



**COUNTY OF EL DORADO
COMMUNITY DEVELOPMENT AGENCY
DEVELOPMENT SERVICES DIVISION**

Date: November 22, 2013
To: Board of Supervisors
From: Roger Trout, Development Services Division Director
**Subject: El Dorado Hills Apartments Conceptual Review
Pre-Application PA13-0014/El Dorado Hills Apartments-Town Center**

This is a request for conceptual review of proposed 250-unit apartment in El Dorado Hills. The purpose of this review is to assist the applicant in identifying potential project issues and solutions, consider alternative designs, and receive early feedback from the Board of Supervisors in an informal workshop without formal action, thereby improving the quality of the formal development application.

The following details the project information and the related analyses.

Pre-Application Information

File Number: PA13-0014 (El Dorado Hills Apartments-Town Center)
Applicant: Alexandros Economou-A.G. Spanos Companies
Request: Conceptual Review of a 250-unit residential apartment complex within the El Dorado Hills Town Center East
Location: Northwest corner area of Town Center Drive and Vine Street within the El Dorado Hills Town Center East in the El Dorado Hills area. District I (Exhibit A)
APN: 121-290-60, -61, -62 (Exhibit B)
Acreage: 4.6 acres
General Plan: Adopted Plan (AP)-El Dorado Hills Specific Plan (Exhibit C)
Zoning: General Commercial-Planned Development (CG-PD) (Exhibit D)

Conceptual Review of Project

The requested Conceptual Review is for a proposed 250-unit apartment complex within the El Dorado Hills Town Center East Planned Commercial Development (herein referred to as Town Center) in El Dorado Hills (Exhibit E). The complex would be housed within a 4-story building with dwelling units ranging from a minimum 575 square foot studio to a maximum 1,175 square foot two bedroom/bathroom apartment. The density for the project is 55 dwelling units per acre. The complex would have fitness and business centers, a clubhouse, and a game room. A 424-space parking structure (at a ratio of 1.7 space/dwelling unit) would be centrally located. The design features of the complex would match and be integrated with the existing theme of the Town Center.

The complex would be located on a vacant site bordered by existing commercial uses including a theatre to the east, restaurants and retail shops to the south, a car dealership to the north, and a pond to the west. Primary vehicular access to the complex would be off Town Center Blvd and secondary access off Vine Street. The entire Town Center is predominantly served by privately maintained and owned commercial streets, which connect to major arterial roads bordering Town Center - Latrobe Road to the west and White Rock Road to the south.

The subject property is one of the remaining vacant parcels within the Town Center, a planned regional commercial development center within Village T of the El Dorado Hills Specific Plan (EDHSP) approved in 1988 (Exhibit G). The El Dorado Hills Town Center Planned Development was approved in 1995 under application PD94-0004 (Exhibit F). The Town Center was approved for a total of 925,000 square feet of retail and office commercial area regulated by the Town Center design guidelines and standards. The Town Center is under the management of the Mansour Development Company.

Analysis

The following discusses the potential issues and solutions to the challenges that the project may encounter.

Land Use Issue

The proposed project would result in the conversion of commercial land to residential use. This could conflict with the County policies to encourage development of commercial lands with entitlements, flat topography, and available infrastructure. Retaining these sites for commercial use would continue to provide retail and employment opportunities in the County, and prevent sales tax leakage to nearby jurisdictions.

Residential use within or near non-residential uses and along major transportation corridor has inherent nuisance effects from noise, traffic, and odors. For example, the Town Center conducts occasional events that attract patrons that could exacerbate ambient traffic and noise. Vehicular emissions and noises from Highway 50, Latrobe Road and White Rock Road, are a potential source of impacts on residential use. These factors would need to be considered in the design and operation of the residential complex.

However, providing residential uses in the vicinity of commercial uses would enhance and stimulate businesses in the Town Center East. Construction of the apartment complex at this location would take advantage of existing infrastructure (utilities, and transportation facilities). Residents of the apartment complex would have convenient access to surrounding retail shops, potential employment opportunities, and a variety of recreational amenities in the area. The apartment complex would add to the variety of residential types in the area that would cater to the needs of the community residents who differ in age, household size, and lifestyle.

The proposed density of 55 du/ac exceeds the General Plan maximum of 24 du/ac (assigned to Multifamily Residential-MFR) would have to be evaluated through a General Plan Amendment (GPA). The GPA may need to consider the increased density to existing MFR designations. The GPA may alternately consider a new MFR designation exclusive to this site. Nevertheless, any consideration to increase the density as part of a planned development needs to be thoroughly evaluated and vetted against specific development criteria for suitability, functionality, and compatibility.

Permit Processing Issue

The project would require several layers of entitlement application. A General Plan Amendment would need evaluate the increase of density to 55 du/ac and consider the potential land use ramifications discussed above. The El Dorado Hills Specific Plan would need to be revised to include residential uses and density in the Village T commercial area because the specific plan currently does not identify residential use in Village T and has a maximum density 20 du/ac. A Rezone to change the underlying zone of General Commercial-Planned Development to Multi-Family Residential-Planned Development (RM-PD) and amend applicable density standards is also needed. The RM district limits the density to the 24 du/ac and identifies minimum development standard for height, floor area, and setbacks with which the project design conflicts. Lastly, the El Dorado Hills Town Center Planned Development PD94-0004 would need to be revised to incorporate multifamily residential use and specific development and design standards for the development.

Alternative Plans

Alternative plans may be considered for the site that retains both commercial and residential uses and not exceed the maximum density. The project could be re-designed as a vertical mixed-use with commercial uses on the bottom level and residential use (approximately 73 dwelling units, based on site acreage multiplied by 16 du/ac, which is the maximum density for a mixed-use development in the Commercial Zone District) on the upper level. Depending on the commercial uses on the lower floor level, a vertical mixed-use development poses inherent conflicts with the residential use at higher floor level such odor, noise, and aesthetics.

A horizontal mixed-use alternative plan that maintains the 250-unit project version could also be considered. As a mixed-use planned development in the Commercial Zone District, this alternative plan would take into consideration the existing “horizontal” commercial area within the entire Town Center to achieve the 250-unit count. Based on unit count needed, multiplied by the 16 du/acre density, a total of 15 acres of land within the Town Center would need to be

rezoned to Commercial Zone District in order to achieve the cumulative unit count. This amount of land may be contiguous or distributed throughout the Town Center Plan area.

The anticipated entitlements would include an amendment to the specific plan, a rezone of the property to Commercial Zone District, a revision to the Town Center Planned Development Permit.

Environmental Review

Processing of a formal development application would require an analysis of potential environmental impacts by the project. In accordance with the California Environmental Quality Act, an Initial Study of the project would be performed determining the extent of the impacts such as Aesthetic, Air Quality, Noise, and Traffic. Technical studies analyzing these environmental impacts would be required as part of the environmental review. At minimum, a Mitigated Negative Declaration evaluating these impacts may be required or a supplement to the Environmental Impact Report (EIR) for the El Dorado Hills Specific Plan may need to be prepared.

