



Legislation Text

File #: 18-0868, **Version:** 1

HEARING - To consider the recommendation of the Planning Commission on the Cameron Ranch project (Rezone Z17-0001/Planned Development PD17-0001/Tentative Subdivision Map TM17-1531) for the following requests: (1) Tentative Subdivision Map, Rezone, and Planned Development that would allow for the construction of 41 single-family residential units (32 attached, 9 Detached); (2) Rezone to add the Planned Development combined zone to complement the existing Multi-unit Residential zone; and (3) Design Waivers of the El Dorado County Design and Improvement Standard Manual on property identified by Assessor's Parcel Numbers 102-110-24, 102-110-14, and 102-421-01, consisting of 5.6 acres, in the Cameron Park area, submitted by Starbuck Road 56, LLC; and staff recommending the Board take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study (Attachments F-I, Exhibit U);
- 2) Approve Z17-0001 rezoning Assessor's Parcel Numbers 102-110-24, 102-110-14, and 102-421-01 from Multi-Unit Residential, Design Review-Community Overlay to Multi-Unit Residential, Design Review-Community Overlay, Planned Development based on the Findings presented (Attachment B);
- 3) Approve Tentative Subdivision Map TM17-1531 based on the Findings (Attachment B) and subject to the Conditions of Approval (Attachment C) as presented;
- 4) Approve the following Design Waivers for the modification of subdivision road improvement Standard Plan 101B as the Findings could be met (Attachment B):
 - (a) Drive D: Reduction of right-of-way width from 50 feet to 39 feet; and Reduction in sidewalk width from 6 feet to 4 feet;
 - (b) Drives A, B, and C: Reduction of right-of-way width from 50 feet to 26 feet; and Reduction of road width from 28 feet to 25 feet;
 - (c) Drive E: Reduction of right-of-way width from 50 feet to 45 feet; Reduction in sidewalk width to 4 feet wide; and Reduction in cul-de-sac blub to 42.5-foot radius; and
 - (d) Reduction in driveway setback from curb returns from 25 feet to 4.5 feet; and
- 5) Adopt Ordinance **5086** for said rezone (Attachment A). (Supervisory District 4) (Est. Time: 30 Min.)

DISCUSSION / BACKGROUND

Request to consider Rezone Z17-0001/Planned Development PD17-0001/Tentative Subdivision Map TM17-1531/Cameron Ranch submitted by Starbuck Road 56, LLC (Agent: Chuck Centers) to request the following:

- 1) Request for a Tentative Subdivision Map, Rezone, and Planned Development that would allow for the construction of 41 single-family residential units (32 Attached, 9 Detached);
- 2) Request a zone change to add the planned development (PD) combined zone to complement the existing multi-unit residential (RM) zone; and
- 3) Waiver of El Dorado County Design and Improvement Standard Manual (DISM) standards: Modification of subdivision road improvement Standard Plan 101B:
 - (a) Drive D: Reduction of right-of-way width from 50 feet to 39 feet; and Reduction in sidewalk width from 6 feet to 4 feet;
 - (b) Drives A, B, and C: Reduction of right-of-way width from 50 feet to 26 feet; and Reduction of road width from 28 feet to 25 feet;
 - (c) Drive E: Reduction of right-of-way width from 50 feet to 45 feet; Reduction in sidewalk width to 4

feet wide; and Reduction in cul-de-sac blub to 42.5-foot radius; and
(d) Reduction in driveway setback from curb returns from 25 feet to 4.5 feet.

The property, identified by Assessor's Parcel Numbers 102-110-24, 102-110-14, and 102-421-01, consisting of 5.6 acres, are located on the west side of Starbuck Road, approximately 0.5 mile north of the intersection with Green Valley Road, in the Cameron Park Area, Supervisorial District 4. (County Planner: Efren Sanchez) (Mitigated Negative Declaration prepared)

At the April 26, 2018, meeting, the applicant requested the item to be continued to the May 10, 2018 meeting in order to allow adequate time to review and respond to the public comments received. The Planning Commission considered this item on May 10, 2018 (Legistar #18-0578) and unanimously recommended approval of the project including staff's recommended amendments (Staff Memos dated May 8, 2018 and May 9, 2018) and a new Condition of Approval for landscaping along the north side of Drive D and the block wall along Green Valley Road (Attachment D). The landscaping discussion, which resulted in the new Condition of Approval, was a direct result from public comments and concerns from the Cameron Park Design Review Committee who wanted to see more vegetation on the project and to screen the 10.5 foot sound wall on Green Valley Road. Other discussion items included road widths and sidewalks, with direction from the Planning Commission to keep the continuous sidewalk down the cul-de-sac on Drive D.

ALTERNATIVES

The Board may elect to approve the project with changes to the Conditions of Approval; Continue the item to a date certain for additional information and future action; Continue the item off-calendar, which would require a new public notice for future consideration and action; or Deny the application. A Denial action may need to be continued to a date certain so staff can prepare the Findings for Denial.

CLERK OF THE BOARD FOLLOW-UP ACTIONS

- 1) Clerk to obtain Chair's signature on the original copy of the Rezone Ordinance.
- 2) Clerk to forward one (1) fully executed copy of the Rezone Ordinance to the Community Development Services, Planning and Building Department, attention of Char Tim, Clerk of the Planning Commission.

CONTACT

Roger Trout, Director
Community Development Services, Planning and Building Department