

FROM THE PLANNING COMMISSION MINUTES OF NOVEMBER 12, 2015

AGENDA ITEMS

10. 15-1251 Hearing to consider the Serrano Village C-2 project [Rezone Z08-0003/Planned Development PD08-0005/Tentative Subdivision Map TM08-1465]** for the following requests: 1) Rezone portions of Assessor's Parcel Numbers 122-590-01 and 122-580-27 from One-Family Residential-Planned Development (R1-PD) to One-Half Acre Residential-Planned Development (R-20,000-PD); Portions of Assessor's Parcel Numbers 122-590-01 and 122-580-27 from One-Family Residential-Planned Development (R1-PD) to Open Space-Planned Development (OS-PD); Portions of Assessor's Parcel Numbers 122-130-14 and 122-140-03 from Open Space-Planned Development (OS-PD) to One-Half Acre Residential-Planned Development (R-20,000-PD); and portion of Assessor's Parcel Number 122-030-05 from One-Half Acre Residential (R-20,000) to Open Space-Planned Development (OS-PD); 2) Tentative Subdivision Map creating 50 residential lots and four Open Space lots in two phases; 3) Development Plan; and 4) Design Waivers of the El Dorado County Design and Improvement Standard Manual (DISM) standards on property identified by Assessor's Parcel Numbers 122-030-05, 122-130-14, 122-140-03, 122-580-27 and a portion of 122-590-01, consisting of 121.8 acres, located in the El Dorado Hills area, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission recommend to the Board of Supervisors to take the following actions:

- 1) Certify the residential project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines;
 - 2) Approve Rezone Z08-0003 based on Findings as presented;
 - 3) Approve Planned Development PD08-0005, as the official Development Plan, based on the Findings and subject to the Conditions of Approval as presented;
 - 4) Approve Tentative Map TM08-1465 based on the Findings and subject to the Conditions of Approval as presented; and
 - 5) Approve the following Design Waivers:
 - A) Modification of the following standard road improvements under DISM Standard Plan 101 B:
 - (1) Reduction of right-of-way width from 50 feet to 46 feet for A and B Streets, and from 50 feet to 36 feet for C Court;
 - (2) Reduction of road width from 36 feet to 28 feet for C Court;
 - (3) Construction of sidewalk reduced from 6-foot wide to 4-foot wide on one side of A and B Streets; and
 - (4) Elimination of sidewalks on C Court;
 - B) Exceed standard street gradient of 12% for C Court and portions of A Street measured up to 15 % grade; and
 - C) Reduction of cul-de-sac radius at the end of C Court and A Street from 50 feet to 47 feet and improved surface radius from 50 feet to 40 feet.
- (Supervisory District 1)

Mel Pabalinas presented the item to the Commission with a recommendation of approval to the Board of Supervisors. Mr. Pabalinas also read into the record a new Condition of Approval to add a stop sign on Russi Ranch Drive. This was approved by the Transportation Division and by the El Dorado Hills Fire Protection District. Mr. Pabalinas referenced public comment received regarding the sewer line and referred to Condition of Approval #4.

Kirk Bone, Serrano Associates – provided an overview of the project.

Andrea Howard, Serrano Associates – acknowledged the condition read into the record and said Serrano Associates agrees with it. Ms. Howard recommended adding “Fire Protection District in consultation with Master Owners Association.” Ms. Howard discussed the Design Waiver regarding the 12% gradient.

Mel Pabalinas stated that all roads in Serrano are private.

Commissioner Stewart felt that the stop sign would be a Transportation approval. Dave Spiegelberg of the Transportation Division stated the condition would be supported. Mr. Spiegelberg clarified Transportations authority stems from its ownership of the road.

Commissioner Miller asked what would be affected if the other Design Waivers were not approved. Andrea Howard explained there are parking restrictions in the CCR’s. Overnight parking is not allowed on the streets and the units are 2-4 car garage units with driveways with plenty of parking.

Michael Lilienthal, El Dorado Hills Fire District – Stated parking is rarely a problem in Serrano and road widths are not a problem as well. He participates with the Serrano Traffic Advisory Committee and is very comfortable with the project.

Chair Stewart opened public comment.

Angela Justus, Resident in Village A for 13 years is concerned with current and future traffic on Russi Ranch Road and Village Green Road. Traffic is a safety hazard during pick up and drop off at Oak Meadow Elementary School. Parking is not monitored or enforced and is also concerned with the pedestrian gate.