Conclusion

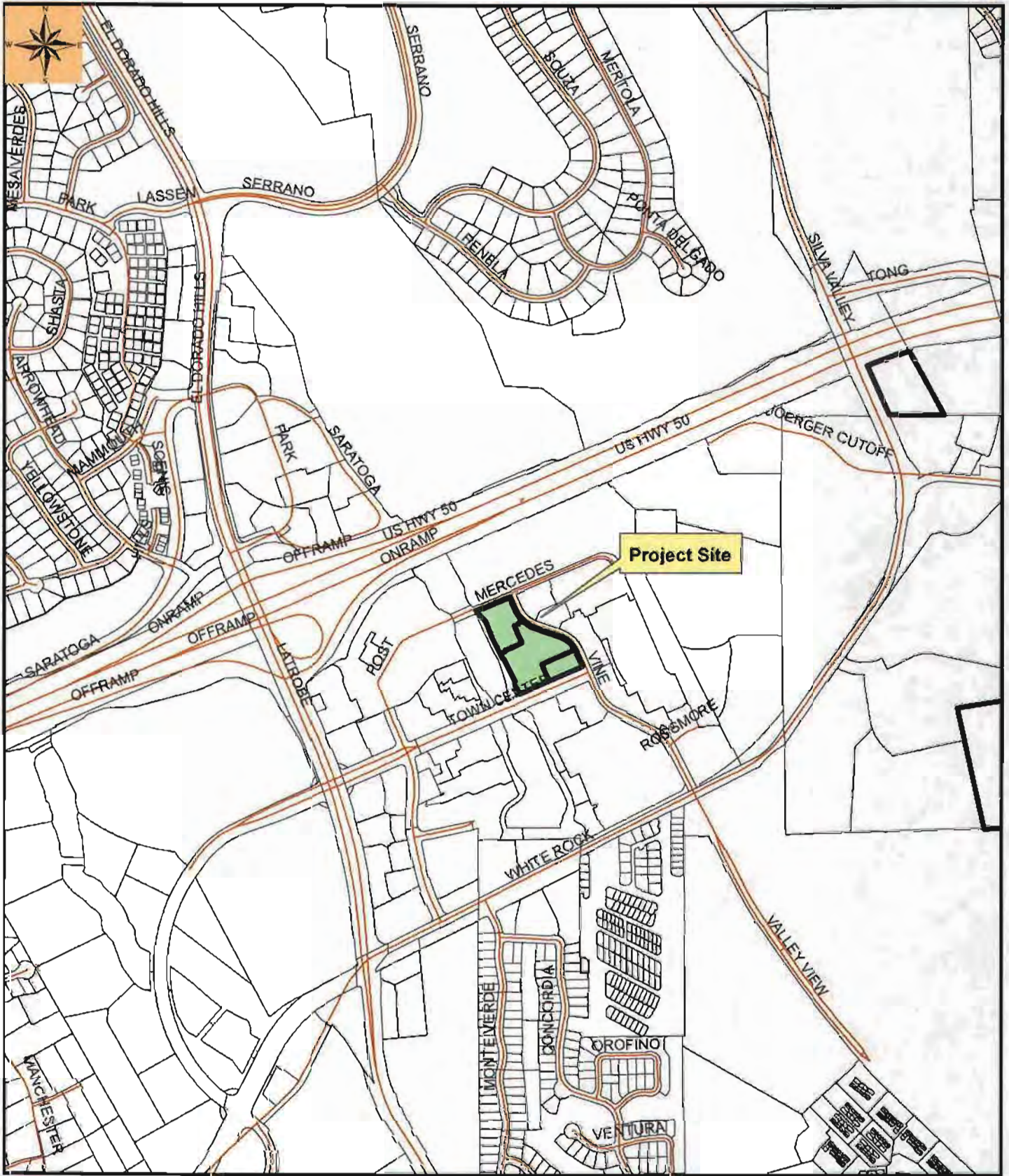
The El Dorado Hills Apartment presents an opportunity in the El Dorado Hills Town Center to promote a mixed use concept where future residents have access to shopping, employment, and recreation, supported by existing public facilities and services. Its development would foster many goals and policies of the General Plan and El Dorado Hills Specific Plan in the creation of an integrated community.

On the other hand, it would displace potential new commercial development in the Town Center, which had been planned to create more opportunities for jobs, retail and services. Either vision of the Town Center is theoretically possible. This conceptual review process is intended to open the discussion of the future vision of the Town Center and allow the property owner, developer, and neighbors to discuss these visions with the Board of Supervisors.

Attachments:

- Exhibit A.....Location Map
- Exhibit B.....Assessor's Parcel Map
- Exhibit C.....General Plan Land Use Map
- Exhibit D.....Zoning
- Exhibit E.....El Dorado Hills Apartments Conceptual Plans; November 14, 2013
- Exhibit F.....El Dorado Hills Town Center-Approved Master Site Plan
- Exhibit G.....El Dorado Hills Specific Plan-Specific Plan Land Use Map

El Dorado Hills Apartments Pre-Application PA13-0014



Map prepared by:
Map Translations
© 2013
Construction Services

Exhibit A- Location Map

POR. SEC. 11, T.9N., R.8E., M.D.M.

