



Legislation Details (With Text)

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Title: Hearing to consider the Promontory Village 7 project (Tentative Subdivision Map TM16-1530)** for the following: 1) 10 large lots for phasing and financing purposes; 2) 131 single family residential lots, 13 open space lots, 12 landscape lots, and 3 private road lots; and 3) Design waivers modifying the following Design and Improvement Standard Manual standards: A) Allow Lot Nos. 42, 47, 48, 53, 55, 62, 78, 79, 115, 116, 122, 123 and 131 to exceed the 3-to-1 lot depth-to-width ratio; and B) Modification of design standards affecting flag lots as shown on the tentative subdivision map: (1) Allow maximum standard 100 foot-length of narrow access “pole” strip of flag lots to be exceeded; (2) Allow cut and fill slopes to be located outside of access strip; and (3) Allow maximum driveway gradient of 15 percent to be exceeded up to 20 percent on property identified by Assessor’s Parcel Numbers 124-390-04, 124-390-08, and 124-390-14, consisting of 177 acres, in the El Dorado Hills area, submitted by Russell-Promontory, LLC; and staff recommending the Planning Commission take the following actions:
 1) Certify the project to be Statutorily Exempt pursuant to Section 15182 of the California Environmental Quality Act Guidelines;
 2) Apply the adopted Promontory Specific Plan Environmental Impact Report Mitigation Monitoring Program in accordance with California Environmental Quality Act Guidelines, Section 15074(d);
 3) Approve Tentative Subdivision Map TM16-1530 based on the Findings and subject to the Conditions of Approval as presented; and
 4) Approve the requested Design Waivers based on the Findings as presented. (Supervisory District 1)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Staff Report PC 8-24-17, 2. B - Findings PC 8-24-17, 3. C - Conditions of Approval PC 8-24-17, 4. D - Staff Report Exhibits A-U PC 8-24-17, 5. E - Staff Report Exhibit V PC 8-24-17, 6. F - Staff Report Exhibit W PC 8-24-17, 7. G - Proof of Publication-Mountain Democrat PC 8-24-17, 8. FINAL Findings, 9. FINAL Conditions of Approval, 10. APPROVED STAMPED Exhibits, 11. APPROVED STAMPED Map, 12. RECEIPT-Notice of Exemption, 13. FILED-Notice of Exemption

Date	Ver.	Action By	Action	Result
8/24/2017	1	Planning Commission	Approved	Pass

Hearing to consider the Promontory Village 7 project (Tentative Subdivision Map TM16-1530)** for the following: 1) 10 large lots for phasing and financing purposes; 2) 131 single family residential lots, 13 open space lots, 12 landscape lots, and 3 private road lots; and 3) Design waivers modifying the following Design and Improvement Standard Manual standards: A) Allow Lot Nos. 42, 47, 48, 53, 55, 62, 78, 79, 115, 116, 122, 123 and 131 to exceed the 3-to-1 lot depth-to-width ratio; and B) Modification of design standards affecting flag lots as shown on the tentative subdivision map: (1) Allow maximum standard 100 foot-length of narrow access “pole” strip of flag lots to be exceeded; (2) Allow cut and fill slopes to be located outside of access strip; and (3) Allow maximum driveway gradient of 15 percent to be exceeded up to 20 percent on property identified by Assessor’s Parcel Numbers 124-390-04, 124-390-08, and 124-390-14, consisting of 177 acres, in the El Dorado Hills area, submitted by Russell-Promontory, LLC; and staff recommending the Planning Commission take

the following actions:

- 1) Certify the project to be Statutorily Exempt pursuant to Section 15182 of the California Environmental Quality Act Guidelines;
- 2) Apply the adopted Promontory Specific Plan Environmental Impact Report Mitigation Monitoring Program in accordance with California Environmental Quality Act Guidelines, Section 15074(d);
- 3) Approve Tentative Subdivision Map TM16-1530 based on the Findings and subject to the Conditions of Approval as presented; and
- 4) Approve the requested Design Waivers based on the Findings as presented. (Supervisory District 1)

DISCUSSION / BACKGROUND

Request to consider Tentative Subdivision Map TM16-1530/Promontory Village 7 submitted by Russell-Promontory, LLC (Agent: Larry Ito, MJM Properties) to request a Tentative Subdivision Map of Promontory Village 7 consisting of the following: 1) 10 large lots for phasing and financing purposes; 2) 131 single family residential lots ranging in size from approximately 9,005 square feet (0.21 acre) to 164,945 square feet (3.79 acres), 13 open space lots, 12 landscape lots, and 3 private road lots; and 3) Design waivers modifying the following Design and Improvement Standard Manual (DISM) standards: A) Allow Lot Nos. 42, 47, 48, 53, 55, 62, 78, 79, 115, 116, 122, 123 and 131 to exceed the 3-to-1 lot depth-to-width ratio; and B) Modification of design standards affecting flag lots as shown on the tentative subdivision map: (1) Allow maximum standard 100 foot-length of narrow access "pole" strip of flag lots to be exceeded; (2) Allow cut and fill slopes to be located outside of access strip; and (3) Allow maximum driveway gradient of 15 percent to be exceeded up to 20 percent. The property, identified by Assessor's Parcel Numbers 124-390-04, 124-390-08, and 124-390-14, consisting of 177 acres, is located On the south side of Alexandra Drive, approximately 150 feet east of the intersection with Sophia Parkway within the Promontory Master Planned Community in the El Dorado Hills area, Supervisory District 1. (County Planner: Mel Pabalinas) (Statutory Exemption pursuant to Section 15182 of the California Environmental Quality Act Guidelines; The project is part of the Promontory Specific Plan for which an Environmental Impact Report (State Clearing House No. 94112056) was certified)**

A Staff Report is attached.

CONTACT

Mel Pabalinas

Community Development Services, Planning and Building Department