



## Legislation Details (With Text)

<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>(Supervisory 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>	<p>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</p>		

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

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 & 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:

- 1) Certify the project is Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines;
  - 2) Adopt Specific Plan Amendment SP13-0002 based on the Findings presented;
  - 3) Approve Rezone Z13-0002 based on the Findings presented;
  - 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;
  - 5) Approve Tentative Map TM13-1511 based on the Findings and subject to the Conditions of Approval; and
  - 6) Approve the following design waiver requests as the appropriate Findings have been made:
    - (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:
      - (1) 35 feet = E Street, sta. 8+43.60 to 10+43.00
      - (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.
      - (3) 37 feet = J Street
      - (4) 38 feet = I Street
      - (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.
    - (b) Elimination of sidewalks on one side of A, C, D, E, G, and I Streets and F, G, and H Courts;
    - (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
    - (d) Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.
- (Supervisory District 1) (Cont. 02-27-14, Item 4) **Applicant is requesting to continue item off-calendar.**

### Background

Request to consider Specific Plan Amendment SP13-0002/Rezone Z13-0002/Planned Development PD13-0001/Tentative Map TM13-1511/Serrano Villages J5 & J6 submitted by SERRANO ASSOCIATES, LLC request for 1. Amendment to the El Dorado Hills Specific Plan reducing the commercial acreage required in Village J from 45 acres to approximately 12 acres; 2. Rezone of approximately 4.5-acres within the proposed subdivision from Planned Commercial-Planned Development (CP-PD) to One-family Residential-Planned Development (R1-PD); 3. Development plan to modify the one-family residential zone standards; 4. A tentative subdivision map on a 36.54 acre site in Serrano Villages J5 and J6 creating: a) 119 lots, ranging in size from 6000 to 15,000

square feet; b) Nine landscape lots, ranging in size from 0.1 to 1.26 acres; c) One passive park measuring 2.65 acres in size; and d) A 1.65-acre road easement for the future Sienna Ridge Drive; and 5. Design waiver(s) have been requested for the following: a) Modifications to Standard Plan 101B for reduction of roadway right-of-way from 50 feet to varying widths ranging from 35 to 42 feet and sidewalk widths from six feet to four feet; b) Elimination of sidewalks on one side of A, C, D, E, G, and I Streets, and F, G, and H Courts; 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 reduction from 100 feet centerline curve radius to 50 feet for “elbow” curves on A, C, and I Streets and G Court; and d) Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median. The property, identified by Assessor’s Parcel Numbers 123-040-07, 123-040-09, and 115-400-13, consisting of 36.54 acres, is located on the east side of Bass Lake Road, immediately east of the intersection with Serrano Parkway, in the El Dorado Hills area, Supervisorial District 1. [Project Planner: Lillian MacLeod] (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines)\*\*

This item was continued from the February 27, 2014 hearing at the request of the applicant. The applicant has submitted a letter dated 04-01-14 requesting the item be continued off-calendar.

**Contact**

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Community Development Agency