

**ELDORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT**



Agenda of: June 22, 2006
Item No.: 7.a.
Staff: Jason R. Hade

PLANNED DEVELOPMENT REVISION

FILE NUMBER: PD01-0003R/Serrano, Village J2/J3 and PD01-0005R/Serrano, Village K5/K6

APPLICANT: Serrano Associates/Kirk Bone

PROPERTY OWNERS: Serrano Associates, Shea Homes, Toll Brothers and GHC Company 5

REQUEST: Revision to Condition 3 (PD01-0003) and Condition 4 (PD01-0005) to read, "Construction of homes with up to 45 percent coverage on all lots, irrespective of lot size, or for duplex and/or triplex lots."

LOCATION: On the north side of Serrano Parkway, immediately north of the intersection with Greenview Drive (eastern entrance), in the El Dorado Hills area. (Exhibit A)

APN: 113-670-01 through 05; 113-680-01; 113-690-01, -05, -06, -09; 113-690-10, and -11; 113-700-03, -06, -07, -08, -09, and -11; 113-740-01 through 113-740-25; 113-750-01 through 113-750-18; 113-760-01 through 14; and 113-770-01 through 62. (Exhibit B)

ACREAGE: 170 acres

GENERAL PLAN: Adopted Plan (AP) (Exhibit C)

ZONING: One-family Residential – Planned Development (R1-PD) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines

SUMMARY RECOMMENDATION: Conditional approval

BACKGROUND: As approved by the Planning Commission on July 26, 2001, PD01-0003 and PD01-0005 for Serrano Villages J2/J3 and K5/K6, respectively, allows for lot coverage of 45 percent for lots under 9,500 square feet and 35 percent for lots 9,500 square feet and larger. As stated by the applicant in the attached “Justification for Lot Coverage Amendment” statement (Exhibit F), “almost 50 percent (48 percent) of the lots shown on the tentative maps are approved for 45 percent coverage. This is an approved variance from the 35 percent standard allowed under the One-family Residential (R1) Zone District.” If approved, the requested planned development revision would permit the maximum lot coverage of 45 percent, irrespective of lot size, for the remaining 50 percent of the approved lots.

STAFF ANALYSIS

Project Description: An applicant initiated request to revise development plan Condition 3 (PD01-0003) and Condition 4 (PD01-0005) to read, “Construction of homes with up to 45 percent coverage on all lots, irrespective of lot size, or for duplex and/or triplex lots.” Exhibit E, Amendment to Approved Planned Development Permits, was provided by the applicant and outlines the requested revision in further detail.

Site Description: Serrano, Village J2/J3 was approved for 148 residential lots under TM01-1376 while Village K5 was approved for 180 residential lots and Village K6 was approved for 81 residential lots under TM01-1378. Slopes found on the subject site range from 5 to 20 percent. The site is primarily open grass land on the west merging to a dense mixed oak forest on the east boundary.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R1-PD	AP	TM01-1376 & TM01-1378 approved July 26, 2001
North	RE-5	LDR	Green Springs Ranch
South	R1-PD	AP	Serrano Country Club
East	RF	AP	EID's Bass Lake property
West	R1-PD	AP	Serrano Country Club

General Plan: The General Plan designates the subject site as Adopted Plan (AP), a designation that pertains to those areas where specific plans have been adopted. These plans are "accepted and incorporated by this reference, and the respective land use map associated with each such plan is hereby adopted as the General Plan map for such area."

The El Dorado Hills Specific Plan was adopted under the El Dorado Hills/Salmon Falls Area Plan in December of 1989. As such, current General Plan policies, such as General Plan Policy 2.2.1.3, concerning floor area ratio, are not applicable to the request. However, the proposed planned

development revision must be consistent with the following El Dorado Hills Specific Plan (EDH SP) policies:

El Dorado Hills Specific Plan Policy 9.4.1.3: The Planned Development (PD) combining district is used in the R-1 zoning district specifically to allow flexibility in siting and lot size, efficient utilization of the land, and to provide for a combination of different residential types and densities within particular villages. The PD designation provides for a more thorough development review process consistent with the development objective of promoting and maintaining the quality and character of the Plan area.

Discussion: The requested modification to the lot coverage standards will provide homebuilders and prospective homebuyers greater flexibility in siting homes which are more appropriate to individual lot constraints such as size, topography, and adjacent uses. Staff concurs with the applicant's statement that "modifying the coverage as requested will give builders and buyers this flexibility and, more importantly, improve the aesthetics of the subdivision by providing a mix of plans from lot to lot."