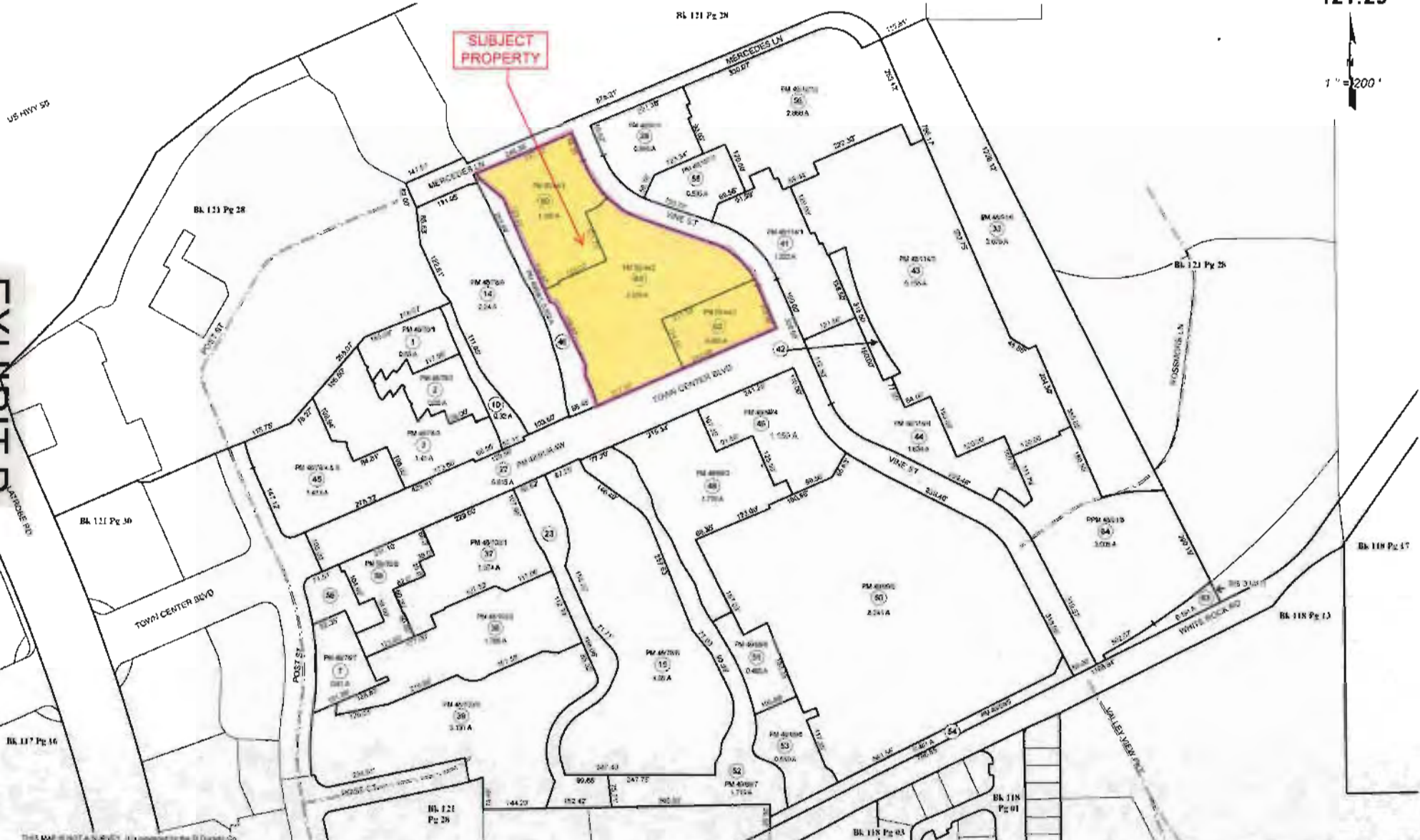
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EXHIBIT B

US HWY 50

SUBJECT PROPERTY



THIS MAP IS NOT A SURVEY. It is produced by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and descriptions are not guaranteed. Users should verify items with an appropriate and accurate survey.

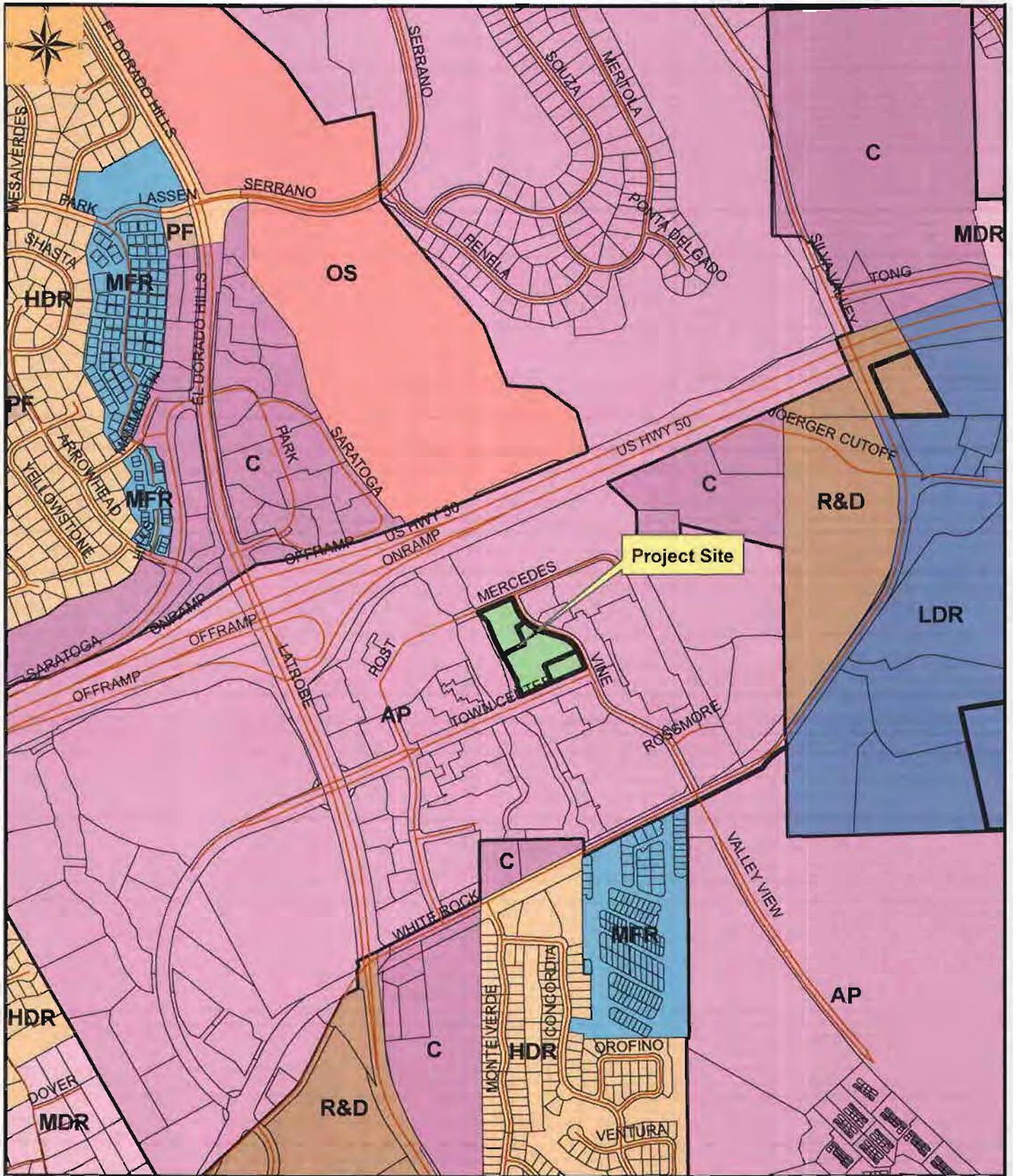
Acreages Are Estimates

Adjacent Map Pages Shown in Gray. This Assessor's Block Numbers Shown in Digits. Assessor's Parcel Number Shown in Circles.

