



County of El Dorado

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
phone:530-621-5355
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Minute Order Planning Commission

Jon Vegna, Chair, District 1
James Williams, First Vice-Chair, District 4
Amanda Ross, Second Vice Chair, District 5
Cheryl Bly-Chester, Member, District 2
John Clerici, Member, District 3

Julie Saylor, Clerk of the Planning Commission
Tiffany Schmid, Executive Secretary
Breann Moebius, Deputy County Counsel

Thursday, August 26, 2021

8:30 AM

**VIRTUALLY - See Agenda
for Details to View and
Participate**

2. [21-1161](#)

Hearing to consider the Serrano Village A14 project (Planned Development PD08-0004/Tentative Subdivision Map TM08-1464)** to request: A) Development Plan for the Serrano Village A-14 residential subdivision including modifications to the development standards for the Single-Unit (R1) Residential Zone District including minimum lot size, minimum lot dimensions and building setbacks; B) A Phased Tentative Subdivision Map of a 35.78-acre parcel creating 51 single-unit residential lots ranging from 3,760 to 10,362 square feet in size, five landscape lots, one open space lot, three remainder lots and one 20.25-acre lot (for the approved Serrano Village C Phase 2 Tentative Map); and C) Design Waiver of the following El Dorado County Design and Improvement Standards Manual (DISM) road improvement standards: 1) Modification of Standard Plan 101B standards for roadway rights-of-way and improvement widths (including sidewalks and curbs) as shown on the Tentative Subdivision Map; 2) Reduction of a 100-foot centerline curve radii on B Street at Lots 3 and 43; 3) Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median at Russi Ranch Drive and future Country Club Drive; and 4) Reduction of standard lot frontage width of 60 feet to 47 feet or as otherwise dimensioned on the tentative map; on property identified by Assessor's Parcel Number 122-590-003, consisting of 35.78 acres, in the El Dorado Hills area, submitted by Serrano Associates LLC; and staff recommending the Planning Commission take the following actions: 1) Find the project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines; 2) Approve Planned Development PD08-0004 and Tentative Subdivision Map TM08-1464 subject to the Findings and Conditions of Approval as presented; and 3) Approve the modified Design Waivers and Conditions of Approval as outlined in Staff Memo dated August 20, 2021.

(Supervisory District 2) (Cont. 08/12/2021, Item 2)

Public Comment: S. Taylor

[Clerk's Note: Serrano Village A14 project is located in Supervisory District 1.]

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

**A motion was made by Commissioner Bly-Chester, seconded by Commissioner Ross, to Deny Serrano Village A14 project based on the Findings for Denial as provided from Staff Memo dated August 6, 2021 and amended to include: the Design Standards have not been met with this proposed development.
No vote was taken.**

A second motion was made by Commissioner Vegna, seconded by Commissioner Williams, to Approve Serrano Village A14 project with staff's recommended actions which include modifications as provided in Staff Memo dated August, 20, 2021.

Votes were by roll call.

Yes: 3 - Commissioner Williams, Commissioner Clerici and Commissioner Vegna

Noes: 1 - Commissioner Ross

Abstained: 1 - Commissioner Bly-Chester



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Julie Saylor, Clerk of the Planning Commission
Tiffany Schmid, Executive Secretary
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Thursday, August 12, 2021

8:30 AM

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2. [21-1161](#)

Hearing to consider the Serrano Village A14 project (Planned Development PD08-0004/Tentative Subdivision Map TM08-1464)** to request: A) Development Plan for the Serrano Village A-14 residential subdivision including modifications to the development standards for the Single-Unit (R1) Residential Zone District including minimum lot size, minimum lot dimensions and building setbacks; B) A Phased Tentative Subdivision Map of a 35.78-acre parcel creating 51 single-unit residential lots ranging from 3,760 to 10,362 square feet in size, five landscape lots, one open space lot, three remainder lots and one 20.25-acre lot (for the approved Serrano Village C Phase 2 Tentative Map); and C) Design Waiver of the following El Dorado County Design and Improvement Standards Manual (DISM) road improvement standards: 1) Modification of Standard Plan 101B standards for roadway rights-of-way and improvement widths (including sidewalks and curbs) as shown on the Tentative Subdivision Map; 2) Reduction of a 100-foot centerline curve radii on B Street at Lots 3 and 43; 3) Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median at Russi Ranch Drive and future Country Club Drive; and 4) Reduction of standard lot frontage width of 60 feet to 47 feet or as otherwise dimensioned on the tentative map; on property identified by Assessor's Parcel Number 122-590-003, consisting of 35.78 acres, in the El Dorado Hills area, submitted by Serrano Associates LLC; and staff recommending the Planning Commission take the following actions: 1) Find the project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines; 2) Approve Planned Development PD08-0004 and Tentative Subdivision Map TM08-1464 subject to the Findings and Conditions of Approval as presented; and 3) Approve the modified Design Waivers and Conditions of Approval as outlined in Staff Memo dated August 20, 2021.

