

**COUNTY OF EL DORADO DEVELOPMENT SERVICES  
PLANNING COMMISSION  
STAFF REPORT**



<b>Agenda of:</b>	December 9, 2010
<b>Item No.:</b>	10
<b>Staff:</b>	Mel Pabalinas

**PLANNED DEVELOPMENT/TENTATIVE MAP**

**FILE NUMBERS:** PD10-0002/TM10-1496/Serrano Village K-5, Phase 2

**APPLICANT:** Serrano Associates, LLC

**REQUEST:** The project consists of the following:

1. Development Plan for the proposed subdivision with modifications to One-Family Residential (R1) Zone District development standards including minimum lot size, lot coverage, and setbacks;
2. Tentative Subdivision Map re-subdividing previously approved portion of Village K-5 and subdividing a 10-acre parcel (Lot A) creating 143 detached clustered residential lots ranging from 4,800 to 19,142 square feet in size and six landscape lots; and
3. Design Waiver of the following El Dorado County Design and Improvement Standards Manual (DISM) road improvement standards:
  - A. Modification of subdivision road improvements under Standard Plan 101 B including:
    1. Reduction of right-of-way width from 50 feet to 42 feet for Hogarth Way and Van Gogh Way;
    2. Reduction of right-of-way width from 50 feet to 36 feet for Hogarth, Vermeer, and Reni Courts; and
    3. Reduction of sidewalk width from 6 feet to 4 feet on one side of the street;
  - B. Reduction of right-of-way for cul-de-sac turnarounds from 120 feet to 94 feet in diameter and improved surface diameter from 100 feet to 80 feet;
  - C. Exceed the 3 to 1 width-to-length lot ratio standard for Lots 5, 47, 62, 116, 117, 119, 122, 126, 127, 130, 132, 133 and 138; and
  - D. Reduction of standard lot frontage width of 60 feet to dimensions identified on the map.

**LOCATION:** Approximately one mile west along Greenview Drive from its intersection with Serrano Parkway within Serrano master planned development in the El Dorado Hills area; Supervisorial District II (Exhibit A)

**APNs:** 123-370-26, -30 (Exhibit B)

**ACREAGE:** 32 acres

**GENERAL PLAN:** Adopted Plan (AP)-El Dorado Hills Specific Plan (Exhibit C)

**ZONING:** One-Family Residential-Planned Development (R1-PD) (Exhibits D and E)

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

**RECOMMENDATION:** Planning Services recommends that the Planning Commission take the following actions:

1. Certify the project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines;
2. Approve Planned Development PD10-0002 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2;
3. Approve Tentative Map TM10-1496 subject to Conditions of Approval in Attachment 1, based on the Findings in Attachment 2; and
4. Approve the following Design Waivers modifying the following El Dorado County Design and Improvement Standards Manual (DISM) standards:
  - A. Modification of subdivision road improvements under Standard Plan 101 B including:
    1. Reduction of right-of-way width from 50 feet to 42 feet for Hogarth Way and Van Gogh Way;
    2. Reduction of right-of-way width from 50 feet to 36 feet for Hogarth, Vermeer and Reni Courts; and
    3. Reduction of sidewalk width from 6 feet to 4 feet on one side of the street;
  - B. Reduction of right-of-way for cul-de-sac turnarounds from 120 feet to 94 feet in diameter and improved surface diameter from 100 feet to 80 feet;
  - C. Exceed the 3 to 1 width-to-length lot ratio standard for Lots 5, 47, 62, 116, 117, 119, 122, 126, 127, 130, 132, 133 and 138; and
  - D. Reduction of standard lot frontage width of 60 feet to dimensions identified on the map.

## BACKGROUND

The El Dorado Hills Specific Plan (EDHSP), Development Agreement (DA), and Environmental Impact Report (EIR) were adopted by the El Dorado County Board of Supervisors on July 18, 1988. Encompassing approximately 4,000 acres, the EDHSP was designed to be consistent with and a refinement of the El Dorado Hills/Salmon Falls Area Plan that provides comprehensive policies for the development of a Master Planned Community (Exhibit F). The identified land uses vary from High Density Residential, Commercial, Public and Private Open Space and recreational golf course. Though the Environmental Impact Report (EIR) for the Specific Plan analyzed the potential for approximately 7,300 units as the “worse case scenario” and basis of “providing the applicant and decision makers some latitude in their review of the project”, the EDHSP officially authorized the creation of 6,160 dwelling units. At this time, the applicant/developer, Serrano Associates, LLC projects approximately 4,950 dwelling units would be developed at buildout (Exhibit G).

