



Legislation Details (With Text)

File #: 18-0578 **Version:** 2

Type: Agenda Item **Status:** Approved

File created: 4/4/2018 **In control:** Planning Commission

On agenda: 5/10/2018 **Final action:** 5/10/2018

Title: Hearing to consider the Cameron Ranch project (Rezone Z17-0001/Planned Development PD17-0001/Tentative Subdivision Map TM17-1531)* for the following requests: (1) Tentative Subdivision Map, Rezone, and Planned Development that would allow for the construction of 41 single-family residential units (32 Attached, 9 Detached); (2) Rezone to add the Planned Development combined zone to complement the existing Multi-unit Residential zone; and (3) Design Waivers of the El Dorado County Design and Improvement Standard Manual on property identified by Assessor's Parcel Numbers 102-110-24, 102-110-14, and 102-421-01, consisting of 5.6 acres, in the Cameron Park area, submitted by Starbuck Road 56, LLC; 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) Approve Z17-0001 rezoning Assessor's Parcel Numbers 102-110-24, 102-110-14, and 102-421-01 to add the Planned Development overlay based on the Findings presented;
 - 3) Approve Tentative Subdivision Map TM17-1531 based on the Findings and subject to the Conditions of Approval as presented; and
 - 4) Approve the following Design Waivers for the modification of subdivision road improvement Standard Plan 101B:
 - (a) Drive D: Reduction of right-of-way width from 50 feet to 39 feet; and Reduction in sidewalk width from 6 feet to 4 feet;
 - (b) Drives A, B, and C: Reduction of right-of-way width from 50 feet to 26 feet; and Reduction of road width from 28 feet to 25 feet;
 - (c) Drive E: Reduction of right-of-way width from 50 feet to 45 feet; Reduction in sidewalk width to 4 feet wide; and Reduction in cul-de-sac blub to 42.5-foot radius; and
 - (d) Reduction in driveway setback from curb returns from 25 feet to 4.5 feet.
- (Supervisory District 4) (cont. 4/26/18, Item #3)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2A - Staff Memo 05-07-18 (Public Comment Response), 2. 2B - Staff Memo 05-08-18 (Text Correction and Revision to Conditions), 3. 2C - Staff Memo 05-09-18 (New Housing Element in Findings and Conditions), 4. 2D - Staff's PowerPoint Presentation, 5. Public Comment Rcvd 05-10-18, 6. Public Comment Rcvd 05-09-18, 7. Public Comment Rcvd 05-08-18, 8. A -Staff Report, 9. B - Findings, 10. C - Conditions of Approval, 11. D - Staff Report Exhibits A-L, 12. E - Staff Report Exhibits M-N Traffic Study and Traffic Study Supplemental Memo, 13. F - Staff Report Exhibits O-T, 14. G - Staff Report Exhibit U-Proposed Mitigated Negative Declaration and Initial Study, 15. H - Staff Report Exhibit U-Attachments 1-2, 16. I - Staff Report Exhibit U-Attachments 3-6, 17. J - Staff Report Exhibit U-Attachments 7-8, 18. K - Proof of Publication-Mountain Democrat, 19. L - Applicant's Request for Continuance 04-25-18, 20. Public Comment Rcvd 04-24-18, 21. Public Comment Rcvd 04-23-18, 22. Public Comment Rcvd 04-16-18, 23. Public Comment Rcvd 04-02-18

Date	Ver.	Action By	Action	Result
5/10/2018	2	Planning Commission	Approved	Pass
4/26/2018	1	Planning Commission	Continued	Pass

Hearing to consider the Cameron Ranch project (Rezone Z17-0001/Planned Development PD17-0001/Tentative Subdivision Map TM17-1531)* for the following requests: (1) Tentative Subdivision

Map, Rezone, and Planned Development that would allow for the construction of 41 single-family residential units (32 Attached, 9 Detached); (2) Rezone to add the Planned Development combined zone to complement the existing Multi-unit Residential zone; and (3) Design Waivers of the El Dorado County Design and Improvement Standard Manual on property identified by Assessor's Parcel Numbers 102-110-24, 102-110-14, and 102-421-01, consisting of 5.6 acres, in the Cameron Park area, submitted by Starbuck Road 56, LLC; 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) Approve Z17-0001 rezoning Assessor's Parcel Numbers 102-110-24, 102-110-14, and 102-421-01 to add the Planned Development overlay based on the Findings presented;
 - 3) Approve Tentative Subdivision Map TM17-1531 based on the Findings and subject to the Conditions of Approval as presented; and
 - 4) Approve the following Design Waivers for the modification of subdivision road improvement Standard Plan 101B:
 - (a) Drive D: Reduction of right-of-way width from 50 feet to 39 feet; and Reduction in sidewalk width from 6 feet to 4 feet;
 - (b) Drives A, B, and C: Reduction of right-of-way width from 50 feet to 26 feet; and Reduction of road width from 28 feet to 25 feet;
 - (c) Drive E: Reduction of right-of-way width from 50 feet to 45 feet; Reduction in sidewalk width to 4 feet wide; and Reduction in cul-de-sac blub to 42.5-foot radius; and
 - (d) Reduction in driveway setback from curb returns from 25 feet to 4.5 feet.
- (Supervisory District 4) (cont. 4/26/18, Item #3)

DISCUSSION / BACKGROUND

Request to consider Rezone Z17-0001/Planned Development PD17-0001/Tentative Subdivision Map TM17-1531/Cameron Ranch submitted by Starbuck Road 56, LLC (Agent: Chuck Centers) to request the following:

- 1) Request for a Tentative Subdivision Map, Rezone, and Planned Development that would allow for the construction of 41 single-family residential units (32 Attached, 9 Detached);
- 2) Request a zone change to add the planned development (PD) combined zone to complement the existing multi-unit residential (RM) zone; and
- 3) Waiver of El Dorado County Design and Improvement Standard Manual (DISM) standards: Modification of subdivision road improvement Standard Plan 101B:
 - (a) Drive D: Reduction of right-of-way width from 50 feet to 39 feet; and Reduction in sidewalk width from 6 feet to 4 feet;
 - (b) Drives A, B, and C: Reduction of right-of-way width from 50 feet to 26 feet; and Reduction of road width from 28 feet to 25 feet;
 - (c) Drive E: Reduction of right-of-way width from 50 feet to 45 feet; Reduction in sidewalk width to 4 feet wide; and Reduction in cul-de-sac blub to 42.5-foot radius; and
 - (d) Reduction in driveway setback from curb returns from 25 feet to 4.5 feet.

The property, identified by Assessor's Parcel Numbers 102-110-24, 102-110-14, and 102-421-01, consisting of 5.6 acres, are located on the west side of Starbuck Road, approximately 0.5 mile north of the intersection with Green Valley Road, in the Cameron Park Area, Supervisory District 4. (County Planner: Efren Sanchez) (Mitigated Negative Declaration prepared)*

Prior to hearing the item on April 26, 2018, the applicant requested a continuance to the May 10, 2018, meeting to allow adequate time to review and respond to public comments that had been received.

CONTACT

Efren Sanchez

Community Development Services, Planning and Building Department