

# El Dorado Senior Housing, LLC

Presentation

March 5, 2013, 9:00 a.m.

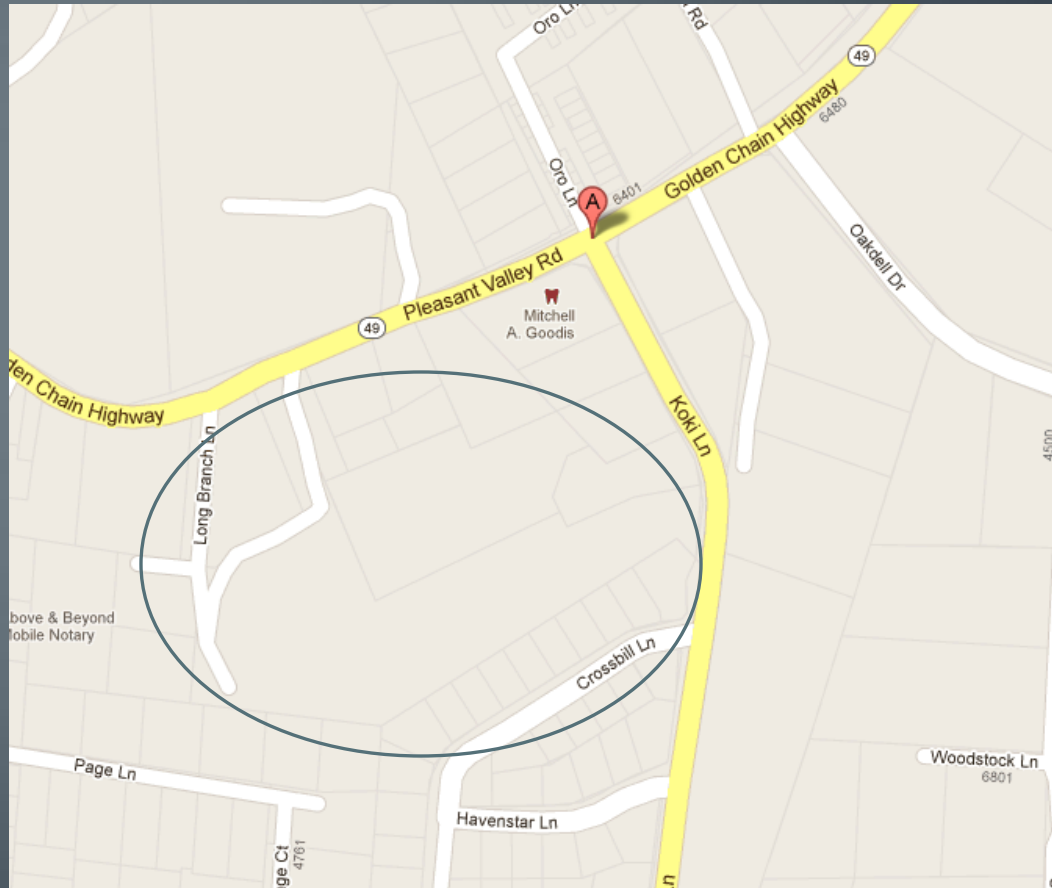
to

El Dorado County

Board of Supervisors

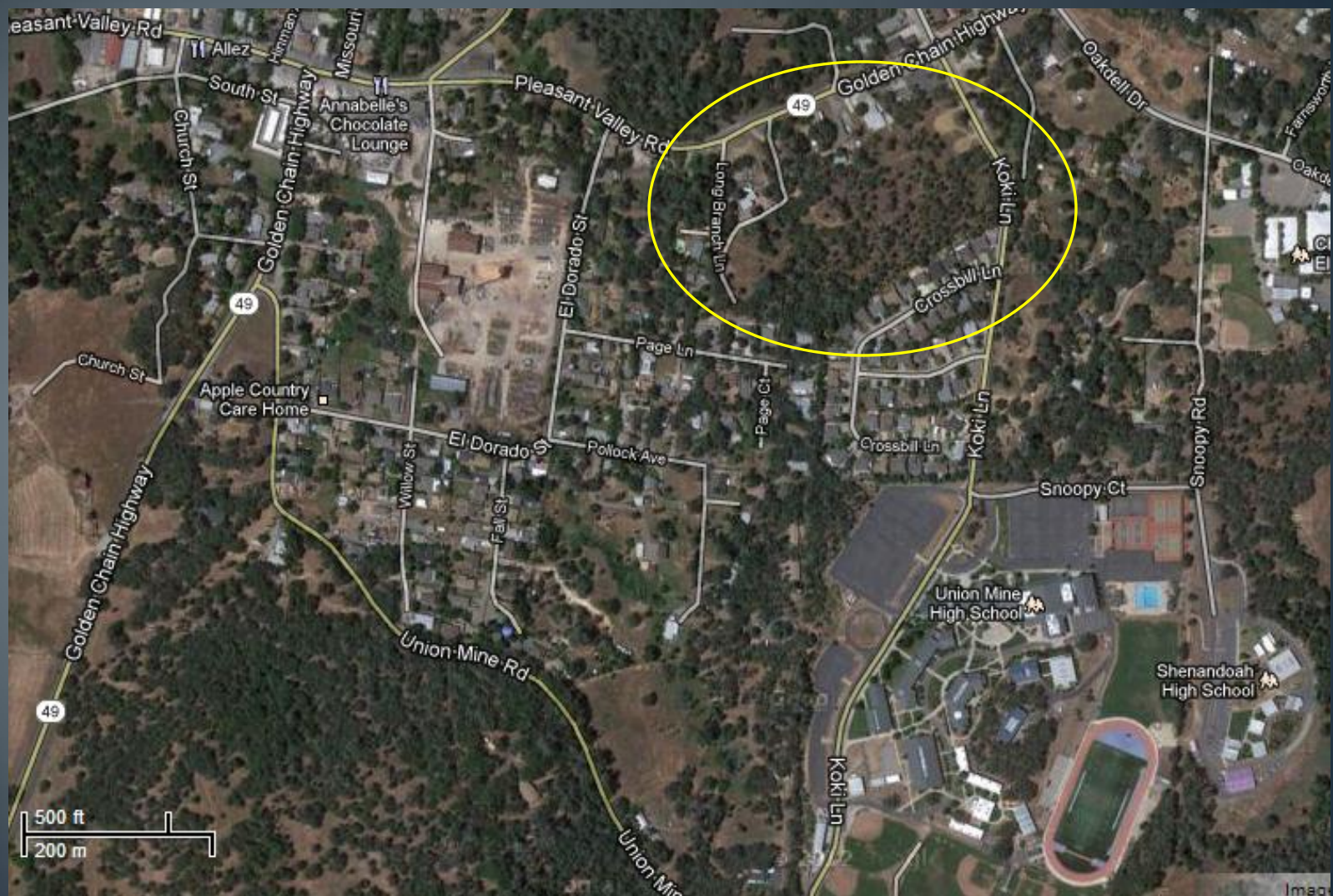
# Project Location

Hwy 49 at Koki Ln, El Dorado



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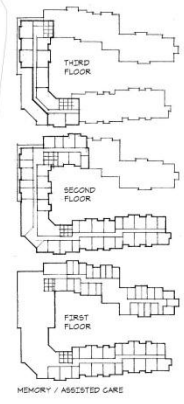
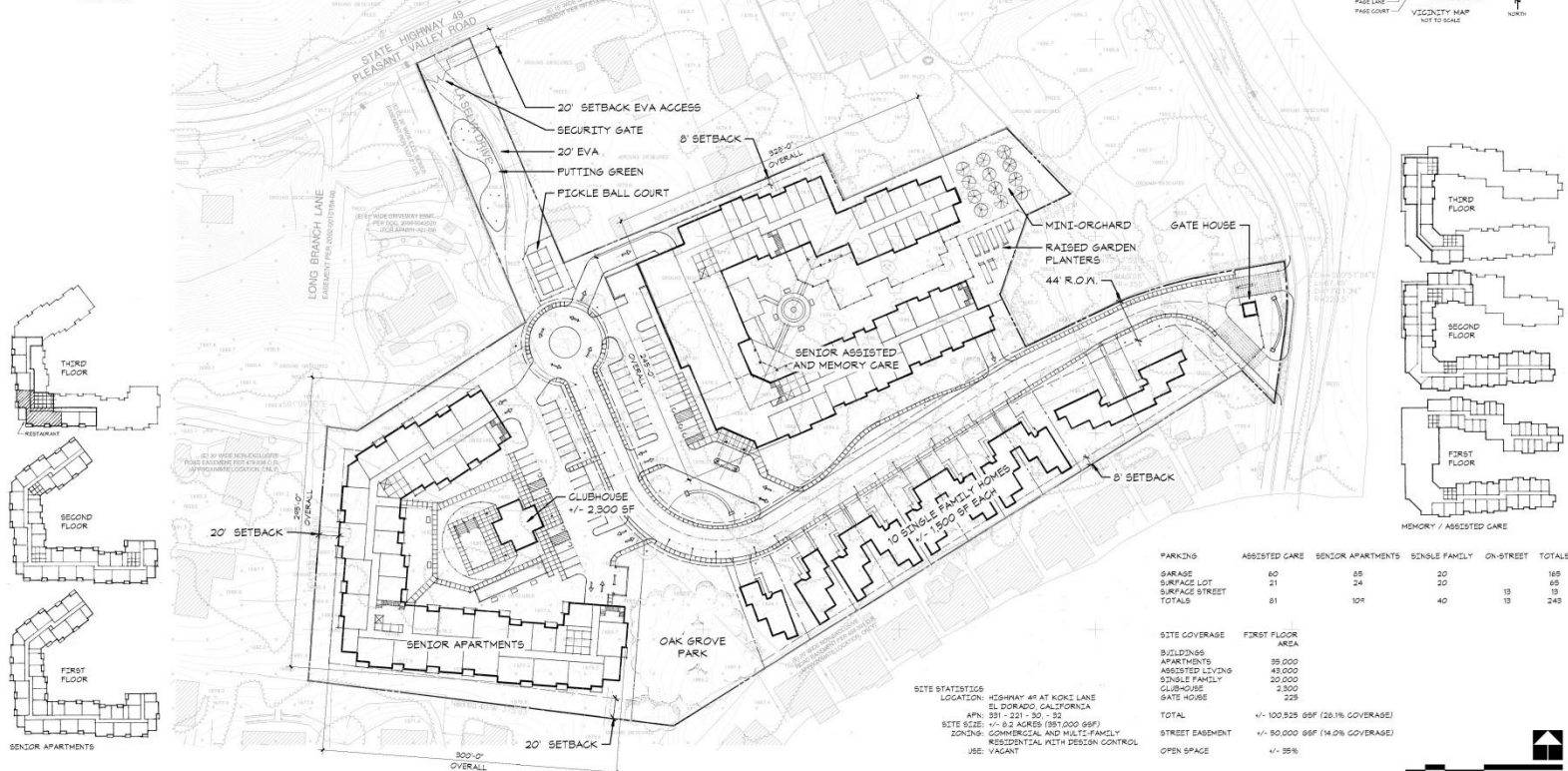
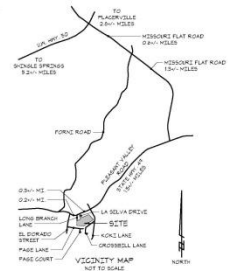
# Background

- Dec 13, 2012 - Submitted Pre-App Application
- Jan 16, 2013 – Pre-app TAC Meeting with Planning Dept.