The current proposal is located within Village K, which is located at the northeastern portion of the EDHSP area. Various portions of Village K received previous entitlement approval including Village K1/K2, K3/K4, and K5/K6 (Exhibit G). In particular, Village K5/K6 tentative map, which was approved in July 2001, encompassed a total of 212 residential lots and a 9.75-acre parcel (Lot A) reserved for future development (Exhibit H). Village K5 lots are generally designated south of Greenview Drive north of the Serrano Country Club Golf Course, while K6 lots are located north of the street. In February 2005, the applicant received an approval through a substantial consistency (with the original approved tentative map) administrative review involving modifications to a portion of Village K5. The modification primarily consisted of reconfiguring of the lotting pattern and circulation layout of the subdivision (Exhibit I). Subsequently, the subject parcels, APN123-370-30 and APN 123-370-26 (Lot A), were recorded as large lots in August 2007 and October 2008, respectively (Exhibit J).

Following approval of these entitlements and permits, the predominant portions of Village K and its corresponding sub-units have been constructed. Exhibit K depicts some of the Village K5 lots that have been constructed and improvements (i.e. road, utility lines) installed. Table 1 below details the overall development status in Village K.

**Table 1. Development in Serrano Village K**

Village K Portion	Village K Phase	Quantity of Lots <sup>A</sup>	Status
K1/K2	1-3, 6	128	Constructed
K1/K2	4 and 5	113	Approved Tentative Map
K3/K4	NA	148	Constructed
K5	1	93	Constructed
K5	2	143	<i>Current Proposal</i>
K6	NA	81	Approved Tentative Map

A. Projected total of 706 lots

## STAFF ANALYSIS

Staff has reviewed the project for compliance with the County’s regulations and requirements. An analysis of the proposal and issues for Planning Commission consideration are provided in the following sections.

**Project Description**

Overview

The Village K-5, Phase 2 residential project would include a total of 143 residential lots in a clustered design. The site would be served by a private internal road network that connects to Greenview Drive. The residential subdivision would receive public water, sewer, and recycled water services via connection to existing facilities available in the area. The residential development would be subject to current Serrano El Dorado Owners' Association (HOA) private maintenance provisions in accordance to its master Covenants, Conditions, and Restrictions (CC&R's).

1. Tentative Subdivision Map

The Village K-5, Phase 2 tentative map consists of a re-subdivision of previously approved portion of the Village K5/K6 tentative map and a subdivision of Lot A, a lot reserved for future development contemplated in the original approval. The previously approved area (APN 123-370-30) would be re-subdivided creating 96 residential lots while Lot A (APN 123-370-26) would be further divided into 47 lots (Exhibit L).

The residential lots would be generally designed in a clustered configuration with each lot anticipating construction of a detached residence. As summarized in Table 1, the residential lots vary in size ranging from 4,800 square feet to 19,143 square feet with an average size of 7,009 square feet. The subdivision would also include a total of six ancillary landscape lots adding a natural and vegetative amenity to the development, varying in size from 0.2 acres to 1.4 acres.

**Table 1. Serrano Village K-5, Phase 2**

Lot	Type/Use	Range of Lot Size	Notes
1 through 143	Detached Cluster Residential Lots	4,800 square feet to 19,143 square feet	Lots 1-35, 80-142 are the proposed lots resulting from the re-subdivision of portion Village K-5 administratively approved in February 2005 (Exhibit I); Lots 36 to 79, 143 are the proposed lots in subdivision of Lot A; Preliminary Development Phasing consists of the following: Phase 1: Lots 1-5, Phase 2: Lots 8-15, Phase 3: Lot 16-25, Phase 4: Lots 99-122, Phase 5: Lots 80-98 and 123-141, Phase 6: Lots 36-44, 69-79, and 142-143, Phase 7: Lots 26- 35, and Phase 8: Lots 45-68
A though F	Landscape Lots	0.2 acres to 1.4 acres	Lots C and D contain existing paved concrete trail connecting to Dali Court and Wyeth Court in the constructed portions of Village K-5 to the north.