Rev Apr. 14, 2009

Assessor's Map Bk. 121, Pg. 29
County of El Dorado, CA

El Dorado Hills Apartments Pre-Application PA13-0014

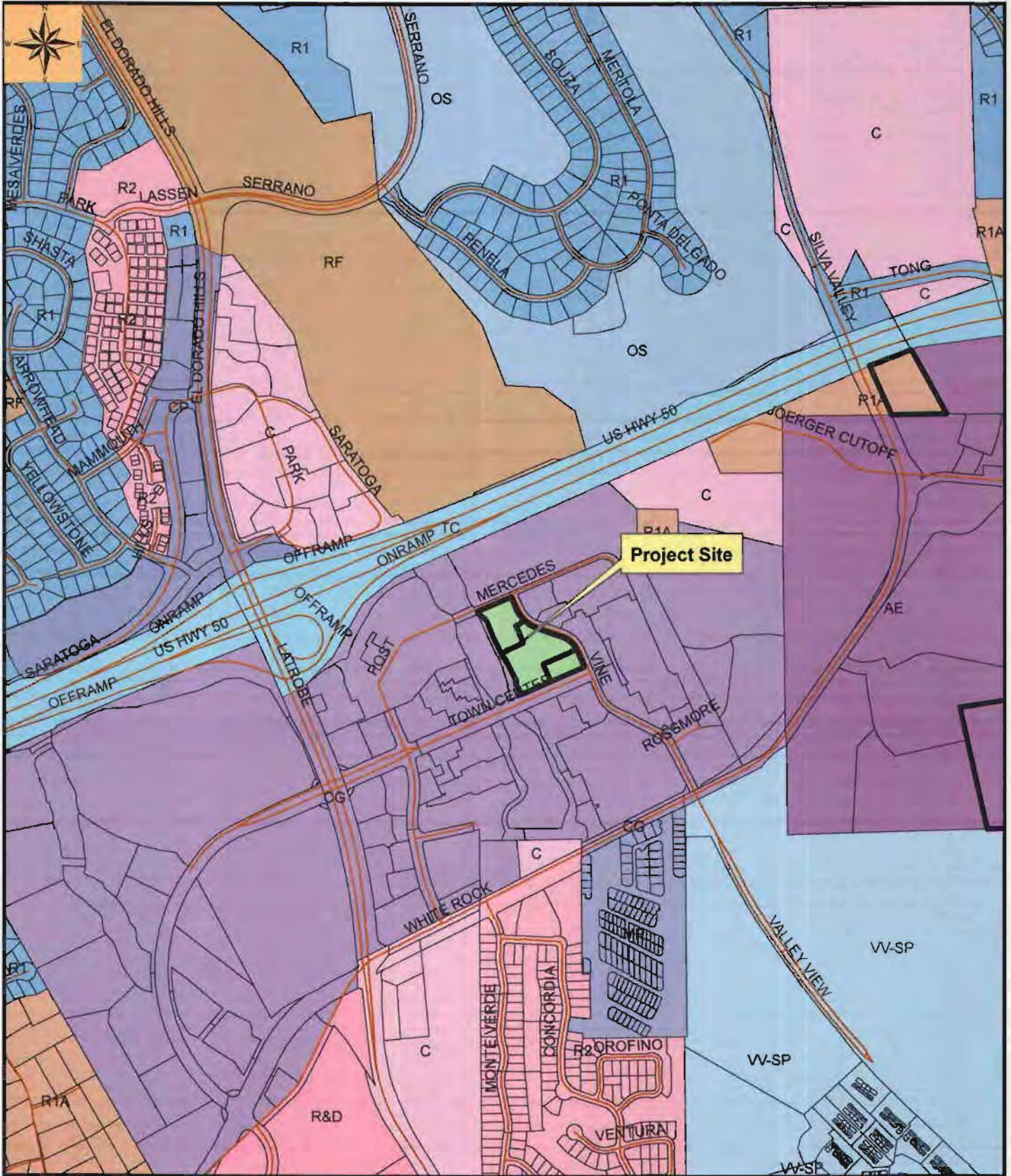


Map prepared by:
S&P Architects
El Dorado County
Developmental Services Planning

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Exhibit C- General Plan Land Use Map

El Dorado Hills Apartments Pre-Application PA13-0014



Map prepared by:
Map Information
El Dorado County
Development Department

0 120 240 480 Feet

Exhibit D- Zoning



November 14, 2013

Mr. Roger Trout
 El Dorado County
 Development Services Division-Planning
 2850 Fairlane Court
 Placerville, CA 95667

**Re: Pre-Application Submittal / Conceptual Review Workshop
 El Dorado Hills Town Center Apartments
 El Dorado County, CA
 KA# 213080**

Dear Roger:

We are pleased to submit the attached concept package for the El Dorado Hills Apartments in El Dorado Hills Town Center East. The following is a narrative outlining the basic design parameters in accordance with the application requirements.

El Dorado Hills Apartments is a 250 unit multifamily rental neighborhood situated on 4.5 acres of land within the El Dorado Hills Town Center East community and is located at the northwest corner of Town Center Boulevard and Vine Street. This proposed multifamily neighborhood is anticipated to be an appropriate residential component of Town Center East - a large, distinctive community featuring office and commercial uses in a pedestrian friendly environment. Addition of this residential neighborhood within the community complements the vision of creating a vibrant, well designed center incorporating memorable places for people to live, work, shop, and play.

The site plan comprises 250 dwelling units situated within a single 4-story on-grade building with integrated structured parking for residents and guests. The dwelling units range in size from approximately 575 square feet to 1145 square feet with a mix of: 53% studio/one-bedroom and 47% 2-bedroom units. There are a total of 420 parking spaces for a ratio of 1.7 spaces per dwelling. The four levels of residences will be elevator served in three locations within the building.

The residences are designed to frame and "enliven" adjacent public open space and streetscapes through appropriate articulation and massing, rich detailing, and variety in material and color. The proposed residential structure will also compliment the scale of the existing adjacent retail and office neighborhood. Building proximity close to the street (particularly along Town Center Boulevard) with pedestrian passageways reinforce the "urban character" of the community and strengthen the street zone as an intimate pedestrian thoroughfare. This street zone will feature pedestrian lighting, tree canopies, theme landscaping, gathering areas, and several ground floor unit entries.

El Dorado Hills Apartments will provide a variety of floor plan options and amenities desirable to those looking for a maintenance-free, socially active lifestyle close to work, shopping, dining, and entertainment.

2555 Walnut Street, Denver, CO 80205 303.832.4474 fax 303.832.4476 www.kephart.com

KEPHART



EXHIBIT E

13-1496 A 9 of 19

El Dorado Hills Apartments
KA# 213080
November 14, 2013

At the west end of the building, along Town Center Boulevard overlooking the water feature, the clubhouse amenity will offer its residents a fitness center, kitchen facilities, business center, and game room. The clubhouse will serve as a private neighborhood center and a valuable gathering place for meetings, special functions, and neighborhood get-togethers. The leasing center will also function within the clubhouse and prospective resident parking will be included in a piazza style entry which also incorporates garage access for residents and guests. Dwelling units not facing a pedestrian oriented street will be situated around internal courtyards featuring a variety of active and passive amenities.

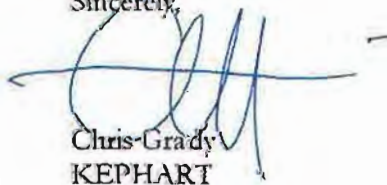
All open space features, driveways, landscape areas, internal walks, plazas, and other common area facilities will be maintained by a property management group.