- Jan 28, 2013 - Diamond Springs-El Dorado Fire District Meeting
- Feb 21, 2013 - Diamond Springs-El Dorado Community Advisory Committee Meeting
- Mar 5, 2013 – Board of Supervisors Presentation

# Plan as Originally Submitted

PROPOSED DEVELOPMENT  
SENIOR RESIDENTIAL WITH A MIX OF HOUSING TYPES

BUILDINGS	FIRST FLR.	SECOND FLR.	THIRD FLR.	GRABAGE	TOTAL
SENIOR APARTMENTS	39,000 GSF	39,000 GSF	12,000 GSF	40,000 GSF	122,000 GSF
1-BDRM	9	9	0	15	15
2-BDRM	20	20	3	45	45
TOTALS	29	29	3	63	63
ASSISTED LIVING	43,000 GSF	30,000 GSF	13,000 GSF	26,000 GSF	114,000 GSF
STUDIO	28	7	0	35	35
1-BDRM	15	21	3	45	45
2-BDRM	0	0	4	4	4
TOTALS	43	34	7	64	64
SINGLE FAMILY	10 DETACHED AND SEMI-ATTACHED				
FAMILY	+/- 2,000 GSF EACH (INCLUDING GARAGES)				
COMMON CLUBHOUSE	+/- 2,300 GSF (SINGLE STORY)				
GATE HOUSE	+/- 229 GSF (SINGLE STORY)				
TOTAL BUILDING AREA	+/- 140,529 GSF (EXCLUDING UNDERGROUND GARAGES)				
FAR	= 0.53				



PARKING	ASSISTED CARE	SENIOR APARTMENTS	SINGLE FAMILY	ON-STREET	TOTALS
GARAGE	60	20			168
SURFACE LOT	21	24	20		65
SURFACE STREET				13	13
TOTALS	81	104	40	13	248

