rear 10 feet
- (Supervisory District 2)

Joe Prutch presented the item to the Commission with a recommendation of approval. He also conducted a PowerPoint presentation and referenced staff memo dated July 8, 2015, which recommended the removal of Condition 29.

Chair Stewart questioned:

- If the project reviewed by El Dorado Hills APAC (Area Planning Advisory Committee);
- Condition 10.b. removal? Joe Prutch-County Planner mentioned this might have been a requirement from AQMD (Air Quality Management District);

- Condition 15.a. removal? Joe Prutch-County Planner noted the condition has been fulfilled;
- Condition 19.b. removal? Dave Spiegelberg-Transportation Division stated Carson Creek Specific Plan prepared an extensive hydrology study and there was shared mitigation throughout the basin with surrounding projects which have eliminated the need for Condition 19.b; and,
- Final route of the southeast connector? Roger Trout, Development Services, stated the White Rock Road project will relieve traffic issues at Latrobe and White Rock Road.

Don Barnett, on behalf of Lennar Homes, discussed the following:

- Provided an overview of the project;
- Displayed an area of the Tentative Map that has been reserved for a memory care facility with applications already pending with the county;
- The project was reviewed by El Dorado Hills APAC and they provided support for the project;
- Lennar will be using gas stove inserts; and,
- Willingness to work with agencies to establish a starting point for a regional park for future projects.

Chair Stewart questioned if a letter was received from El Dorado Hills APAC (Area Planning Advisory Committee). Joe Prutch-County Planner stated he would check the file.

Commissioner Pratt agreed with the need for the project and questioned the target pricing. Don Barnett discussed housing pricing to be near the low to mid threes. Discussion ensued about house pricing and moderate housing requirements.

Commissioner Pratt stated he was okay with the roadways but had concerns with the sidewalks. Commissioner Miller agreed and mentioned concerns with smaller than standard sidewalks and narrow roadways. Don Barnett discussed roadway and sidewalk design waiver requests. Significant discussion ensued regarding roadway and sidewalk design waivers.

Commissioner Miller questioned if the age restriction for Carson Creek could be lifted associated with Condition 24. Chair Stewart stated that the project would have to come back before the commission. Tiffany Schmid, Development Services, noted that the lift would require an amendment to the Specific Plan.

Commissioner Miller questioned Condition 25 and verified the Sherriff's Office reviewed the project with removal of the Sherriff's Sub-Station. Don Barnett noted that the Sherriff does not want an assessment and they are okay with the Sub-Station removal.

Commissioner Miller questioned Condition 26 water supplies. Commissioner Pratt noted the Condition is old language from Carson Creek Specific Plan. Discussion ensued regarding water supplies and water budgets.

Don Barnett stated the project was on the El Dorado Hills APAC agenda for September 17, 2014. Joe Prutch-County Planner stated El Dorado Hills APAC had concerns on traffic impacts

with the changeover to single family and the request for a 3-way stop at A & G Streets. Don Barnett stated that the 3-way was added to the designs.

Chair Stewart questioned the El Dorado Hills Fire Department in regards to house spacing and why the housing plans are fire safe. Marshall Cox, El Dorado Hills Fire Department, discussed EVA (Emergency Vehicle Access) on the south side of the project. Don Barnett discussed building fire codes and housing plans.

Chair Stewart questioned design waiver for the removal of a 100 foot taper. Dave Spiegelberg, Transportation Division, expressed the existing roadway, Carson Crossing Drive, removes the necessity for the 100 foot taper.

Marshall Cox, El Dorado Hills Fire Department, stated the 6 foot setbacks are okay per Michael Lilienthal, El Dorado Hills Fire Department, and fire ratings will be addressed during building permit processing. Roger Trout verified Building Code R302 specifies building setbacks of 6 feet.

Kevin Loewen, El Dorado Hills Community Services District, Director of Parks & Planning, expressed concerns with the removal of the requirement for a regional park in reference to Staff Memo dated July 8, 2015. Significant discussion ensued in regards to the funding, maintenance, requirements and potential for modifications to the condition for a regional park.

Chair Stewart closed public comment.

Joe Prutch asked the commission to consider requested changes to the Conditions of Approval prior to making a motion. Requested changes included: Condition 1.b.3 to read as follows: Reduce the sidewalk widths to 4 feet for residential streets (sidewalk on one side) except for Streets A and G which shall have 4 foot wide sidewalks on both sides; and (b) to modify Condition 36, Table 1, fifth column, first row to read as follows: As shown on the tentative map. Sidewalks on one side except Streets A and G shall have sidewalks on both sides.

There was no further discussion.

**Motion: Commissioner Pratt moved, seconded by Commissioner Heflin, and carried (3-1), to take the following actions: 1) Certify the project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines; 2) Approve Tentative Map TM14-1519 based on the Findings and subject to the Conditions of Approval amended as follows: (a) Condition 1.b.3 to read as follows: “Reduce the sidewalk widths to 4 feet for residential streets (sidewalk on one side) except for Streets A and G which shall have 4 foot wide sidewalks on both sides”; (b) Delete Condition 29; and (c) Modify Condition 36, Table 1, fifth column, first row to read as follows: “As shown on the tentative map. Sidewalks on one side except Streets A and G shall have sidewalks on both sides”; 3) Approve the following Design Waivers from the Design and Improvement Standards Manual (DISM) as the Findings could be made: a) Construct the Lot R encroachment onto Golden Foothill Parkway to Standard Plan 103D without the 100 foot tapers; b) Construct road encroachment (exit only) onto Carson Crossing Drive to Standard Plan 103D without the 100 foot tapers; c) Reduce the sidewalk widths to 4 feet for residential streets (sidewalk on one side); d) Reduce the residential street right of way widths (Lot R) from 50 feet to 40 feet; e) Install local access stub streets ≤150 feet in length (Lot R width 24 feet; 21 feet curb face to curb face); and f) Intersection off-set of K Street and J Street; and 4) Approve the Design Waivers of the following Carson Creek Specific Plan development standards as the Findings could be made: a) Minimum Front Yard Setback: 12.5 feet; b) Minimum Side Yard Setback: 3 feet; 6 feet street side; and c) Minimum Setbacks: Building to Building: Side to side 6 feet; Side to rear 10 feet; Rear to rear 10 feet.**

**AYES: Miller, Heflin, Pratt,  
NOES: Stewart  
ABSENT: Shinault**

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