



Legislation Text

File #: 17-0381, **Version:** 3

HEARING - To consider the recommendation of the Planning Commission on the Serrano Village J5/J6 Project (Specific Plan Amendment SP13-0002/Rezone Z13-0002/Planned Development PD13-0001/Tentative Subdivision Map TM13-1511) on property identified by Assessor's Parcel Numbers 123-570-03 and 123-570-04, consisting of 36.03 acres in the El Dorado Hills area, submitted by Serrano Associates, LLC. The applicant, Serrano Associates, LLC, has requested the Board take the following actions:

- 1) Approve the Addendum to the El Dorado Hills Specific Plan Environmental Impact Report (Attachment 2B), pursuant to the California Environmental Quality Act Guidelines Sections 15162 and 15164;
- 2) Adopt Specific Plan Amendment SP13-0002 based on the Findings presented (Attachment B);
- 3) Approve Z13-0002 rezoning of approximately a 4.27-acre portion of Assessor's Parcel Number 123-570-03 from Community Commercial-Planned Development to Single-Unit Residential-Planned Development based on the Findings presented (Attachment B);
- 4) Rescind approval of Serrano Village J6 Tentative Subdivision Map and Planned Development under applications TM08-1479 and PD08-0019 and Serrano Village J5 Phase 2 Tentative Parcel Map and Planned Development under applications P08-0029 and PD08-0020, based on the Findings presented (Attachment B);
- 5) Approve Tentative Subdivision Map TM13-1511 (September 2016) based on the Findings and subject to Conditions of Approval presented (Attachments B and C);
- 6) Approve Planned Development PD13-0001 as the official Development Plan for Serrano Village J5 and J6 Tentative Subdivision Map, based on the Findings and subject to the Conditions of Approval presented (Attachments B and C);
- 7) Approve Design Waivers for modification to road and lot design and improvement standards for the Subdivision, based on the Findings and subject to the Conditions of Approval presented (Attachments B and C);
- 8) Approve changes identified in the Staff Memo dated May 18, 2017 (Attachment 2A), modifying wording in the Staff Report (Attachment A), amending Finding 1.1, and approving Corrected Exhibit L -Serrano Village J5/J6 Tentative Subdivision Map (Attachment 2F); and
- 9) Adopt Ordinance **5053** for said rezone (Attachment 3A). (Est. Time: 45 Min.)

The Planning Commission recommended denial of these applications at a hearing held on May 25, 2017 (3-2 Vote), and staff has prepared Findings for Denial for the Board's consideration (Attachment 3B). (Supervisory District 1)

BACKGROUND

Request to consider Specific Plan Amendment SP13-0002/Rezone Z13-0002/Planned Development PD13-0001/Tentative Subdivision Map TM13-1511/Serrano Village J5/J6 submitted by Serrano Associates, LLC, for the following:

- 1) Specific Plan Amendment (SP13-0002) changing the El Dorado Hills Specific Plan Land Use Map and Zone Map by reducing the commercial acreage required in the Village J area from 15.95 acres to approximately 11.68 acres;
- 2) Rezone (Z13-0002) of approximately a 4.27-acre portion of Assessor's Parcel Number 123-570-03

- from Community Commercial-Planned Development (CC-PD) to Single-Unit Residential-Planned Development (R1-PD);
- 3) A phased Tentative Subdivision Map (TM13-1511) of approximately a 36-acre property creating a total of 148 residential lots, revising the approved Serrano Village J6 Tentative Subdivision Map/Planned Development (TM08-1479/PD08-0019) and Serrano Village J5, Phase 2 Commercial Planned Development/Tentative Parcel Map (PD08-0020/P08-0029). The map includes the following Design Waivers modifying the El Dorado County Design and Improvement Standard Manual road and improvement standards for the Subdivision:
- (A) Modification to Standard Plan 101B for the reduction of the right-of-way and road improvement widths, and for the construction of reduced sidewalks (six feet in width to four feet in width) on one side of the street:
 - (1) Right-of-Way width from 50 feet to 36 feet: A Street- station 1+49 to 3+42; C Street- station 9+37.84 to station 15+33.79, A Court, C Court, D Court, E Court, and F Court; and
 - (2) Right-of-Way width from 50 feet to 42 feet: A Street- station 3+70 to station 12+50, B Street, C Street- station 3+38.44 to station 9+37.84, D Street, and G Street.
 - (B) Construction of cul-de-sac within reduced right-of-way radius from 60 feet to 45.5 feet and a road width (edge of pavement) radius from 50 feet to 40 feet;
 - (C) Construction of modified Type 1 and 2 curb gutter as shown on the Tentative Map. The gutter pan will be reduced to 12 inches from face of curb to edge of pavement;
 - (D) Construction of road encroachment under Standard Plan 110 with modification to allow for an entry gate and landscape median as shown on the Tentative Map;
 - (E) Construction of A Street (at Lots 13 and 14), C Street (at Lot 96), and D Street (at Lot 116), with reduced 100-foot centerline curve radii to 41-foot as shown on the Tentative Map;
 - (F) Exceed 3:1 lot length-to-width ratio for Lots 13, 14, 110, and 114; and
 - (G) Exceed standard street gradient of 12 percent for C and E Courts with maximum grade of up to 15 percent grade; and
- 4) Planned Development (PD13-0001) establishing an official Development Plan for Serrano Village J5/J6 Tentative Subdivision Map with modification to Single-Unit Residential (R1) minimum development standards including lot area, lot width, and yard setbacks.

The property, identified by Assessor's Parcel Numbers 123-570-03 and 123-570-04, consisting of approximately 36 acres, is located on the east side of Bass Lake Road, immediately east of the intersection with Sienna Ridge Drive, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Mel Pabalinas)

Staff presented the Project to the Planning Commission on May 25, 2017. Discussions included the loss of commercial land in the Serrano Village J area, improvements along Bass Lake Road, and history of approved commercial and residential developments in the Village area consistent with the adopted El Dorado Hills Specific Plan. The applicant responded to the questions by citing lack of market demand for the 4.27-acre site, the need for additional housing in the area, and the commercial development approved on the 10-acre site to the south (Planned Development PD07-0008/Serrano Village J5 Commercial Center, Assessor's Parcel Number 123-040-07, approved for 118,000 square feet on 11.68 acres) (Attachment 3C).

Public comments from the El Dorado Hills Area Planning Advisory Committee included concerns on drainage and stormwater quality impacts into the Bass Lake overflow to the east and modifications to road and development standards proposed for the project. In response to the drainage and stormwater quality concern, the applicant indicated that as part of the Project, design water quality

basins would be installed at specific locations within the Project area adjacent to the overflow.

Following closure of deliberation and public comment, Commissioners Miller, Williams, and Vegna emphasized their concerns on the loss of commercial land and potential jobs and modifications to road and development standards. Commissioner Vegna made a motion to recommend denial of the project with a second from Commissioner Williams. The motion was passed by a vote of 3-2 (Hansen, Shinault), and staff has prepared Findings for Denial for the Board's consideration (Attachment 3B).

Alternative

Approve the Project as shown in recommended actions 1 through 9, as requested by the applicant, Serrano Associates, LLC.

Clerk of the Board Follow Up Actions

If the Project is approved:

- 1) Clerk of the Board to secure the Chair's signature on the Rezone Ordinance.
- 2) Clerk of the Board to forward one fully executed copy of the Rezone Ordinance to the Community Development Services, Planning and Building Department, attention to Char Tim, Planning Commission Clerk.

CONTACT

Roger Trout, Interim Director
Community Development Services, Planning and Building Department