



## PLANNING & BUILDING DEPARTMENT

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Date: August 20, 2021  
To: Planning Commission  
From: Mel Pabalinas, Current Planning Manager  
Subject: **Revised Conditions of Approval**  
**Project File No.: PD08-0004/TM08-1464/Serrano Village A-14**  
**Legistar No. 21-1161**

At the August 12, 2021 public hearing, the Planning Commission voted to continue the item to the August 26, 2021 meeting directing staff to bring back edits to specific conditions of approval for further review. The edits to the specific conditions, including Condition of Approval No. 4 (Acoustical Analysis) and No. 5b (Modifications to Single-Unit Residential (R1) Zone District Standards table), are shown with ~~strikethrough~~ and underline below. Specifically, as directed by the Planning Commission, the edits to the Serrano A-14 development standards under Condition of Approval No. 5b matches the approved development standards for the Serrano Village J7 Tentative Map/Planned Development.

### **Condition of Approval No. 4**

An acoustical analysis shall be conducted and submitted by a qualified acoustical consultant to Planning Services which identifies that recommended measures to shield noise of affected lots have been employed per Policy 1.4.1.4 (Noise) of the El Dorado Hills Specific Plan (EDHSP). Planning Services shall verify all measures have been incorporated, including all applicable measures as discussed in the submitted project noise study (Exhibit S), in the project design prior to filing a Final Map.

### **Condition of Approval No. 5b**

#### Modified Single Unit-Planned Development (R1-PD) Zone District and Miscellaneous Development Standards for Serrano Village A14

| Standard                       | Required by Zoning Ordinance | Proposed Modifications               | Notes |
|--------------------------------|------------------------------|--------------------------------------|-------|
| <i>Minimum Lot Area</i>        | 6,000 sf                     | 3,760 sf                             |       |
| <i>Minimum Lot Width</i>       | 60 feet                      | 47 feet or as shown on tentative map |       |
| <i>Maximum Building Height</i> | 40 feet                      | 35 feet                              |       |

|                                                                                                      |                                                                     |                                                                                                               |                                  |
|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------|
| <i>Front Yard Setback</i>                                                                            | 20 feet                                                             | 8 feet for porch<br>10 feet for living space<br>10 feet for side-load garage<br>18 feet for front-load garage |                                  |
| <i>Rear Yard Setback</i>                                                                             | 15 feet                                                             | 10 feet<br><del>5 feet for outdoor room/covered patio</del>                                                   |                                  |
| <i>Side Yard Setback</i>                                                                             | 5 feet                                                              | 3 feet                                                                                                        |                                  |
| <i>Setback for AC/Pool Equipment</i>                                                                 | Up to 50% encroachment, but not less than 3' from any property line | Side: 2.5'<br>Rear: 2.5'                                                                                      | Shall be screened by solid fence |
| <i>Setback for Solid Fences and Walls over 40 inches tall</i>                                        | Solid Fence Walls not to exceed 40" in height within front yard     | Front: 5'<br>Side, and Rear: 0'                                                                               |                                  |
| <i>Setback for Open fences and walls (50% or more) and over 40 inches tall and less than 7' tall</i> | Front Yard with fence/wall 50% open or more, below 7' tall          | Front, Side, and Rear: 0'                                                                                     |                                  |
| <i>Setback for any structure such as a permanent BBQ or spa, not over 40 inches high</i>             | Front: 20 feet<br>Rear: 10 feet<br>Side: 5 feet                     | Front: <del>8'</del> 10'<br>Side and Rear: 2.5'                                                               |                                  |
| <i>Setback for Pergola/ Trellis</i>                                                                  | Side: 5'<br>Rear: 15'                                               | Side: 2.5'<br>Rear: 2.5'                                                                                      |                                  |
| <i>Setback for any structure over 30 inches high.</i>                                                | Rear: 15'                                                           | Rear: 5'                                                                                                      | Subject to Building Code         |
| <i>Minimum Side and Rear Yard Setback: Swimming pool (underground)</i>                               | Side: 5 feet<br>Rear: 5 feet                                        | Side and Rear: 5'                                                                                             | As measured from edge of footing |
| <i>Minimum Side and Rear Yard Setback: Portable sheds (120 square feet or less)</i>                  | Side and Rear: 5'                                                   | Side and Rear: 5'                                                                                             |                                  |
| <i>Setback for architectural</i>                                                                     | Up to 50% encroachment, but not less than 3' to side                | Side and Rear: 2.5'                                                                                           |                                  |

|                                                         |                                                                                                               |                                                                                                     |                                        |
|---------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|----------------------------------------|
| <i>extensions of the dwelling (uninhabitable space)</i> | property line                                                                                                 |                                                                                                     |                                        |
| <i>Setback for chimneys – attached or detached</i>      | <p>Front and Rear: 3' into setbacks</p> <p>Side: 3' into setbacks, but remainder setback not less than 3'</p> | <p><u>Attached:</u><br/>Side: 3'<br/>Rear: 7'</p> <p><u>Detached:</u><br/>Side: 3'<br/>Rear: 3'</p> | <p>May be subject to Building Code</p> |