Conclusion: As discussed above, staff finds that the requested planned development revision conforms to the specific applicable policies and implementation intent of the El Dorado Hills Specific Plan.

Zoning: The subject site is zoned One-family Residential-Planned Development (R1-PD) which permits a minimum parcel size of 6,000 square feet with a maximum lot coverage of 35 percent pursuant to Section 17.28.040(B). However, the approved development plan permits "construction of homes with up to 45 percent coverage on lots under 9,500 square feet or for duplex and/ or triplex lots."

Planned Development: As discussed above, the proposed development plan revision is a request to modify Condition 3 (PD01-0003) and Condition 4 (PD01-0005) to permit "construction of homes with up to 45 percent coverage on all lots, irrespective of lot size, or for duplex and/or triplex lots." The development plan condition previously approved by the Planning Commission allows "construction of homes with up to 45 percent coverage on lots under 9,500 square feet or for duplex and/ or triplex lots."

Section 17.04.030 (B) of County Code establishes that "*The planning commission shall not approve or conditionally approve a development plan nor recommend the establishment of a PD zone unless it makes the following findings:*

1. *That the PD zone request is consistent with the general plan;*

Discussion: As requested, the planned development revision is consistent with the policies and intent of the El Dorado Hills Specific Plan.

2. *That the proposed development is so designed to provide a desirable environment within its own boundaries;*

Discussion: The proposed lot coverage amendment will provide greater design flexibility to homebuilders and buyers for each individual lot and will improve the aesthetics of the subdivision by permitting a more diverse range of housing types.

3. *That any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography;*

Discussion: Lot coverage modifications from the One-family Residential (R1) development standards within the Zoning Ordinance were requested and approved as part of the development plan approval on July 26, 2001. The only exception requested as part of this planned development revision application is a further modification of the previously approved lot coverage for the development plan. Staff believes the project design justifies such a lot coverage modification.

4. *That the site is physically suited for the proposed uses;*

Discussion: The site was previously deemed suited for the proposed uses within the development plan and remains so today. The requested lot coverage revision will not change the site's suitability for the proposed uses.

5. *That adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities;*

Discussion: Adequate services are available for the previously approved development plan and tentative maps. As such, the requested revision will not change these circumstances, and adequate services remain available.

6. *That the proposed uses do not significantly detract from the natural land and scenic values of the site."*

Discussion: As it will provide greater design flexibility to address individual lot constraints, such as topography, size, and adjacent uses, the requested revision will not significantly detract from the natural land and scenic values of the site.

Agency and Public Comments: The following agencies provided comments on this application:

Air Quality Management District (AQMD): The AQMD reviewed the proposal and had no comments.

Department of Transportation (DOT): DOT reviewed the proposed development plan revision and noted that an increase in lot coverage could result in increased storm water runoff. For this reason, DOT required the applicant to resubmit the drainage study for the subdivision to determine if any facilities need to be upsized. However, DOT reviewed the revised hydrology study, deemed it acceptable, and had no further comment.

El Dorado Hills Area Planning Advisory Committee (EDH APAC): The Advisory Committee reviewed the requests at a regularly scheduled meeting on December 14, 2005, and voted unanimously to approve both requests.

At the time of the preparation of this report, staff had not received any comments from the public. New issues may arise as a result of the public notice of the hearing which will be discussed at that time.

ENVIRONMENTAL REVIEW

The project is a residential project, and as part of an adopted Specific Plan, this project is statutorily exempt from the requirements of CEQA pursuant to Section 15182 stating that a residential project is exempt where a public agency has prepared an EIR on a specific plan after January 1, 1980. No impacts have been identified which were not discussed and mitigated in the EIR. No further environmental analysis is necessary.

RECOMMENDATION

Staff recommends the Planning Commission take the following actions:

1. Certify that the project is Statutorily Exempt from CEQA pursuant to Section 15182; and
2. Conditionally approve PD01-0003R and PD01-0005R based on the findings in Attachment 2, subject to the conditions in Attachment 1.

SUPPORT INFORMATION

Attachments to Staff Report

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	Assessor's Parcel Map
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibit E	Requested Planned Development Change
Exhibit F	"Justification for Lot Coverage Amendment" (submitted by applicant)

ATTACHMENT 1

CONDITIONS OF APPROVAL

FILE NUMBER PD01-0003R and PD01-0005R

PD01-0003R

Conditions - Development Plan

1. The Development Plan permits the following:

A tentative subdivision map creating 148 residential lots ranging from 7,784 square feet to 4.31 acres, a 12.41 acre school site, a 11.01 acre park site, open space lots and landscape corridors.

