

**FROM THE PLANNING COMMISSION MINUTES OF MARCH 11, 2010**

**10. REZONE/PLANNED DEVELOPMENT/TENTATIVE MAP**

**Z08-0031/PD08-0019/TM08-1479/Serrano Village J5 & J6** submitted by SERRANO ASSOCIATES, LLC to: (1) Rezone Assessor's Parcel Number 115-400-13 (approximately 0.35 acres) from Recreational Facility (RF) to One-Family Residential-Planned Development (R1-PD); Rezone an approximate 6.99-acre portion of Assessor's Parcel Number 123-040-07 from Planned Commercial-Planned Development (CP-PD) to One-Family Residential-Planned Development (R1-PD); and Rezone an approximate 20.01-acre portion of Assessor's Parcel Number 123-040-09 zoned Planned Commercial-Planned Development (CP-PD) to One-Family Residential-Planned Development (R1-PD); (2) Phased Tentative Map creating 204 clustered residential lots (Alternative I) ranging in size from 2,555 square feet to 10,667 square feet, 15 landscape lots, one park lot, and one remainder lot; (3) Development Plan for the proposed subdivision with modifications to the Development Standards of the One-Family Residential (R1) Zone District including minimum lot size, lot coverage, and setbacks; and (4) Design Waiver requests of the following El Dorado County Design and Improvement Standard Manual (DISM) road standards: (a) Modification to Standard Plan 101B including a reduction of right-of-way width from 60 feet to 36 feet, reduction of road pavement from 28 feet to 27 feet, construction of a 4-foot wide sidewalk on one side only, and construction of modified rolled curb; (b) Reduction of turnaround cul-de-sac right-of-way from 60 feet to 47 feet and road width radius from 50 feet to 40 feet at the end of Streets A, B and C; and reduction of centerline curve radius length from 100 feet to 38.5 feet for an elbow on A Street; and (c) Modification of standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median. The property, identified by Assessor's Parcel Numbers 123-040-07, 123-040-09, and 115-400-13, consisting of 50.06 acres, is located east of the intersection of Serrano Parkway and Bass Lake Road, in the El Dorado Hills area, Supervisorial Districts I and II. [*Project Planner: Pierre Rivas*] (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines)\*\*

Pierre Rivas presented the item to the Commission with a recommendation of approval to the Board of Supervisors.

Andrea Howard/applicant stated that one of the reduced development standards they are requesting is actually the result of a code that will be going into effect soon. This new code allows fire sprinklered units to have side setbacks reduced from 5 feet to 3 feet. Brad Ballenger, El Dorado Hills Fire Marshall, briefly commented on this new code. Mr. Rivas said that staff was in agreement with amending the side yard setback to 3 feet.

Kirk Bone/applicant referenced his memo dated March 11, 2010 requesting changes to Conditions #15 and #29. He particularly wanted to amend Condition #15 to detail what the rules are instead of delaying the discussion to a later date.

Craig McKibbin/DOT said the disagreement between DOT and the applicant is not what the requirements are but if this additional language should be put in the conditions (as requested by the applicant) or placed in the subdivision agreement and reviewed by County Counsel, which is

the current practice. He stated that at this time, it would be difficult for DOT to identify where the frontage requirements would be as this is normally done when the final map is submitted. Mr. Bone responded that he understood DOT's standard practice but was interested in memorializing this now and considered it would be more efficient than having to discuss it at a later date. Significant discussion ensued between the applicant, DOT and the Commission on this subject and possible options to resolve the issue. Mr. Rivas reminded the Commission that this item was being forwarded to the Board of Supervisors which would allow time to possibly resolve the issue and also allow for additional discussion at the Board level.

Mr. Rivas indicated that there was some standard language missing from Finding 6.1 and requested that it be added.

No further discussion was presented.

**Motion: Commissioner Pratt moved, seconded by Commissioner Heflin, and carried (5-0), to recommend the Board of Supervisors take the following actions: 1. Certify the project is Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines; 2. Approve Rezone application Z08-0031 based on the Findings proposed by staff; 3. Approve PD08-0019, adopting the Development Plan as the official development plan, based on the Findings proposed by staff and subject to the Conditions as modified; 4. Approve Tentative Map TM08-1479 based on the Findings proposed by staff and subject to the Conditions as modified: (a) Amend Finding 6.1 by adding the identified language; (b) Amend table in Condition #1 to reflect Side Yard Setback as 3 feet; and (c) Amend Condition #15 by replacing the first paragraph and three lettered sub-items with the first two paragraphs and three bulleted items identified on page 2 of the applicant's memo dated March 11, 2010 and place them in the order identified; and 5. Approve the following design waiver requests as the appropriate findings have been made: (A) Modification to Standard Plan 101 B including a reduction of right-of-way width from 60 feet to 36 feet, reduction of road pavement from 28 feet to 27 feet, construction of a 4-foot wide sidewalk on one side only, and construction of modified rolled curb; (B) Reduction of turnaround cul-de-sac right-of-way from 60 feet to 47 feet and road width radius from 50 feet to 40 feet at the end of Streets A, B and C; and reduction of centerline curve radius from 100 feet to 38.5 feet for an elbow on A Street; and (C) Modification of standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.**

**AYES: Mathews, Tolhurst, Heflin, Pratt, Rain**

**NOES: None**