(Supervisory District 2) (Cont. 08/12/2021, Item 2)

A motion was made by Commissioner Williams, seconded by Commissioner Ross, to Deny Serrano Village A14 project based on the Findings of Denial as presented by staff.

Votes were by roll call.

Yes: 1 - Commissioner Ross

Noes: 3 - Commissioner Williams, Commissioner Clerici and Commissioner Vegna

Abstained: 1 - Commissioner Bly-Chester

A motion was made by Commissioner Vegna, seconded by Commissioner Clerici, to continue this item to the August 26, 2021 Planning Commission meeting.

The motion was modified by Commissioner Vegna, seconded by Commissioner Clerici, to continue this item to the August 26, 2021 Planning Commission meeting to reanalyze the project based on the edits made to the Design Standards as provided by the applicant.

Votes were by roll call.

Yes: 3 - Commissioner Williams, Commissioner Clerici and Commissioner Vegna

Noes: 1 - Commissioner Ross

Abstained: 1 - Commissioner Bly-Chester



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John Clerici, Member, District 3

Julie Saylor, Clerk of the Planning Commission
Tiffany Schmid, Executive Secretary
Breann Moebius, Deputy County Counsel

Thursday, July 22, 2021

8:30 AM

**VIRTUALLY - See Agenda
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2. [21-1161](#)

Hearing to consider the Serrano Village A14 project (Planned Development PD08-0004/Tentative Subdivision Map TM08-1464)** to request: A) Development Plan for the Serrano Village A-14 residential subdivision including modifications to the development standards for the Single-Unit (R1) Residential Zone District including minimum lot size, minimum lot dimensions and building setbacks; B) A Phased Tentative Subdivision Map of a 35.78-acre parcel creating 51 single-unit residential lots ranging from 3,760 to 10,362 square feet in size, five landscape lots, one open space lot, three remainder lots and one 20.25-acre lot (for the approved Serrano Village C Phase 2 Tentative Map); and C) Design Waiver of the following El Dorado County Design and Improvement Standards Manual (DISM) road improvement standards: 1) Modification of Standard Plan 101B standards for roadway rights-of-way and improvement widths (including sidewalks and curbs) as shown on the Tentative Subdivision Map; 2) Reduction of a 100-foot centerline curve radii on B Street at Lots 3 and 43; 3) Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median at Russi Ranch Drive and future Country Club Drive; and 4) Reduction of standard lot frontage width of 60 feet to 47 feet or as otherwise dimensioned on the tentative map; on property identified by Assessor's Parcel Number 122-590-003, consisting of 35.78 acres, in the El Dorado Hills area, submitted by Serrano Associates LLC; and staff recommending the Planning Commission take the following actions: 1) Find the project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines; 2) Approve Planned Development PD08-0004 and Tentative Subdivision Map TM08-1464 subject to the Findings and Conditions of Approval as presented; and 3) Approve the modified Design Waivers and Conditions of Approval as outlined in Staff Memo dated August 20, 2021.

(Supervisory District 2) (Cont. 08/12/2021, Item 2)

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

A motion was made by Commissioner Clerici, seconded by Commissioner Vegna, to approve this item as presented by staff with the following modification to Condition of Approval No. 4: Add "...including all applicable measures as discussed in the submitted project noise study (Exhibit S)...".

Votes were by roll call.

Yes: 2 - Commissioner Clerici and Commissioner Vegna

Noes: 3 - Commissioner Williams, Commissioner Ross and Commissioner Bly-Chester

A motion was made by Commissioner Bly-Chester, seconded by Commissioner Williams, to conceptually deny the project and direct staff to return to the August 12, 2021 Planning Commission meeting with Findings for Denial as outlined by the Commission.

Votes were by roll call.

Yes: 3 - Commissioner Williams, Commissioner Ross and Commissioner Bly-Chester

Noes: 2 - Commissioner Clerici and Commissioner Vegna