



## Legislation Details

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<b>File #:</b>	14-0280	<b>Version:</b>	2
<b>Type:</b>	Agenda Item	<b>Status:</b>	Agenda Item
<b>File created:</b>	2/10/2014	<b>In control:</b>	Planning Commission
<b>On agenda:</b>	4/24/2014	<b>Final action:</b>	
<b>Title:</b>	<p>Hearing to consider request to amend the El Dorado Hills Specific Plan reducing the required commercial acreage in Village J, rezone approximately 4.5-acres from Planned Commercial-Planned Development (CP-PD) to One-family Residential-Planned Development (R1-PD), a Development plan to modify the one-family residential zone standards, and Tentative Map creating 119 lots, ranging in size from 6,000 to 15,000 square feet, 9 landscape lots, 1 passive park, and a road easement for the future Sienna Ridge Drive [Specific Plan Amendment SP13-0002/Rezone Z13-0002/Planned Development PD13-0001/Tentative Map TM13-1511/Serrano Villages J5 &amp; J6]** on property identified by APNs 123-040-07, 123-040-09, and 115-400-13, consisting of 36.54 acres, in the El Dorado Hills area, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:</p> <ol style="list-style-type: none"><li>1) Certify the project is Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines;</li><li>2) Adopt Specific Plan Amendment SP13-0002 based on the Findings presented;</li><li>3) Approve Rezone Z13-0002 based on the Findings presented;</li><li>4) Approve Planned Development PD13-0001, adopting the Development Plan as the official development plan, based on the Findings and subject to the Conditions of Approval;</li><li>5) Approve Tentative Map TM13-1511 based on the Findings and subject to the Conditions of Approval; and</li><li>6) Approve the following design waiver requests as the appropriate Findings have been made:<ol style="list-style-type: none"><li>(a) Modifications to Standard Plan 101B for reduction of the following roadway right-of-way and improvement widths including reduction of sidewalks from six foot widths to four foot widths:<ol style="list-style-type: none"><li>(1) 35 feet = E Street, sta. 8+43.60 to 10+43.00</li><li>(2) 36 feet = A Street, sta. 1+49.00 to 4+15.82; E Street, sta. 5+79.28 to 8+43.60; and C Street, F, G, and H Courts.</li><li>(3) 37 feet = J Street</li><li>(4) 38 feet = I Street</li><li>(5) 42 feet = A Street, sta. 4+15.82 to 10+50.69; E Street, sta. 1+00 to 5+79.28; and B, D, and G Streets.</li></ol></li><li>(b) Elimination of sidewalks on one side of A, C, D, E, G, and I Streets and F, G, and H Courts;</li><li>(c) Reductions of cul-de-sac right-of-way radius from 60 feet to 45.5 feet and road width radius from 50 feet to 40 feet at the end of F, G, and H Courts; and reductions from 100 feet centerline curve radius to 50 feet for "elbow" curves on A, C, and I Streets, and G Court; and</li><li>(d) Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.</li></ol></li></ol> <p>(Supervisorial District 1) (Cont. 02-27-14, Item 4) Applicant is requesting to continue item off-calendar.</p>		
<b>Sponsors:</b>			
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. 2A - Planning Commission Minutes 02-27-14 PC 04-24-14.pdf, 2. Planning Commission Minutes 04-24-14.pdf, 3. 2B - Applicant's Continance Request 04-01-14 PC 04-24-14.pdf, 4. Public Comment Rcvd 04-21-14 PC 04-24-14.pdf, 5. Public Comment Rcvd 04-23-14 PC 04-24-14.pdf, 6. A - Staff Report PC 02-27-14, 7. B - Conditions of Approval PC 02-27-14, 8. C - Findings PC 02-27-14, 9. D - Exhibits A-P PC 02-27-14, 10. E - Proof of Publication PC 02-27-14, 11. F - Applicant's Request for Continuance 02-25-14 PC 02-27-14, 12. Public Comment Rcvd 02-25-14 to 02-26-14 PC 02-27-14, 13. Public Comment Rcvd 04-24-14 PC 04-24-14.pdf		

<b>Date</b>	<b>Ver.</b>	<b>Action By</b>	<b>Action</b>	<b>Result</b>
4/24/2014	2	Planning Commission	Continued	Pass
2/27/2014	1	Planning Commission	Continued	Pass