Inclusion of this residential use will require an amendment to the Town Center East Development Plan approved by the Planning Commission and Board of Supervisors in 1995, and the El Dorado Hills Specific Plan approved in 1988. The Developer has initiated preliminary conversations/meetings with County staff, the Town Center East Design Review Committee and the Area Planning Advisory Committee (APAC) to solicit feedback and ascertain possible critical issues early in the design / entitlement process. The Developer is also in the process of engaging all the specific entities regarding impact and development fees to reflect a project not previously contemplated in El Dorado County. Planning staff will strategize the details of a concurrent process to handle the Specific Plan Amendment, the Development Plan Amendment and the zone change request.

Roger, we are excited at the prospect of including this creative, high quality residential neighborhood within Town Center East and feel this proposal will greatly contribute to the success of the community as a liveable, sustainable, and exciting mixed-use environment.

We are looking forward to our concept review meeting scheduled for December 10, 2013. Please do not hesitate to contact me if you have any questions or concerns, or if you require additional information regarding our application. Thank you again for your consideration.

Sincerely,



Chris Grady
KEPHART

CC: Lex Economou
Tom Allen
Chris Schulze
John Binder



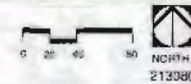


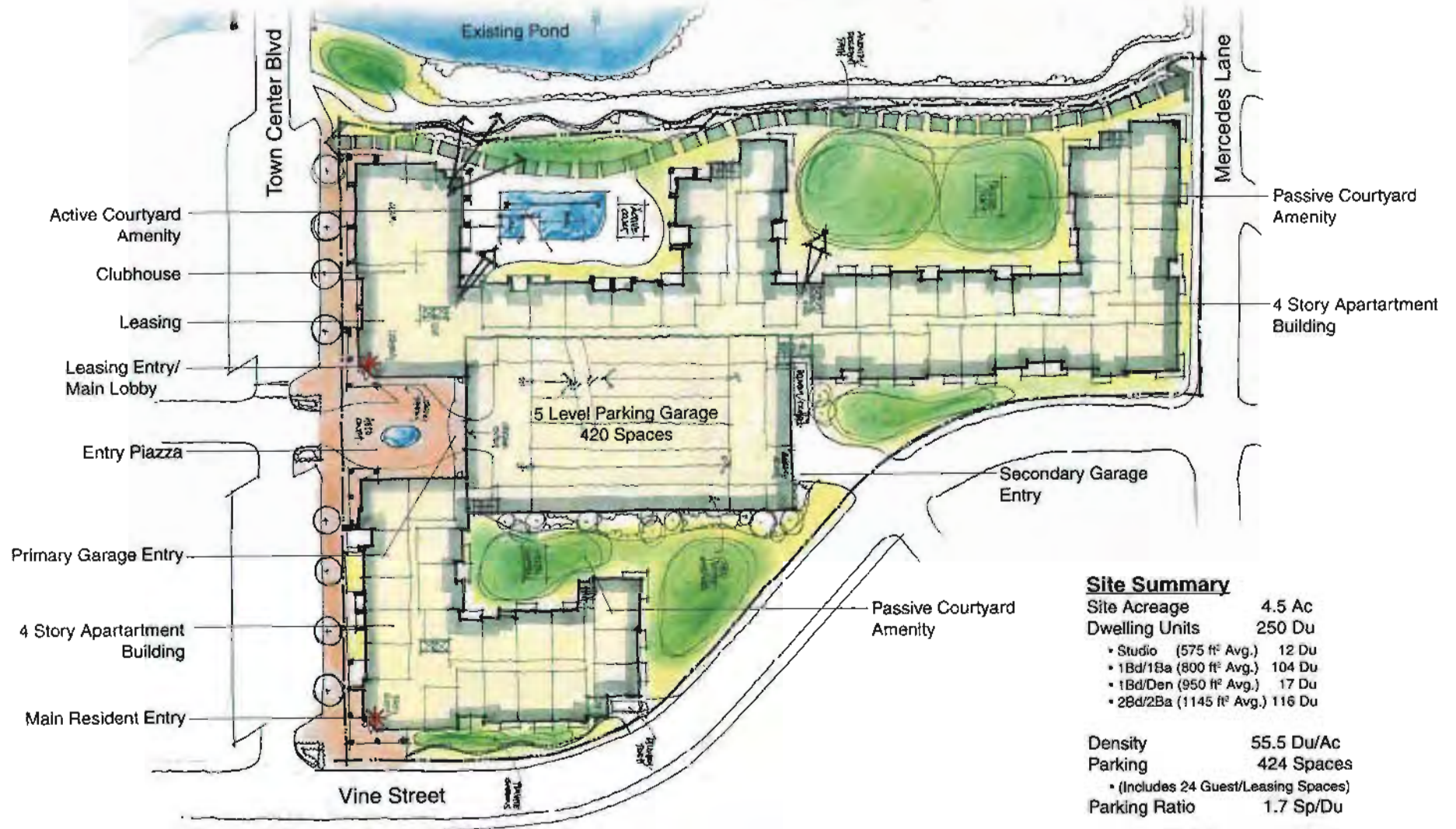
Context Plan

EL DORADO HILLS APARTMENTS

El Dorado Hills, CA

11.16.2013





Site Summary

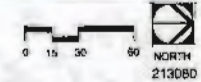
Site Acreage	4.5 Ac
Dwelling Units	250 Du
• Studio (575 ft ² Avg.)	12 Du
• 1Bd/1Ba (800 ft ² Avg.)	104 Du
• 1Bd/Den (950 ft ² Avg.)	17 Du
• 2Bd/2Ba (1145 ft ² Avg.)	116 Du
Density	55.5 Du/Ac
Parking	424 Spaces
• (Includes 24 Guest/Leasing Spaces)	
Parking Ratio	1.7 Sp/Du