## 2. Planned Development

The detached single-family residential development would predominantly be configured in a compact, clustered layout constructed on individual finished pads measuring approximately 240 feet by 300 feet (Exhibit M). Most of the lots would be grouped within a cluster of 10 units.

Each lot would be served by individual driveway access that connects to a hammer head private autocourt, which connect to the internal streets and courts in the residential development. Residential lots outside of the cluster would have driveway access directly onto the frontage street.

The clustered residential layout differs from the traditional subdivision design of the single-family detached development existing in the surrounding area; however, the actual lots are generally similar in size and configuration as in the adjacent Village K lots.

Each lot would anticipate the construction of a detached residential unit that would be similar to the existing design and architecture within the Serrano development. Though the project is not required to submit a particular residential product, the applicant conducted an analysis of potential arrangement and scale of each anticipated unit plotted within each lot and provided preliminary plot and floor plans for the purpose of assessing lot coverage, setbacks, and placement of utilities (Exhibit N). Future builders of the subdivision would be required to provide specific residential product design that would conform to the development and architectural standards established for this project, subject to verification the Serrano Associates Design Review Committee and by El Dorado County-Development Services Department during review of building permit.

The following topics detail specific components of the proposed development.

Circulation: The residential development would be served by a network of on-site private streets. Hogarth Way would provide a northerly access off Greenview Drive. Van Gogh Drive, which intersects Hogarth Way near the end of the street, would provide an easterly access connecting to the peripheral streets that intersect with Greenview Drive to the north and Serrano Parkway to the south (Exhibit L). Vermeer Court and Reni Court would connect to the Van Gogh Drive each serving units within a modified 10-pack clustered layout.

The proposed streets and courts would be constructed in accordance to the applicable standards of El Dorado County Design and Improvement Standard Manual (DISM). Subject to Design Waiver requests, Table 2 summarizes the improvements necessary to serve the development that includes a 36-foot wide paved road, 4-foot sidewalk on one side of the street, and rolled curb and gutter.

**Table 2. Serrano Village K-5 Road Improvement Details**

Road Name	DISM PLAN	Road Width	ROW	Exceptions/Notes
Hogarth Way (onsite)	Modified Std Plan 101B (3"AC over 8"AB Min.)	36ft / 4ft sidewalk on one side	42ft	Modified Type 2 vertical curb & gutter on both sides. Sidewalk is measured from back of walk to back of curb.
Van Gogh Drive (onsite)	Modified Std Plan 101B (3"AC over	36ft / 4ft sidewalk on one side	42ft	Modified Type 2 vertical curb & gutter on both sides adjacent to landscape lots. Modified

	8"AB Min.)			Type 1 rolled curb & gutter adjacent to residential lots. Sidewalk is measured from back of walk to back of curb.
Hogarth, Vermeer, and Reni Courts (onsite)	Modified Std Plan 101B (3"AC over 8"AB Min.)	28ft / 4ft sidewalk on one side	36ft	Modified Type 2 vertical curb & gutter on both sides adjacent to landscape lots. Modified Type 1 rolled curb & gutter adjacent to residential lots. Sidewalk is measured from back of walk to back of curb.

Modification to One-Family Residential (R1) Zone District Development Standards: In accordance with Planned Development provisions, the project includes a request for specific modifications to the One-Family Zone District (R1) and other miscellaneous development standards in order to facilitate the clustered residential development. The modified standards would regulate typical primary and ancillary uses including reduced yard setbacks, lot sizes, building coverage, and lot widths. Table 3 below summarizes the specific R1 zone district development standards and proposed modifications on behalf of Village K-5. Similar modified development standards were previously approved and are currently implemented in other Serrano residential villages including Village D1 Lot A under application PD 96-01R, Village D2 under application PD 97-10 and Village I, Lots D & E under PD 95-11R. Conformance with these standards would be primarily enforced by the Serrano El Dorado Owners' Association, and, as applicable, by the County during review of building permit applications.

As discussed above, the cluster development would include construction of a detached residential unit on each lot. Future builders of the lot would be subject to the modified standards, subject to review and verification by Serrano Associates Design Review Committee and Development Services Department-Planning Services.

On-Site Parking: As shown in Exhibit L and summarized under Table 4 below, a preliminary total of 759 parking stalls would be provided consisting of both covered and uncovered stalls. Specifically, parking within each residential lot is projected to consist of each residence having a standard size garage that could accommodate up to three cars and two cars in the driveway. This projection is based on the preliminary layout of a floor plan of dwelling unit depicted in Exhibit N and may change depending on the specific design proposed by the future home builder.

