



## Legislation Details (With Text)

**File #:** 21-0233 **Version:** 2

**Type:** Agenda Item **Status:** Approved

**File created:** 2/8/2021 **In control:** Planning Commission

**On agenda:** 3/11/2021 **Final action:** 3/11/2021

**Title:** Hearing to consider the Serrano Village J3B Minor Revision (Lot 66) project (Tentative Subdivision Map Revision TM-R20-0001/Planned Development Revision PD-R20-0008)\*\* to request a revision to an approved Tentative Subdivision Map and Planned Development permit for Serrano Village J3B (TM01-1376/PD01-0003) revising Condition of Approval No. 39 reducing the rear yard setback from 250 feet to 50 feet to accommodate proposed backyard improvements within the subject property identified by Assessor's Parcel Number 123-410-024, consisting of 4.0 acres, in the El Dorado Hills area, submitted by Chris and Cindy Nicholson; and staff recommending the Planning Commission take the following actions:

- 1) Find the project Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines (Residential Projects with an EIR Pursuant to a Specific Plan); and,
- 2) Approve TM-R20-0001 and PD-R20-0008, revising Condition of Approval No. 39 of the approved Tentative Subdivision Map TM01-1376 (Serrano Village J3B), based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 1) (cont. 02/25/21, Item #2)

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. 2A - PC 02-25-21 Minute Order, 2. 2B - Staff Memo 03-05-21, 3. A - Staff Report, 4. B - Findings, 5. C - Conditions of Approval, 6. D - Staff Report Exhibits A-O, 7. E - Notification Map (1,000 feet), 8. F - Proof of Publication, 9. G - Staff Memo 02-24-21 Request for Continuance, 10. Handouts Rcvd 03-11-21, 11. Public Comment PC Rcvd 02-25-21, 12. FINAL Findings, 13. FINAL Conditions of Approval, 14. APPROVED STAMPED Exhibits, 15. RECEIPT-Notice of Exemption, 16. FILED-Notice of Exemption

| Date      | Ver. | Action By           | Action    | Result |
|-----------|------|---------------------|-----------|--------|
| 3/11/2021 | 2    | Planning Commission | Approved  | Pass   |
| 2/25/2021 | 1    | Planning Commission | Continued | Pass   |

Hearing to consider the Serrano Village J3B Minor Revision (Lot 66) project (Tentative Subdivision Map Revision TM-R20-0001/Planned Development Revision PD-R20-0008)\*\* to request a revision to an approved Tentative Subdivision Map and Planned Development permit for Serrano Village J3B (TM01-1376/PD01-0003) revising Condition of Approval No. 39 reducing the rear yard setback from 250 feet to 50 feet to accommodate proposed backyard improvements within the subject property identified by Assessor's Parcel Number 123-410-024, consisting of 4.0 acres, in the El Dorado Hills area, submitted by Chris and Cindy Nicholson; and staff recommending the Planning Commission take the following actions:

- 1) Find the project Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines (Residential Projects with an EIR Pursuant to a Specific Plan); and,
- 2) Approve TM-R20-0001 and PD-R20-0008, revising Condition of Approval No. 39 of the approved Tentative Subdivision Map TM01-1376 (Serrano Village J3B), based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 1) (cont. 02/25/21, Item #2)

## **DISCUSSION / BACKGROUND**

Request to consider Tentative Subdivision Map Revision TM-R20-0001/Planned Development Revision PD-R20-0008/Serrano Village J3B Minor Revision (Lot 66) submitted by Chris and Cindy Nicholson to request a revision to an approved Tentative Subdivision Map and Planned Development Permit for Serrano Village J3B (TM01-1376/PD01-0003) revising Condition of Approval No. 39 reducing the rear setback from 250 feet to 50 feet to accommodate proposed backyard improvements (pool/spa) within subject property (Lot 66 of recorded subdivision). The property, identified by Assessor's Parcel Number 123-410-024, consisting of 4.0 acres, is located on the north side of Nattier Court, approximately 264 feet east of the intersection with Greenview Drive, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Bianca Dinkler) (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines)\*\*

A Staff Report is attached.

## **CONTACT**

Bianca Dinkler  
Planning and Building Department, Planning Division