



COMMUNITY DEVELOPMENT AGENCY

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TO: TM06-1423, and Promontory Specific Plan

FROM: Roger Trout, Division Director, Planning Services *RT*

DATE: December 19, 2013

RE: **Administrative Correction to Finding of Consistency, TM06-1423-Lot H**

The Development Services Director administratively clarifies the development standards in Village H to be:

1. A rear yard development standard of five-foot minimum is added to the Small Lot Single Family Detached Zoning.
2. The front yard setback requirement of twenty-feet for garages is removed from the development standards for the Small Lot Single Family Detached Zoning, and the front yard setback for garages is revised to be no smaller than fifteen feet.
3. The changes herein discussed are specific to Lot H and any subsequent parcels created within its boundaries.
4. All other provisions of the original approved revision stand.

This determination is based upon the following findings:

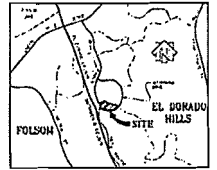
1. The Promontory Specific Plan was silent on rear yard setbacks for the Small Lot Single Family Detached Zoning. This omission was brought forward in the Finding of Consistency, dated April 01, 2013. Review of the application packet submitted by MJM Properties, dated February 28, 2013 shows by two different site/plot plans that the rear yards of parcels located within the original perimeter boundaries of Lot H are to be "variable, five-foot minimum".
2. The Promontory Specific Plan Development Standards for the Small Lot Single Family Detached Zoning were internally inconsistent. In one place it requires setbacks for garages to be twenty-feet; and in another section, only fifteen-feet (the actual residential dwelling can be as close as twelve & one-half feet). Review of the MJM Properties packet, and staff's subsequent analysis of it relative to the Promontory Specific Plan demonstrates that the intent of the request for Minor Revision/Finding of Substantial Consistency and its subsequent approval was to allow for more complete and flexible use of the created lots through reduced setbacks facilitating creative architectural styles, specifically allowing garages to be located at a fifteen foot front yard setback.
3. The request for Minor Revision/Finding of Substantial Consistency was specific to Promontory Village Center, Lot H. It was inadvertently applied to the entire Promontory Specific Plan. By this memo, this error is corrected.

SITE PLAN PROMONTORY VILLAGE CENTER " LOT H "