Conceptual Site Plan

EL DORADO HILLS APARTMENTS

El Dorado Hills, CA

11.14.2013





Street View Looking East from Bridge



Street View Looking West



West Building Streetscape



East Building Streetscape

Architectural Character Streetscape

EL DORADO HILLS APARTMENTS

El Dorado Hills, CA

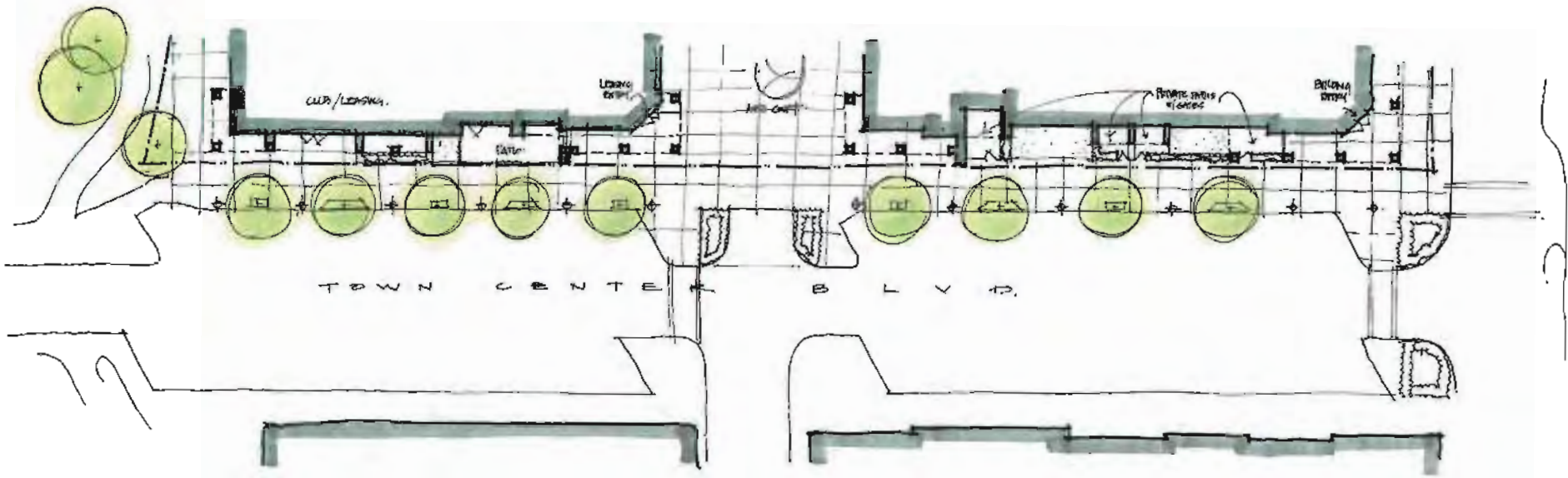
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Town Center Boulevard Elevation



Elevation

EL DORADO HILLS APARTMENTS

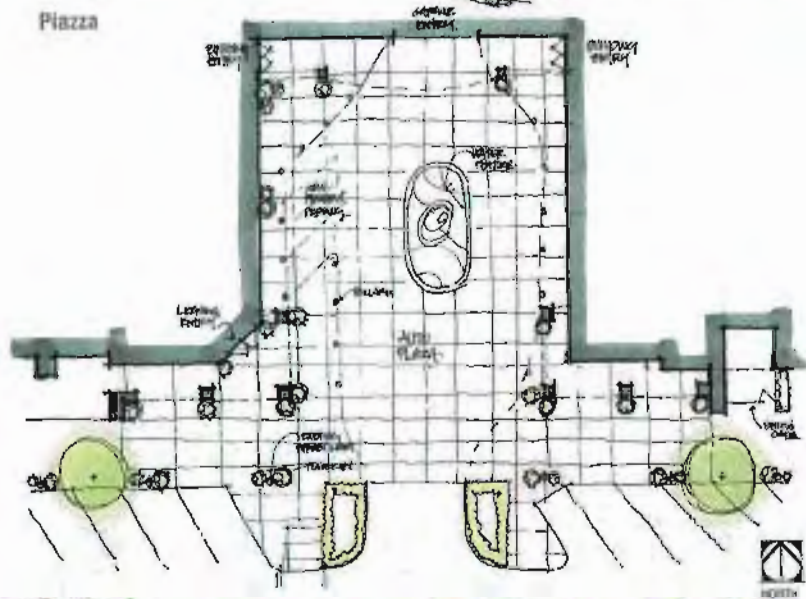
El Dorado Hills, CA

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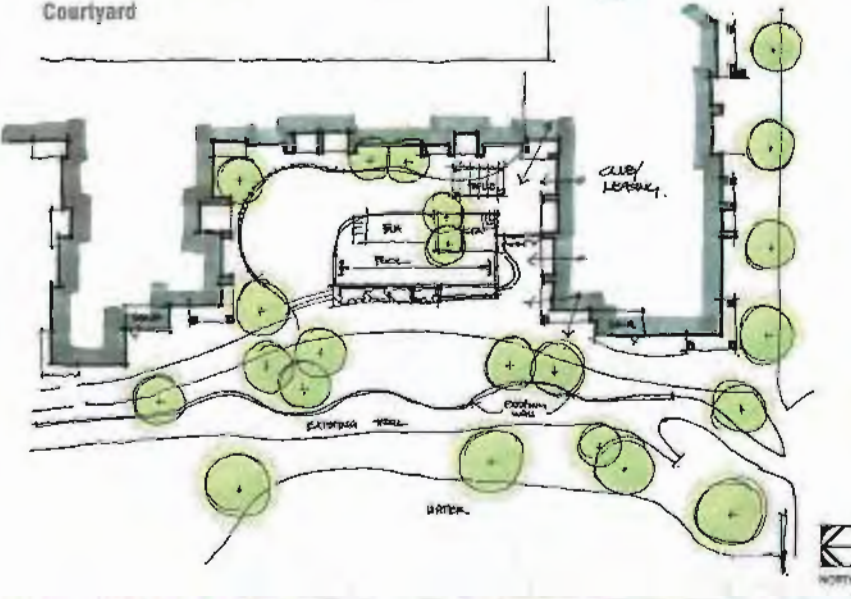




Piazza



Courtyard



Piazza/Courtyard
EI DORADO HILLS APARTMENTS

Ei Dorado Hills, CA

11.14.2013



SUBJECT
PROPERTY

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RECEIVED
PLANNING DEPARTMENT

Google earth

13-1496 A 16 of 19

Imagery Date: 8/13/2013 38339°01.56' N 121°05'52.20' W elev: 598 ft., eye alt: 6363 ft.