SITE COVERAGE	FIRST FLOOR AREA
BUILDINGS	39,000
APARTMENTS	43,000
ASSISTED LIVING	20,000
SINGLE FAMILY	2,300
CLUBHOUSE	229
GATE HOUSE	
TOTAL	+/- 100,529 GSF (26.1% COVERAGE)
STREET EASEMENT	+/- 50,000 GSF (14.0% COVERAGE)
OPEN SPACE	+/- 35%

SITE STATISTICS  
 LOCATION: HIGHWAY 49 AT KOKI LANE  
 EL DORADO, CALIFORNIA  
 APN: 331 - 221 - 30 - 32  
 SITE SIZE: +/- 8.2 ACRES (351,000 GSF)  
 ZONING: COMMERCIAL AND MULTI-FAMILY  
 RESIDENTIAL WITH DESIGN CONTROL  
 USE: VACANT



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El Dorado Senior Housing  
 Highway 49 at Koki Road  
 El Dorado, California

El Dorado Senior Housing LLC  
 854 Dacia Road  
 Danville, CA 94526

As indicated

Scale bar: 0, 20, 40, 60, 80, 100 feet

Site Plan

A1.1

Printed Date: 12/16/12 WA 12314

# Project Features

- 8.2 Ac Planned Senior Development →
- Assisted Living/Memory Care – 84 Units w/Underground Garage →
- Independent Living, Senior Apartments – 63 Units w/Underground Garage →
- Roof-Top Restaurant above Sr. Apartments →
- Single Family Residences – 10 Homes →
- 2.9 Acres Open Space including Oak Park w/ Picnic Facilities, Walking Paths, Swimming Pool, Club House, Community Farm, and Sports and Recreational Facilities. →

# Planning Dept. Analysis

## General Plan Policy Issues, 1 of 2

- A. Avoid incompatibility with adjoining land uses by minimizing impacts of three-story apartment. →
- B. Project cannot comply with Option A of Oak Tree mitigation measures. →
- C. Limit excess nighttime light. Conduct photometric study.
- D. Provide para transit services including bus shelters, bus stops, etc.

# Planning Dept. Analysis

## General Plan Policy Issues, 2 of 2

- E. Conduct traffic study to determine the impact on General Plan Transportation and Circulation Element.
- F. Provide pedestrian paths through the project from Hwy 49 to Koki Ln, and provide bicycle parking. (Currently providing about 3,300 ft of pathways)
- G. Provide at least 30% open space. (Currently providing about 35% open space)



# Planning Dept. Analysis

## Zoning Consistency, 1 of 2

- A. Apply for Special Use Permit to allow assisted living facility in R2-DC zone.
- B. Request changes to side and rear setbacks at single-family homes as part of Planned Development application. →
- C. Submit plans and elevations as part of planned development showing compliance with historical gold rush design guidelines.

# Planning Dept. Analysis

## Zoning Consistency, 2 of 2

- D. Limit size of signs. →
- E. Comply with 40 ft height limits
- F. Provide adequate parking (210 Garage/Driveways, 44 on Street)
- G. Provide landscaping in compliance with Zoning Codes and General Plan Policies
- H. Provide adequate fire truck emergency access

# Planning Dept. Analysis

## CEQA Compliance

- Greenhouse Gas and Air Quality Analysis
- Noise Analysis

# Fire District Analysis

- Provide adequate emergency access →
- Provide adequate water supply
- Increase setback at EVA gate →
- Provide adequate turning radii in roads

# Dept. of Transportation Analysis

- Require Hwy 49 Encroachment permits
- Revise entry at Koki Ln →
- Conduct a traffic impact study
- Comply with DOT Standards

# Health and Human Services Analysis

- Prime area for affordable housing
- Current zoning allows community care facility with special use permit.
- General Plan Policies require County to support development of affordable housing for seniors. This project appears to meet those policies

# Feedback from Diamond Springs – El Dorado Community Advisory Committee, 1 of 2

- **The Senior Facility Itself**

- Consider a general multi-family housing development instead.
- Earlier research concludes the folks don't want it

- **Pedestrian Access**

- Provide walking paths from Hwy 49 to Koki Ln.
- We're doing it

- **Traffic**

- Increased traffic on Koki Ln. from our residents is likely to be a problem.
- We don't think it will be an issue