COUNTY OF EL DORADO

SHEET 1 OF 1

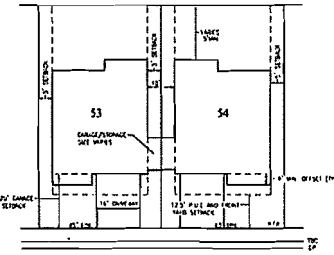
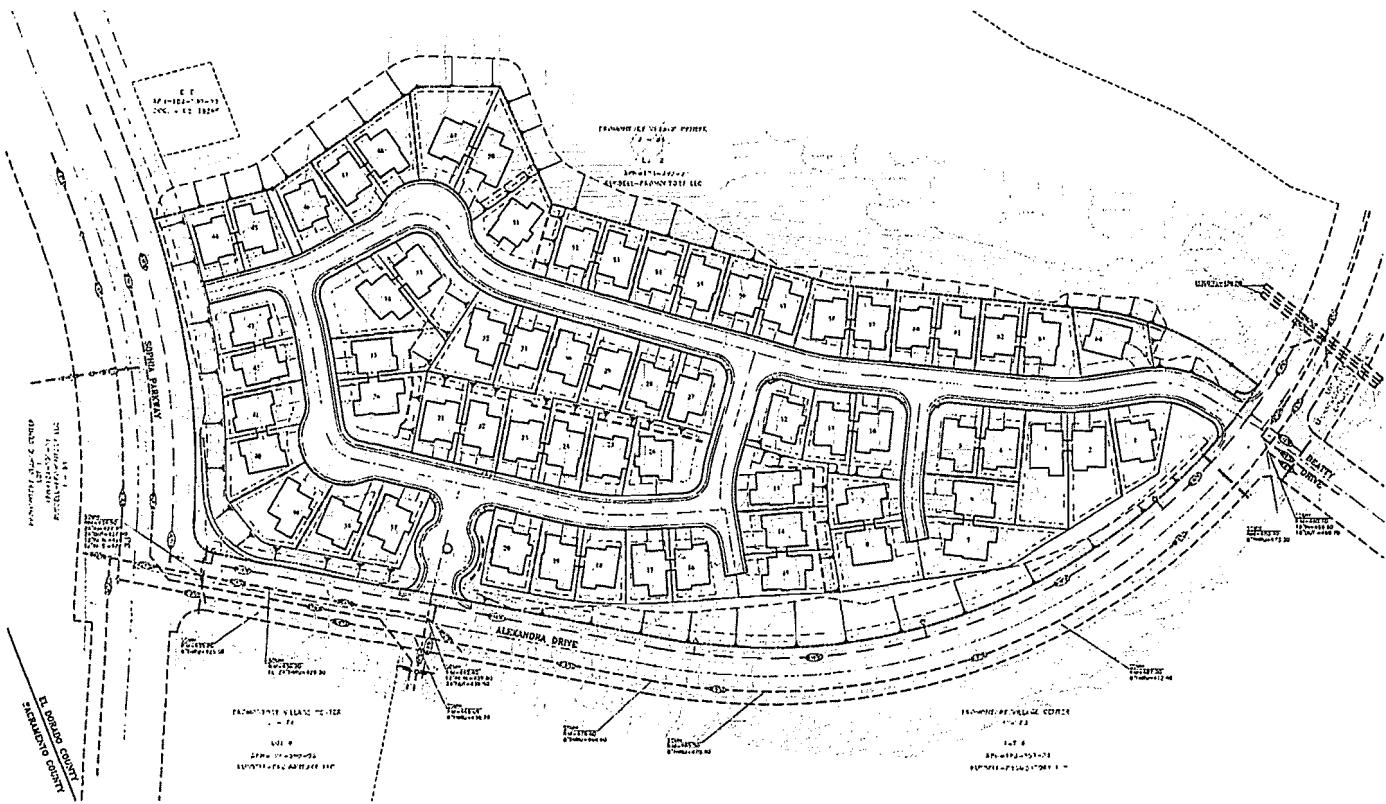
STATE OF CALIFORNIA



VICINITY MAP

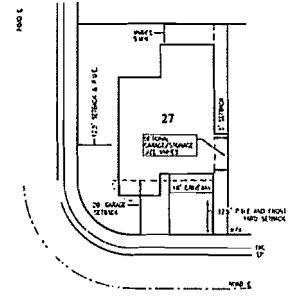


SCALE: 1"=40'



(P) TYPICAL LOT LAYOUT DETAIL
FOR ATTACHED TOWNHOUSE PROJECT

NOTES:
1. 12'X 6' EASEMENT OF ALL COMMON LOTS.
2. ALL ATTACHED TOWNHOUSE DEVELOPMENT STANDARDS PER THE CITY OF EL DORADO COUNTY DEVELOPMENT STANDARDS SPECIFIC TO ATTACHED TOWNHOUSE DEVELOPMENT. THE CITY OF EL DORADO COUNTY STANDARDS FOR ATTACHED TOWNHOUSE DEVELOPMENT ARE AVAILABLE AT THE CITY OF EL DORADO COUNTY PLANNING DEPARTMENT.



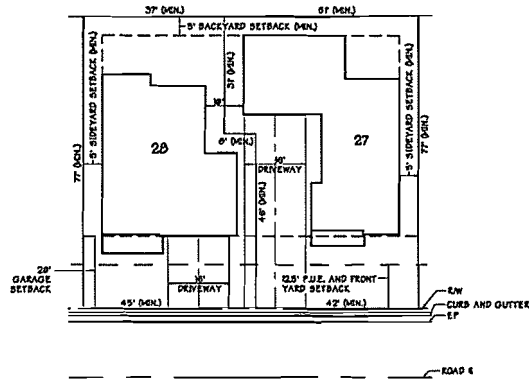
(P) TYPICAL SINGLE UNIT LAYOUT DETAIL

THE HOUSE PLANS SHOWN ON EACH OF THE LOTS ARE SUBJECT TO CHANGE, DEPENDING ON MARKET CONDITIONS.



