

## **FROM THE PLANNING COMMISSION MINUTES OF DECEMBER 11, 2014**

6. 14-1591 Hearing to consider the following requests: 1) General Plan Amendment amending the land use designation from Multifamily Residential (MFR) to High Density Residential (HDR); 2) Rezone from Multifamily Residential-Design Control (RM-DC) to One-Family Residential (R1); 3) Tentative map to subdivide into 58 total lots; and 4) Design waiver of the following Design and Improvement Standards Manual (DISM) standards: (a) Reduction of Right-of-Way for A through C Drives from 50 feet to 40 feet; B) Reduction of road width for A through C Drive from 36 feet to 29 feet; C) Allow driveway to be within 25 feet from a radius return, allow 10-foot wide driveway for single car garages and 16-foot wide driveway for two-car garages, and omit 4-foot taper to back of curb; and D) Reduce standard sidewalk width from 6-foot wide to 4-foot wide and allow sidewalk on one side of the internal road only [General Plan Amendment A14-0005/Rezone Z14-0009/Tentative Map TM14-1514/El Dorado Springs 23]\* on property, identified by Assessor's Parcel Number 117-010-05, consisting of 21.65 acres, in the El Dorado Hills area, submitted by Standard Pacific Homes Corporation; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study;
  - 2) Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval as presented;
  - 3) Approve General Plan Amendment A14-0005 based on the Findings as presented;
  - 4) Approve Rezone Z14-0009 based on the Findings as presented;
  - 5) Approve Tentative Map TM14-1514 based on the Findings and subject to the Conditions of Approval as presented; and
  - 6) Approve the following Design Waivers based on the El Dorado County Design and Improvement Standards Manual (DISM):
    - (a) Reduction of Right-of-Way for A through C Drives from 50 feet to 40 feet;
    - (b) Reduction of road width for A through C Drives from 36 feet to 29 feet;
    - (c) Allow driveway to be within 25 feet from a radius return, allow 10-foot wide driveway for single car garages and 16-foot wide driveway for two-car garages, and omit 4-foot taper to back of curb; and
    - (d) Reduce standard sidewalk width from 6-foot wide to 4-foot wide and allow sidewalk on one side of the internal road only.
- (Supervisory District 1)

Mel Pabalinas presented the item to the Commission with a recommendation to the Board of Supervisors for approval and referenced Staff Memo dated December 9, 2014.

Mike McDougal, MJM Properties, representing the applicant, provided an overview of the project to the Commission and was available for questions. Mr. McDougal also thanked Commissioner Mathews for his years of service.

Chair Mathews closed public comment.

There was no further discussion.

Commissioner Stewart and Commissioner Heflin both thanked Commissioner Mathews for his years of service.

**Motion: Commissioner Mathews moved, seconded by Commissioner Stewart, and carried (3-0), to take the following actions: 1) Adopt the Mitigated Negative Declaration based on the Initial Study; 2) Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval as amended; 3) Approve General Plan Amendment A14-0005 based on the Findings as presented; 4) Approve Rezone Z14-0009 based on the Findings as presented; 5) Approve Tentative Map TM14-1514 based on the Findings and subject to the Conditions of Approval as amended in the Staff Memo as follows: a) Amend Conditions of Approval 2 and 3 as identified in the Staff Memo dated December 9, 2014; and 6) Approve the following Design Waivers based on the El Dorado County Design and Improvement Standards Manual (DISM): (a) Reduction of Right-of-Way for A through C Drives from 50 feet to 40 feet; (b) Reduction of road width for A through C Drives from 36 feet to 29 feet; (c) Allow driveway to be within 25 feet from a radius return, allow 10-foot wide driveway for single car garages and 16-foot wide driveway for two-car garages, and omit 4-foot taper to back of curb; and (d) Reduce standard sidewalk width from 6-foot wide to 4-foot wide and allow sidewalk on one side of the internal road only.**

**AYES: Heflin, Stewart, Mathews**

**NOES: None**

**ABSENT: Ridgeway, Shinault**