

FROM THE PLANNING COMMISSION MINUTES OF JULY 23, 2015

AGENDA ITEMS

2. 15-0808 Hearing to consider the Cameron Glen Estates Phase 5 project [Tentative Map TM14-1518/Planned Development PD14-0002]* to create 15 Class 1 single family residential lots with a Development Plan and requested Design Waivers from the Design and Improvement Standards Manual (DISM) standards on property identified by Assessor's Parcel Number 083-031-13, consisting of 1.64 acres, in the Cameron Park area, submitted by Cameron Glen Estates, LLC; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Negative Declaration based on the Initial Study;
 - 2) Approve Tentative Map TM14-1518 based on the Findings and subject to the Conditions of Approval as presented;
 - 3) Approve Planned Development PD14-0002 based on the Findings and subject to the Conditions of Approval as presented; and
 - 4) Approve the following Design Waivers of the El Dorado County Design and Improvement Standards Manual (DISM) Standard Plan 101B as the Findings could be made:
 - (a) Reduction in the required right-of-way for Jaoudi Court from 60 feet to 30 feet;
 - (b) Waive the sidewalk requirement on Jaoudi Court; and
 - (c) Reduce the sidewalk width from 6 feet to a 4.5 foot wide asphalt sidewalk along Green Valley Road.
- (Supervisory District 2)

Aaron Mount presented the item to the Commission with a recommendation of approval. He recommended clarification language be added to Conditions #60 and #63 identifying the Home Owners Association (HOA) as the responsible party. Mr. Mount also referenced the Staff Memo dated July 20, 2015 recommending new Conditions #65-#68 and that they have been agreed upon between EID and the property owner.

There was discussion between Chair Stewart and staff on the new airport land use plan process, turn lanes, setbacks, sound wall appearance, open space, affordable housing criteria, and EID waterline location.

Bobbie LeBeck, applicant's agent, made the following comments:

- Provided history of the project, which included the first four phases;
- Lots are small since this is an affordable housing project;
- Property surrounds an existing cemetery;
- Identified location of EID's waterline;
- Spoke on the various PUEs and setbacks;
- Read into the record requested modifications to Conditions #8.a, #10, #18, and #60;
- Spoke on Condition #64 regarding affordable housing; and
- Agreed that the sound wall should have an attractive appearance.

Commissioner Pratt spoke on the Transportation Commission's Mobility Plan in regards to using landscape for softening the corridors and suggested the applicant review that for options.

Dee Beukens, applicant's agent and the real estate agent for the project, made the following comments:

- Has been part of the project for many years as her husband had been the builder for Phases 2, 3 and 4;
- The housing market is turning and developers that had homes in the previous phases are now selling them for approximately \$280,000 - \$290,000;
- Inventory in the target range is low; and
- Expects that once the project breaks ground, housing prices will be around \$300,000.

Mike Roberts, District 3 Cemetery Advisory Committee representative, made the following comments:

- New to the Committee and appreciated the attention being given to the Skinner Family cemetery, provided a brief history on it and explained the steps taken to verify the cemetery;
- The Skinner Family owns the property where the cemetery is located and hasn't indicated any desire to move the cemetery;
- Inquired what would happen if the Skinner Family chose to either move the cemetery or bury someone there since it is surrounded by residences; and
- Read into the record the sign that is being placed throughout the County at cemeteries and also will be placed at the Skinner Family cemetery.

Chair Stewart closed Public Comment.

Discussion ensued on the sound wall, particularly aesthetics, in addition to discussion on EID's level of involvement in the review process. Commissioner Shinault read into the record additional language to be added to Condition #66. Lillian MacLeod read into the record additional language to be added to Condition #8.

Discussion ensued on the design waiver request for asphalt sidewalk. Commissioner Shinault recommended calling it a Class A sidewalk which would require certain construction processes to be followed.

There was no further discussion.

Motion: Commissioner Pratt moved, seconded by Commissioner Miller, and carried (4-0), to take the following actions: 1) Adopt the Negative Declaration based on the Initial Study; 2) Approve Tentative Map TM14-1518 based on the Findings and subject to the Conditions of Approval as amended; 3) Approve Planned Development PD14-0002 based on the Findings and subject to the Conditions of Approval amended as follows: (a) Add Conditions #65, #66, #67, and #68 as identified in the Staff Memo dated July 20, 2015; (b) Amend Condition #66 as stated; (c) Amend Conditions #8 and #8.a as stated; (d) Amend Condition #18 as stated; (e) Amend Condition #60 as stated; and (f) Amend Condition #63

as stated; and 4) Approve the following Design Waivers of the El Dorado County Design and Improvement Standards Manual (DISM) Standard Plan 101B as the Findings could be made: (a) Reduction in the required right-of-way for Jaoudi Court from 60 feet to 30 feet; (b) Waive the sidewalk requirement on Jaoudi Court; and (c) Reduce the sidewalk width from 6 feet to a 4.5 foot wide Class A asphalt sidewalk along Green Valley Road.

AYES: Shinault, Miller, Pratt, Stewart

NOES: None

ABSENT: Heflin

This action can be appealed to the Board of Supervisors within 10 working days.