Legend

- PROPOSED SIDEWALK
- ROCKERY RETAINING WALL
- PROPOSED SEWER SERVICE LINE
- PROPOSED WATER MAIN
- PROPOSED STORM DRAIN LINE
- PROPOSED MANHOLE (55 OR 50)
- DROP INLET
- DITCH or FLOWLINE
- AIR RELEASE VALVE
- SEWER CLEANOUT
- FIRE HYDRANT
- BLOWOFF VALVE



Typical Lot Layout Detail

Lot Area Tabulation

LOT #	LOT AREA	LOT #	LOT AREA	LOT #	LOT AREA
1	4374 SF	24	3484 SF	47	4182 SF
2	3232 SF	25	3784 SF	48	3775 SF
3	3544 SF	26	3244 SF	49	4808 SF
4	3771 SF	27	3558 SF	50	3534 SF
5	3543 SF	28	3232 SF	51	3049 SF
6	3232 SF	29	3544 SF	52	3480 SF
7	3544 SF	30	3232 SF	53	3735 SF
8	3232 SF	31	3544 SF	54	3321 SF
9	3421 SF	32	3358 SF	55	3446 SF
10	3880 SF	33	3089 SF	56	3349 SF
11	4016 SF	34	3360 SF	57	4354 SF
12	3588 SF	35	3489 SF	58	4366 SF
13	3478 SF	36	3828 SF	59	3470 SF
14	4378 SF	37	3337 SF	60	3347 SF
15	3051 SF	38	3808 SF	61	3545 SF
16	3369 SF	39	3544 SF	62	3201 SF
17	4873 SF	40	3730 SF	63	3484 SF
18	4927 SF	41	4128 SF	64	3492 SF
19	5310 SF	42	4818 SF	65	5030 SF
20	3481 SF	43	4830 SF	66	4118 SF
21	3544 SF	44	4833 SF	67	4847 SF
22	3232 SF	45	3376 SF	68	3622 SF
23	3544 SF	46	3874 SF	69	3771 SF

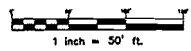
LOT 'A'	0.20 Acres
LOT 'B'	0.23 Acres
LOT 'C'	0.28 Acres
LOT 'D'	2.10 Acres

Site Plan

PROMONTORY VILLAGE CENTER - "LOT H"
A PORTION OF "THE PROMONTORY SPECIFIC PLAN"
PARCEL D, P.M. 4B-54

COUNTY of EL DORADO STATE of CALIFORNIA
AUGUST, 2006 1"=50'
SHEET 1 of 1

CARLTON ENGINEERING INC.



