



## Legislation Details (With Text)

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**File created:** 3/16/2018      **In control:** Planning Commission

**On agenda:** 4/26/2018      **Final action:** 4/26/2018

**Title:** Hearing to consider the Serrano Village J, Lot H project (Planned Development PD14-0008/Tentative Subdivision Map TM14-1524)\*\* for the following requests: (1) Tentative Subdivision Map consisting of 41 single-family detached residential lots ranging in size from 7,200 to 17,077 square feet, two landscape lots, one open space lot, and a 12.53 acre-lot for a future recreational park; (2) Development Plan for the Serrano Village J, Lot H Tentative Subdivision Map; and (3) Design Waivers of the following El Dorado County Design and Improvement Standard Manual standards: (a) Reduction of right-of-way width from 50 feet to 38 feet; (b) Construction of 4-foot wide sidewalk along one side of the residential road instead of 6 foot sidewalks on both sides; and (c) Construction of modified rolled curb and gutter instead of vertical curb on property identified by Assessor's Parcel Numbers 123-370-01, 123-370-03, and 123-280-10, consisting of 25.27 acres, in the El Dorado Hills area, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission take the following actions:  
 1) Find the project Statutorily Exempt under California Environmental Quality Act Guidelines Section 15182;  
 2) Approve Tentative Subdivision Map TM14-1524 based on the Findings and subject to the Conditions of Approval;  
 3) Approve Planned Development PD14-0008 as the official Development Plan 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) Reduction of right-of-way width from 50 feet to 38 feet;  
 (b) Construction of 4-foot wide sidewalk along one side of the residential road instead of 6 foot sidewalks on both sides; and  
 (c) Construction of modified rolled curb and gutter instead of vertical curb.  
 (Supervisory District 1) (cont. 4/12/18, Item #4)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2A - Staff Memo 04-23-18, 2. 2B - Staff Memo 04-25-18 (Text Correction and New Condition), 3. Public Comment Rcvd 04-26-18-AFTER Hearing, 4. Public Comment Rcvd 04-26-18, 5. Public Comment Rcvd 04-23-18, 6. Public Comment Rcvd 04-17-18, 7. A - Staff Report, 8. B - Findings, 9. C - Conditions of Approval, 10. D - Staff Report Exhibits A-M, 11. E - Proof of Publication-Mountain Democrat, 12. Public Comment Rcvd 04-11-18, 13. Public Comment Rcvd 03-21-18, 14. Public Comment Rcvd 03-16-18

Date	Ver.	Action By	Action	Result
4/26/2018	2	Planning Commission	Approved	Pass
4/12/2018	1	Planning Commission	Continued	Pass

Hearing to consider the Serrano Village J, Lot H project (Planned Development PD14-0008/Tentative Subdivision Map TM14-1524)\*\* for the following requests: (1) Tentative Subdivision Map consisting of 41 single-family detached residential lots ranging in size from 7,200 to 17,077 square feet, two landscape lots, one open space lot, and a 12.53 acre-lot for a future recreational park; (2) Development Plan for the Serrano Village J, Lot H Tentative Subdivision Map; and (3) Design

Waivers of the following El Dorado County Design and Improvement Standard Manual standards: (a) Reduction of right-of-way width from 50 feet to 38 feet; (b) Construction of 4-foot wide sidewalk along one side of the residential road instead of 6 foot sidewalks on both sides; and (c) Construction of modified rolled curb and gutter instead of vertical curb on property identified by Assessor's Parcel Numbers 123-370-01, 123-370-03, and 123-280-10, consisting of 25.27 acres, in the El Dorado Hills area, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission take the following actions:

- 1) Find the project Statutorily Exempt under California Environmental Quality Act Guidelines Section 15182;
  - 2) Approve Tentative Subdivision Map TM14-1524 based on the Findings and subject to the Conditions of Approval;
  - 3) Approve Planned Development PD14-0008 as the official Development Plan 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) Reduction of right-of-way width from 50 feet to 38 feet;
    - (b) Construction of 4-foot wide sidewalk along one side of the residential road instead of 6 foot sidewalks on both sides; and
    - (c) Construction of modified rolled curb and gutter instead of vertical curb.
- (Supervisory District 1) (cont. 4/12/18, Item #4)

#### **DISCUSSION / BACKGROUND**

Request to consider Planned Development PD14-0008/Tentative Subdivision Map TM14-1524/Serrano Village J, Lot H submitted by Serrano Associates, LLC to request the following:

- 1) Serrano Village J-Lot H Tentative Subdivision Map consisting of 41 single-family detached residential lots ranging from 7,200 to 17,077 square feet in size, two landscape lots, one open space lot, and a 12.53 acre-lot for a future recreational park. This map replaces the approved 83-unit tentative map approved under TM10-1498;
- 2) Development Plan for the Serrano Village J-Lot H Tentative Subdivision Map with modifications to applicable residential development standards in the Zoning Ordinance. This Development Plan replaces the previously approved Development Plan under PD10-0003; and
- 3) Design Waiver of El Dorado County Design and Improvement Standard Manual (DISM) standards: Modification of subdivision road improvement Standard Plan 101 B:
  - A) Reduction of right-of-way width from 50 feet to 38 feet;
  - B) Construction of 4-foot wide sidewalk along one side of the residential road instead of 6 foot sidewalks on both sides; and
  - C) Construction of modified rolled curb and gutter instead of vertical curb.

The property, identified by Assessor's Parcel Numbers 123-370-01, 123-370-03, and 123-280-10, consisting of 25.27 acres, is located approximately 1½ miles north of Highway 50 along Bass Lake Road, at the intersection with Serrano Parkway, 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)\*\*

Prior to hearing the item, the applicant requested a continuance to the April 26, 2018 meeting.

#### **CONTACT**

Mel Pabalinas

Community Development Services, Planning and Building Department