PA 13-0014

EXHIBIT F

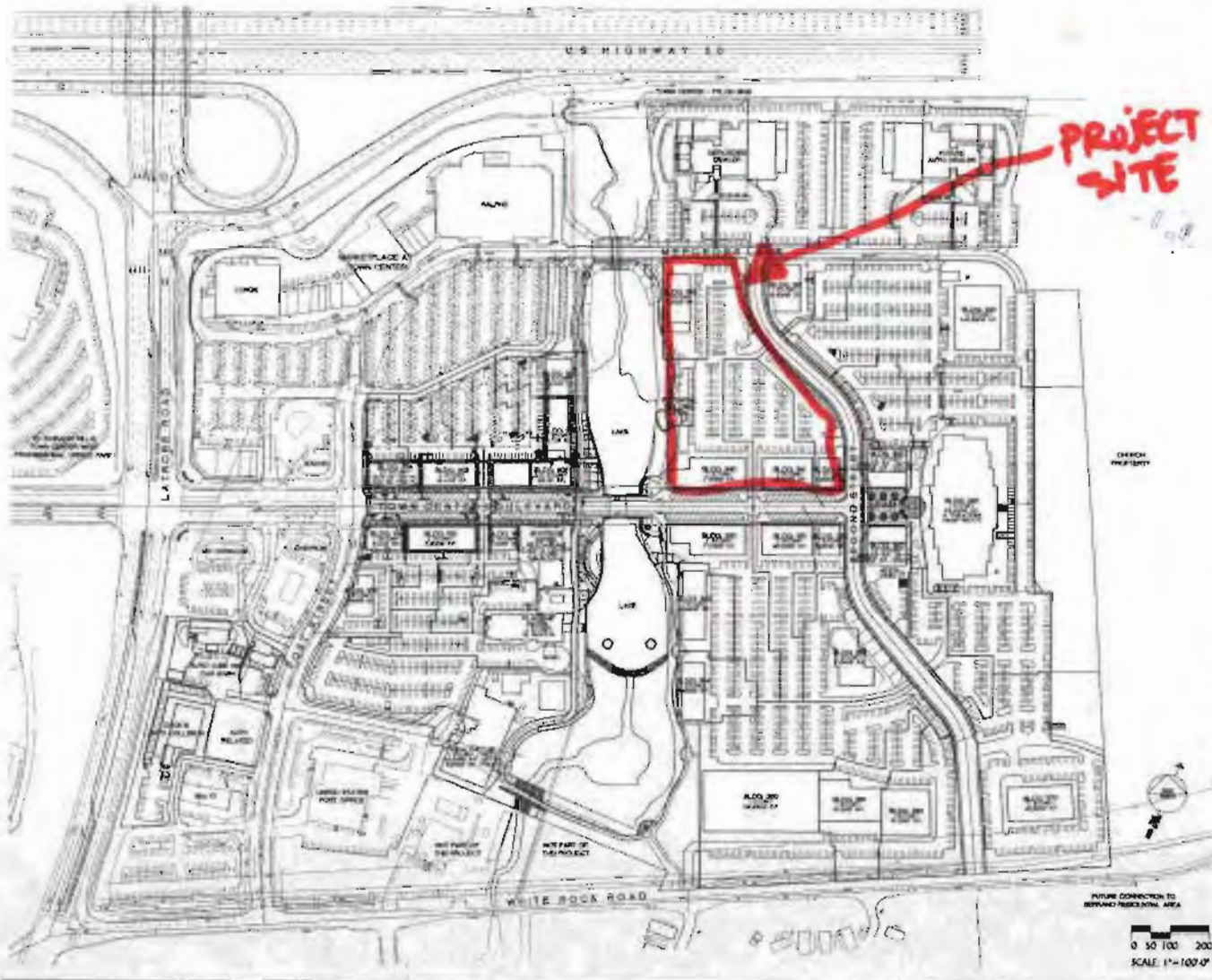


EXHIBIT 'A'

EL DORADO HILLS TOWN CENTER - EAST

TRACT	ACRES	AREA (SQ. FT.)	AREA (ACRES)
TRACT 1A	1.00	43,560	1.00
TRACT 1B	1.00	43,560	1.00
TRACT 1C	1.00	43,560	1.00
TRACT 1D	1.00	43,560	1.00
TRACT 1E	1.00	43,560	1.00
TRACT 1F	1.00	43,560	1.00
TRACT 1G	1.00	43,560	1.00
TRACT 1H	1.00	43,560	1.00
TRACT 1I	1.00	43,560	1.00
TRACT 1J	1.00	43,560	1.00
TRACT 1K	1.00	43,560	1.00
TRACT 1L	1.00	43,560	1.00
TRACT 1M	1.00	43,560	1.00
TRACT 1N	1.00	43,560	1.00
TRACT 1O	1.00	43,560	1.00
TRACT 1P	1.00	43,560	1.00
TRACT 1Q	1.00	43,560	1.00
TRACT 1R	1.00	43,560	1.00
TRACT 1S	1.00	43,560	1.00
TRACT 1T	1.00	43,560	1.00
TRACT 1U	1.00	43,560	1.00
TRACT 1V	1.00	43,560	1.00
TRACT 1W	1.00	43,560	1.00
TRACT 1X	1.00	43,560	1.00
TRACT 1Y	1.00	43,560	1.00
TRACT 1Z	1.00	43,560	1.00
TRACT 2A	1.00	43,560	1.00
TRACT 2B	1.00	43,560	1.00
TRACT 2C	1.00	43,560	1.00
TRACT 2D	1.00	43,560	1.00
TRACT 2E	1.00	43,560	1.00
TRACT 2F	1.00	43,560	1.00
TRACT 2G	1.00	43,560	1.00
TRACT 2H	1.00	43,560	1.00
TRACT 2I	1.00	43,560	1.00
TRACT 2J	1.00	43,560	1.00
TRACT 2K	1.00	43,560	1.00
TRACT 2L	1.00	43,560	1.00
TRACT 2M	1.00	43,560	1.00
TRACT 2N	1.00	43,560	1.00
TRACT 2O	1.00	43,560	1.00
TRACT 2P	1.00	43,560	1.00
TRACT 2Q	1.00	43,560	1.00
TRACT 2R	1.00	43,560	1.00
TRACT 2S	1.00	43,560	1.00
TRACT 2T	1.00	43,560	1.00
TRACT 2U	1.00	43,560	1.00
TRACT 2V	1.00	43,560	1.00
TRACT 2W	1.00	43,560	1.00
TRACT 2X	1.00	43,560	1.00
TRACT 2Y	1.00	43,560	1.00
TRACT 2Z	1.00	43,560	1.00



