



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