Commissioner Pratt commented that the traffic problem in and out of the school should be directed back to the schools.

Steve Foster, resident and retired fire chief, agreed with Angela’s concerns. He does not want traffic to take away from the niceness of the project. He is the one that proposed the stop sign. Issues at the school can be handled with the Home Owners Association and the school.

James Greenwalt, representing Mr. Chaudhary – He would like to see drainage and sewer upsized and is not against or for the project.

Chair Stewart closed public comment.

Ensued discussion regarding the Design Waivers and sidewalks.

Roger Trout, Development Services Division Director – Stated that the Design Manual does not require sidewalks on this Village.

There was no further discussion.

Motion #1:

Commissioner Stewart moved, seconded by Commissioner Miller, and motion failed (2-2), to recommend the Board of Supervisors take the following actions: 1) Certify the residential project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines; 2) Approve Rezone Z08-0003 based on Findings as presented; 3) Approve Planned Development PD08-0005, as the official Development Plan, based on the Findings and subject to the Conditions of Approval as presented; 4) Approve Tentative Map TM08-1465 based on the Findings and subject to the Conditions of Approval as presented; and 5) Approve the following Design Waivers: A) Modification of the following standard road improvements under DISM Standard Plan 101 B: (1) Reduction of right-of-way width from 50 feet to 46 feet for A and B Streets, and from 50 feet to 36 feet for C Court; (2) Reduction of road width from 36 feet to 28 feet for C Court; and (3) Construction of sidewalk reduced from 6-foot wide to 4-foot wide on one side of A and B Streets; B) Exceed standard street gradient of 12% for C Court and portions of A Street measured up to 15 % grade; and C) Reduction of cul-de-sac radius at the end of C Court and A Street from 50 feet to 47 feet and improved surface radius from 50 feet to 40 feet; and 6) Amend Design Waiver request for the elimination of sidewalks on C Court to read as follows “To require a six foot sidewalk on one side of C Court and six foot sidewalks on both sides of A Street from the start of lots 10 and 31 on the east side down to the creek crossing.” Motion FAILED.

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

Motion #2:

Commissioner Stewart moved, seconded by Commissioner Pratt, and carried (4-0), to recommend the Board of Supervisors take the following actions: 1) Certify the residential project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines; 2) Approve Rezone Z08-0003 based on Findings as modified; 3) Approve Planned Development PD08-0005, as the official Development Plan, based on the Findings and subject to the Conditions of Approval as modified; 4) Approve Tentative Map TM08-1465 based on the Findings and subject to the Conditions of Approval as modified; and 5) Approve the following Design Waivers: A) Modification of the following standard road improvements under DISM Standard Plan 101 B: (1) Reduction of right-of-way width from 50 feet to 46 feet for A and B Streets, and from 50 feet to 36 feet for C Court; and (2) Reduction of road width from 36 feet to 28 feet for C Court; and B) Reduction of cul-de-sac radius at the end of C Court and A Street from 50 feet to 47 feet and improved surface

radius from 50 feet to 40 feet; 6) Delete the two Design Waiver requests regarding sidewalks; and 7) Defer Design Waiver request to exceed standard street gradient of 12% for C Court and portions of A Street measured up to 15 % grade to a separate action. Motion PASSED.

AYES: Miller, Heflin, Pratt, Stewart
NOES: None
ABSENT: Shinault

Motion #3:

Commissioner Stewart moved, seconded by Commissioner Pratt, and carried (4-0), to recommend the Board of Supervisors add a new Condition of Approval for the installation of a stop sign on Russi Ranch Drive to read as follows “Applicant shall hire a qualified traffic engineer to review the Russi Ranch Drive and A Street intersection for installation of a stop sign on Russi Ranch Drive. If the traffic engineer recommends a stop sign, the applicant shall show it on the improvement plans for Village C2, provided the stop sign installation is approved by the fire protection district with consultation to the Master Owners Association.” Motion PASSED.

AYES: Miller, Heflin, Pratt, Stewart
NOES: None
ABSENT: Shinault

Motion #4:

Commissioner Pratt moved, seconded by Commissioner Heflin, and motion failed (2-2), to recommend the Board of Supervisors approve the Design Waiver request to exceed standard street gradient of 12% for C Court and portions of A Street measured up to 15 % grade. Motion FAILED.

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