

**FROM THE PLANNING COMMISSION MINUTES OF FEBRUARY 10, 2011**

**8. PLANNED DEVELOPMENT/TENTATIVE MAP**

**PD10-0002/TM10-1496/Serrano Village K-5, Phase 2** submitted by SERRANO ASSOCIATES, LLC for a 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; Tentative Subdivision Map re-subdividing previously approved portion of Village K-5 (APN 123-370-30) and subdividing a 10-acre parcel (APN 123-370-26) creating 142 detached clustered residential lots ranging in size from 4,800 to 19,348 square feet and six landscape lots; and 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 101B 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, 100, 116, 117-120, 122, 126, 127, 130, 132, 133, 138 and 141; and (D) Reduction of standard lot frontage width of 60 feet to dimensions identified on the map. The property, identified by Assessor's Parcel Numbers 123-370-26 and 123-370-30, consisting of 32 acres, is located 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. [*Project Planner: Mel Pabalinas*] (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines)\*\*

Pierre Rivas announced that the applicant had submitted a letter dated February 9, 2011 requesting a continuance to the April 14, 2011 meeting.

Kirk Bone/applicant's agent stated that the reason for the continuance was to allow time to conduct more market studies as the world has dramatically changed since this project was originally drawn. They would like an additional 60 days to ensure that this is the project they want to move forward with.

No further discussion was presented.

**Motion: Commissioner Rain moved, seconded by Commissioner Pratt, and carried (4-0), to continue the item to the April 14, 2011 meeting.**

**AYES: Mathews, Pratt, Rain, Heflin**  
**NOES: None**  
**ABSENT: Tolhurst**