2. Construction of duplex units on corner lots within the subdivision.

- ~~3. Construction of homes with up to 45 percent coverage on lots under 9,500 square feet or for duplex and/or triplex lots.~~

3. Construction of homes with up to 45 percent coverage on all lots, irrespective of lot size, or for duplex and/or triplex lots.

4. Place air conditioning equipment and pool equipment within 2.5 feet of a side property line so long as the line is defined by a solid fence.

5. Building side yard setbacks shall be five feet regardless of building height.

PD01-0005R

Conditions - Development Plan

1. The Development Plan permits the following:

A tentative subdivision map creating 212 parcels, ranging in size from 6,708 square feet to 177,725 square feet, including a 3.74 acre park site, open space lots and golf course lots.

2. Construction of duplex units on corner lots as well as lots fronting the Serrano County Club Golf Course.

3. Construction of triplex units on the lots along the streets adjacent to the 13th and 14th fairways.

- ~~4. Construction of homes with up to 45 percent coverage on lots under 9,500 square feet or for duplex and/or triplex lots.~~

4. Construction of homes with up to 45 percent coverage on all lots, irrespective of lot size, or for duplex and/or triplex lots.
5. Place air conditioning equipment and pool equipment within 2.5 feet of a side property line so long as the line is defined by a solid fence.
6. Building side yard setbacks shall be five feet regardless of building height.

ATTACHMENT 2 FINDINGS

FILE NUMBER PD01-0003R and PD01-0005R

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

FINDINGS FOR APPROVAL

1.0 CEQA FINDING

- 1.1 The Planning Commission has determined that the proposed project will have no significant impact on the environment and is statutorily exempt from CEQA pursuant to Section 15182 of the CEQA Guidelines.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 ADMINISTRATIVE FINDINGS

- 2.1 The project consists of the modification of lot coverage requirements, as outlined above in Conditions 3 (PD01-0003R) and 4 (PD01-0005-R).

The project shall only be approved or conditionally approved if all of the following findings are made:

- 2.2 **The proposed use is consistent with the policies in the El Dorado County General Plan and El Dorado Hills Specific Plan, as discussed in the General Plan section of this staff report.**

As proposed and conditioned, the project is consistent with the applicable policies and intent of the El Dorado Hills Specific Plan, specifically utilization of the planned development overlay district to provide greater flexibility within the One-family Residential (R1) Zone District.

- 2.3 The use is found to comply with the requirements of Chapter 17.02, and the proposed project is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the conclusions contained in the staff report and the analysis of potential impacts in the Initial Study.**

The use is consistent with the requirements contained within Chapter 17.02 and will not be detrimental to the public health, safety, and welfare, or injurious to the surrounding residential uses.

- 2.4 The Planned Development request is consistent with the General Plan.**

As detailed above, the project is consistent with the applicable policies and intent of the El Dorado Hills Specific Plan, specifically utilization of the planned development overlay district to provide greater flexibility within the R1 zoning district.

- 2.5 The proposed development is designed to provide a desirable environment within its own boundaries.**

The proposed lot coverage amendment will provide greater design flexibility to homebuilders and buyers for each individual lot and will improve the aesthetics of the subdivision by permitting a more diverse range of housing types.

- 2.5 Any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography.**

Lot coverage modifications from the R1 development standards within the Zoning Ordinance were requested and approved as part of the development plan approval on July 26, 2001. The only exception requested as part of this planned development revision application is a further modification of the previously approved lot coverage for the development plan. Staff believes the project design justifies such a lot coverage modification.

- 2.6 The site is physically suited for the proposed uses.**

The site was previously deemed suited for the proposed uses within the development plan and remains so today. The requested lot coverage revision will not change the site's suitability for the proposed uses.

- 2.7 That adequate services are available for the proposed uses, including but not limited to, water supply, sewage disposal, roads and utilities.**

Adequate services are available for the previously approved development plan and tentative maps. As such, the requested revision will not change these circumstances and adequate services remain available.

2.8 The proposed uses do not significantly detract from the natural land and scenic values of the site.

As it will provide greater design flexibility to address individual lot constraints, such as topography, size and adjacent uses, the requested revision will not significantly detract from the natural land and scenic values of the site.