On-street parking would include 44 grouped parking stalls along Hogarth Way and Van Gogh Drive. Moreover, curbside parking along the Hogarth Way and Van Gogh Drive would also be available on both sides of street while Hogarth Court, Vermeer Court, and Reni Court would be limited to parking on one side of the street only. Parking along the autocourts shall be prohibited. On-street parking would be subject to the restrictions imposed by the El Dorado Hills Fire Department and provisions of the CC&R's enforced by the Serrano El Dorado Owners' Association.

**Table 4. Summary of Parking in Serrano Village K-5, Phase 2**

Residential Lot Quantity	Parking Stalls within each residential lot			Additional On-Street Parking Stalls	Total Parking Within Serrano Village K-5, Phase 2
	Covered <sup>D</sup> (Garage)	Uncovered (Driveway)	Subtotal		
143	3 <sup>A</sup> Subtotal= 429	2 Subtotal= 286	715	44 <sup>B</sup>	759 <sup>C</sup>

Notes:

A. Standard 2-car garage measuring 10'-6" x 21' stall with single stall area of 10'-6" x 18'

B. Quantified parking stalls located along Hogarth Court and Van Gogh Drive.

C. In accordance with Section 17.18.060 of the El Dorado Zoning Code, the minimum required parking stalls for the development is 473.

D. Quantity and design of parking stalls within each residential lot is dependent on the final design of the residential product; however, the total amount shall meet the minimum required standards for the single-family residential development per the El Dorado Zoning Code Chapter 17.18 (Off-Street Parking and Loading)

**Table 3. Modified One-Family-Planned Development (R1-PD) Zone District and Miscellaneous Development Standards for Serrano Village K-5 (Phase 2)**

Standard	Required by Zoning Ordinance	Proposed Modifications <sup>A</sup>	Notes
<i>Primary Use- Residential Minimum Front Yard Setback</i>	20 feet	20 feet	
<i>Minimum Side Yard Setback</i>	5 feet	3 feet	For side yard setback standard, the 1-foot increase in setback for every 1-foot increase in building height (in excess of 25 feet) does not apply.
<i>Minimum Rear Yard Setback</i>	15 feet	15 feet	
<i>Maximum Building Coverage (Primary)</i>	35%	60%	
<i>Minimum Lot Area</i>	6,000 square feet	4,800 square feet	See Tentative Map- Exhibit L
<i>Ancillary Use</i>			
<i>AC/Pool Equipment</i>	Attached equipment may extend into any yard by not more than 50% of width or depth	Side and Rear: 2.5 feet	To be screened by solid fence
<i>Setback for Solid Fences and Walls over 40 inches tall</i>	Solid Fence Walls not to exceed 40 inches in height within front yard	Front, Side, and Rear: 0 feet	



<i>Open fences and walls (50% or more) and over 40 inches tall and less than 7' tall</i>	Front Yard with fence/wall 50% open or more, below 7' tall	Front, Side, and Rear: 0 feet	
<i>Any structure such as a permanent BBQ or spa, not over 40 inches high</i>	Five feet	Front: 0 feet Side and Rear: 2.5 feet	May be subject to Building Code
<i>Pergola</i>	May extend into any yard by not more than 50% of width or depth	Side: 2.5 feet Rear: 2.5 feet	As measured from edge of footing
<i>Any structure over 30 inches high.</i>	Five feet	Rear: 5 feet	
<i>Minimum Side and Rear Yard Setback: Swimming pool (underground)</i>	Five feet	Side and Rear: 5 feet	
<i>Minimum Side and Rear Yard Setback: Portable sheds (120 square feet or less)</i>	NA	Side and Rear: 5 feet	120 square feet or less; if structure includes utilities (ie. water and electrical connections), would be subject to County review
<i>Architectural extensions of the dwelling (uninhabitable space)</i>	May extend into any yard by not more than 50% of width or depth	Side and Rear: 2.5 feet	
<i>Chimneys – attached to or detached from the home</i>	Side: 3 Feet	Side: 3 feet Rear: 7 feet	May be subject to Building Code

Note A: Modifications may vary with the selected floor plan and configuration of residential product.