



re: El Dorado Hills Apartments Conceptual Review

4 messages

hpkp@aol.com <hpkp@aol.com>

Sun, Dec 8, 2013 at 2:13 PM

To: bosone@edcgov.us, bostwo@co.el-dorado.ca.us, bostthree@co.el-dorado.ca.us, bosfour@co.el-dorado.ca.us, bosfive@co.el-dorado.ca.us, edc.cob@edcgov.us, rich_stewart@sbcglobal.net, dave.pratt@edcgov.us, tom.heflin@edcgov.us, walter.mathews@edcgov.us, brian.shinault@edcgov.us

December 8, 2013

El Dorado County Board of Supervisors
Clerk of the Board
330 Fair Lane
Placerville, CA 95667

**Subject: El Dorado Hills Apartments Conceptual Review
Pre-application PA13-0014/El Dorado Hills Apartments Town Center**

The El Dorado Hills Area Planning Leadership Committee would like to comment on the pre-application proposal for conceptual review of the 250 unit El Dorado Hills Apartments within the El Dorado Hills Town Center East Planned Commercial Development. The committee very much appreciated the opportunity to meet with the proponents to learn more about the project design in advance of the BOS meeting. Since the subject property is one of the few remaining vacant parcels within Town Center East which was approved for retail and office commercial area, the conceptual review, if approved, would affect the original planned use for this parcel. However mitigation measures could probably be invoked that would preserve the overall balance of planned uses as defined by the Specific Plan.

As the staff report suggests, the concept could trigger changes in zoning, land uses, possible CEQA, traffic (Measure Y?), a General Plan amendment as well as a revision of the EDH Specific Plan. Our concerns are the possible loss of TOT revenue to the County because of the conversion of a planned hotel site to an apartment complex; the application of horizontal mixed use rather than vertical mixed use; and compatible aesthetics with the surrounding buildings. The concept includes apartment/balconies that face the main street at both ground level and above.

We agree this conceptual review gives the BOS as well as the community the opportunity to review what the vision for Town Center East should be in the future. Consideration should be given to alternative sites for the EDH Apartments as well as how this concept could move forward at this location without a loss of business and commercial parcels. We also understand the exterior plans are conceptual in nature and our concerns could be mitigated prior to APAC reviewing them again.

APAC appreciates having the opportunity to comment on this pre-application conceptual review. If you have any question about any of the comments expressed here, please contact John Hidahl, APAC Chairman at Hidahl@aol.com or 916 933-2703.

Sincerely,

John

John Hidahl,
APAC Chairman

Cc: APAC file, BOS, Clerk of the Board and Planning Commissioners

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58K

Jeff Haberman <jeff.h@ix.netcom.com>

Sun, Dec 8, 2013 at 3:18 PM

To: "hpkp@aol.com" <hpkp@aol.com>

Cc: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@co.el-dorado.ca.us" <bostwo@co.el-dorado.ca.us>, "bosthree@co.el-dorado.ca.us" <bosthree@co.el-dorado.ca.us>, "bosfour@co.el-dorado.ca.us" <bosfour@co.el-dorado.ca.us>, "bosfive@co.el-dorado.ca.us" <bosfive@co.el-dorado.ca.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>, "rich_stewart@sbcglobal.net" <rich_stewart@sbcglobal.net>, "dave.pratt@edcgov.us" <dave.pratt@edcgov.us>, "tom.heflin@edcgov.us" <tom.heflin@edcgov.us>, "walter.mathews@edcgov.us" <walter.mathews@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>

I like this version a bit better. Not quite so forceful in its tone. Not sure either really addresses our concerns which I think should be in the letter as well though. Thanks to both of you for putting something together in such a short timeframe to meet the meeting deadline.

Jeff Haberman

jeff.h@ix.netcom.com

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<El_Dorado_Hills_Apts_-_Town_Center.pdf>

The BOSTWO <bostwo@edcgov.us>

Sun, Dec 8, 2013 at 6:56 PM

To: Ray Nutting <raynutting@hughes.net>, EDC COB <edc.cob@edcgov.us>

Thank you.

Kitty Miller on behalf of
Ray Nutting

El Dorado County Board of Supervisors

530) 621-5651

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Thank you.

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The BOSFOUR <bosfour@edcgov.us>
To: EDC COB <edc.cob@edcgov.us>

Mon, Dec 9, 2013 at 9:17 AM

----- Forwarded message -----

From: <hpkp@aol.com>

Date: Sun, Dec 8, 2013 at 5:59 PM

Subject: re: El Dorado Hills Apartments Conceptual Review

To: bostwo@edcgov.us, bosfour@edcgov.us., bosthree@edcgov.us, bosfive@edcgov.us

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