OWNER: RUSSELL-PROMONTORY, LLC
7788 COLLEGE TOWN DR. SUITE 101
SACRAMENTO, CA 95826

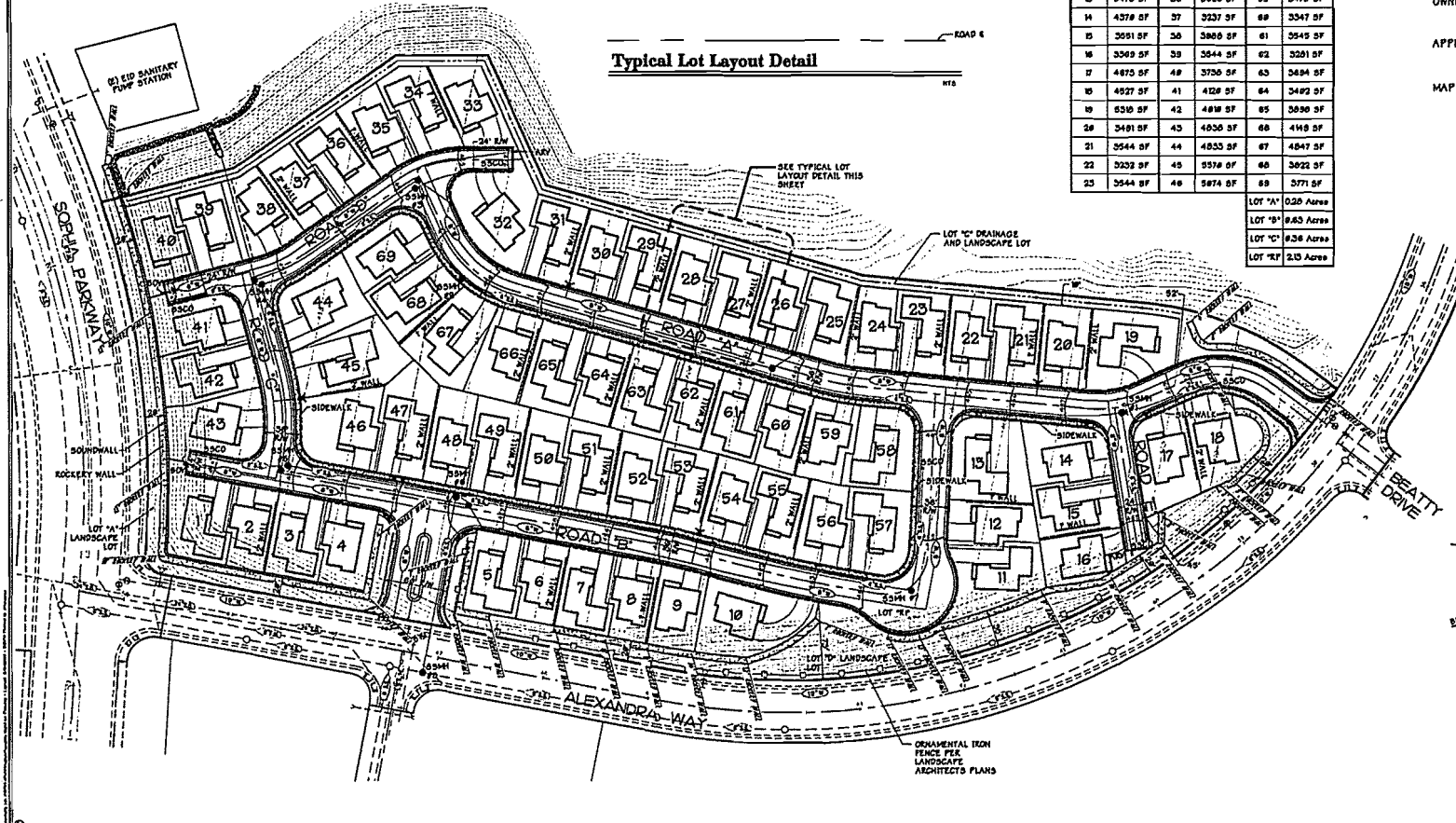
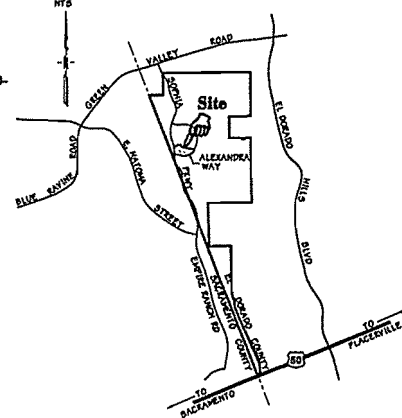
APPLICANT: MJM PROPERTIES, LLC
1057 SUNCAST LANE SUITE 111
EL DORADO HILLS, CA 95762

MAP PREPARED BY: CARLTON ENGINEERING INC.
3685 PONDEROSA ROAD
SHINGLE SPRINGS, CA 95662

PARKING TABULATION

ONSITE UNIT PARKING:	100 SPACES
ADDITIONAL ON-STREET PARKING: (ONE SIDE OF 50' R/W ONLY)	43 SPACES
TOTAL SPACES:	143 SPACES (100 MINIMUM)

VICINITY MAP



EXISTING ADJACENT PARCEL NUMBER 12-748-08-1 & 12-748-07-1 & 12-748-03-1