The Mansour Company EL DORADO HILLS TOWN CENTER EAST
El Dorado Hills, California

MASTER SITE PLAN

13.808
28 August, 2003
STUDIO SMS
STEPH MUIR SCOTT LLP

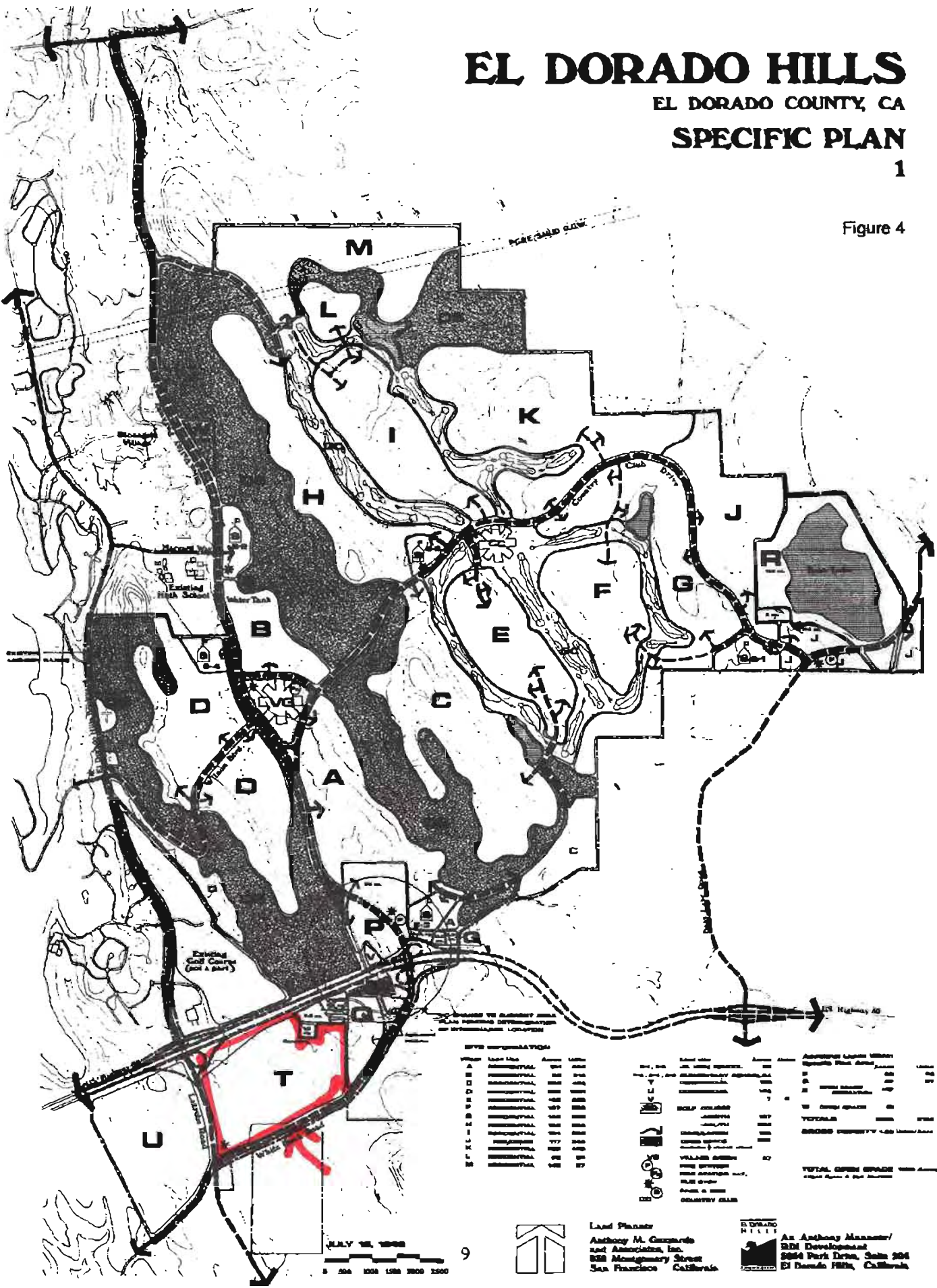
EL DORADO HILLS

EL DORADO COUNTY, CA

SPECIFIC PLAN

1

Figure 4



BY USE DESIGNATION

Zone	Acres	Percentage
A	1,000	10.0%
B	1,000	10.0%
C	1,000	10.0%
D	1,000	10.0%
E	1,000	10.0%
F	1,000	10.0%
G	1,000	10.0%
H	1,000	10.0%
I	1,000	10.0%
J	1,000	10.0%
K	1,000	10.0%
L	1,000	10.0%
M	1,000	10.0%
N	1,000	10.0%
O	1,000	10.0%
P	1,000	10.0%
Q	1,000	10.0%
R	1,000	10.0%
S	1,000	10.0%
T	1,000	10.0%
TOTAL	10,000	100.0%

Category	Acres	Percentage
Open Space	1,000	10.0%
Other	1,000	10.0%
TOTAL	2,000	20.0%

JULY 18, 1988

0 500 1000 1500 2000 2500



Lead Planner
 Anthony M. Guarise
 and Associates, Inc.
 858 Montgomery Street
 San Francisco, California

EL DORADO HILLS
 An Anthony Guarise/
 RDM Development
 2884 Park Drive, Suite 204
 El Dorado Hills, California

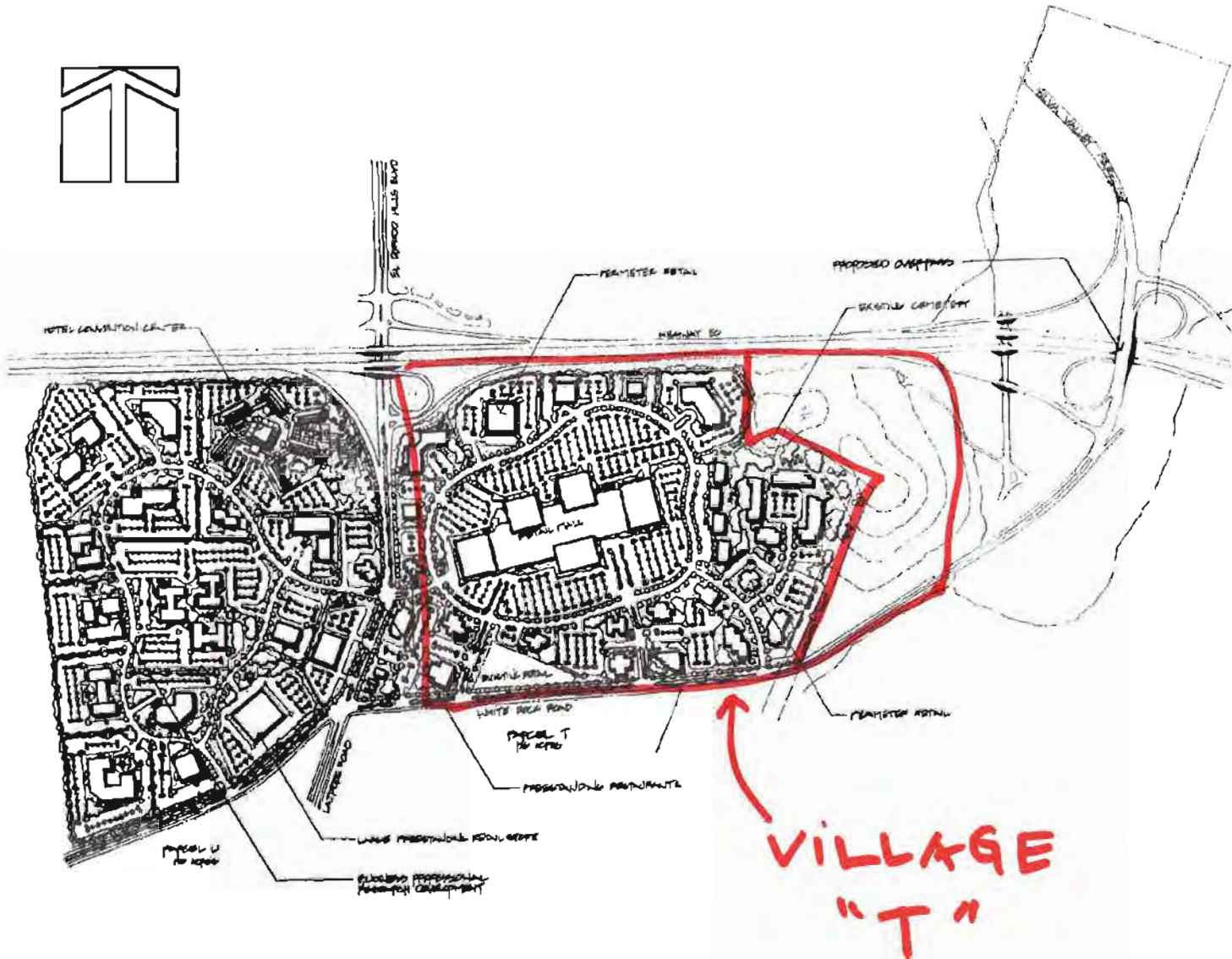


Figure 11
Conceptual Development Neighborhood #4