# Feedback Diamond Springs – El Dorado Community Advisory Committee, 2 of 2

- **Fencing**

- Fencing looks like a “prison”.
- Our design will not look like a prison

- **Building Heights**

- The 3-story apartment building was perceived as too high.
- Mitigation efforts are under way
  - Lower Elevation
  - Offset 3<sup>rd</sup> story units
  - Large Setback
  - Screening



# Community Benefits of the Project

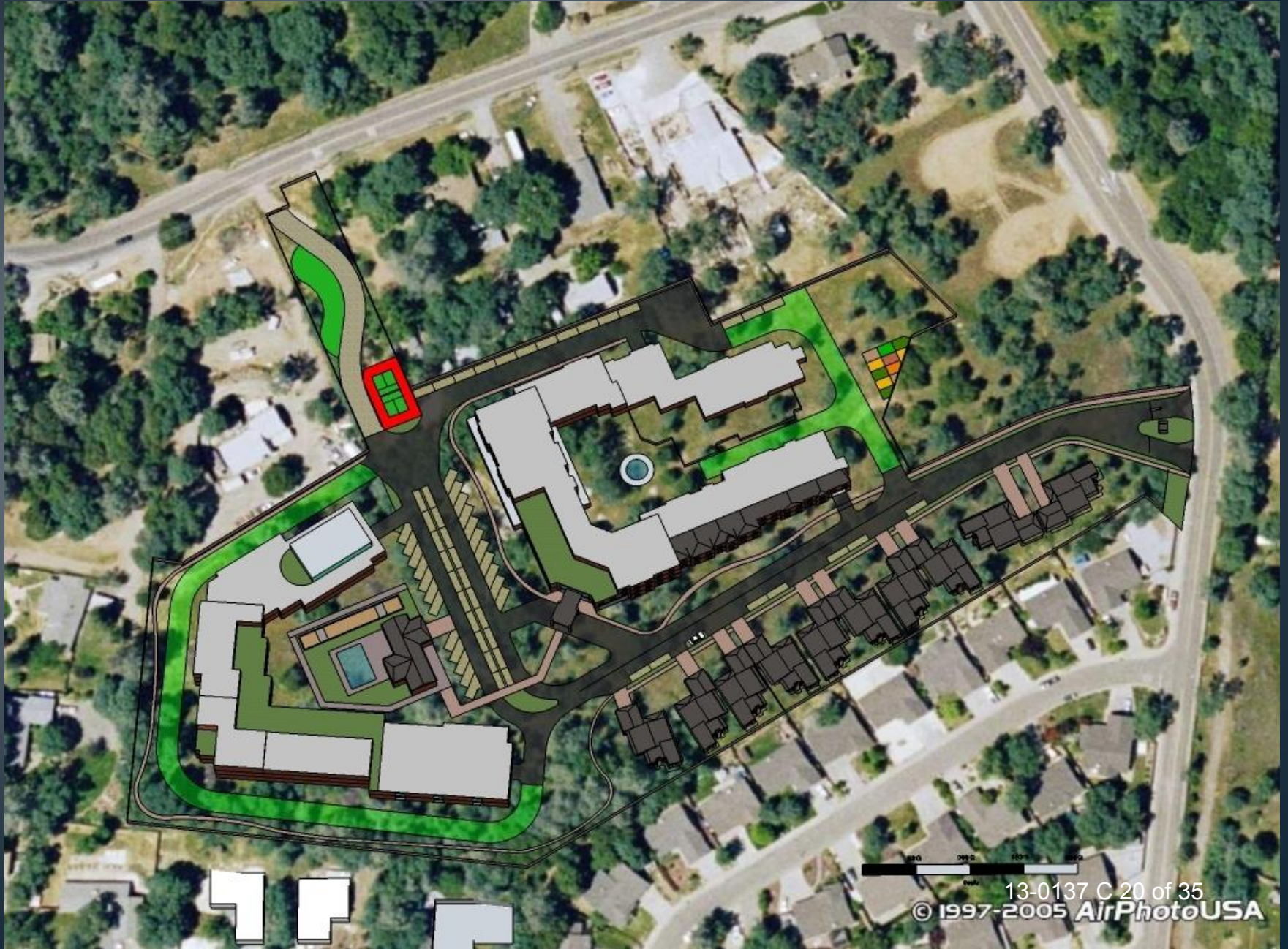
- Resort Atmosphere Improves Quality of Life for Residents
- Involves the Community
- Provides Jobs
- Provides safe place for senior citizens to live and receive health care at various levels.
- Opportunity to Provide Affordable Housing

# Job Creation

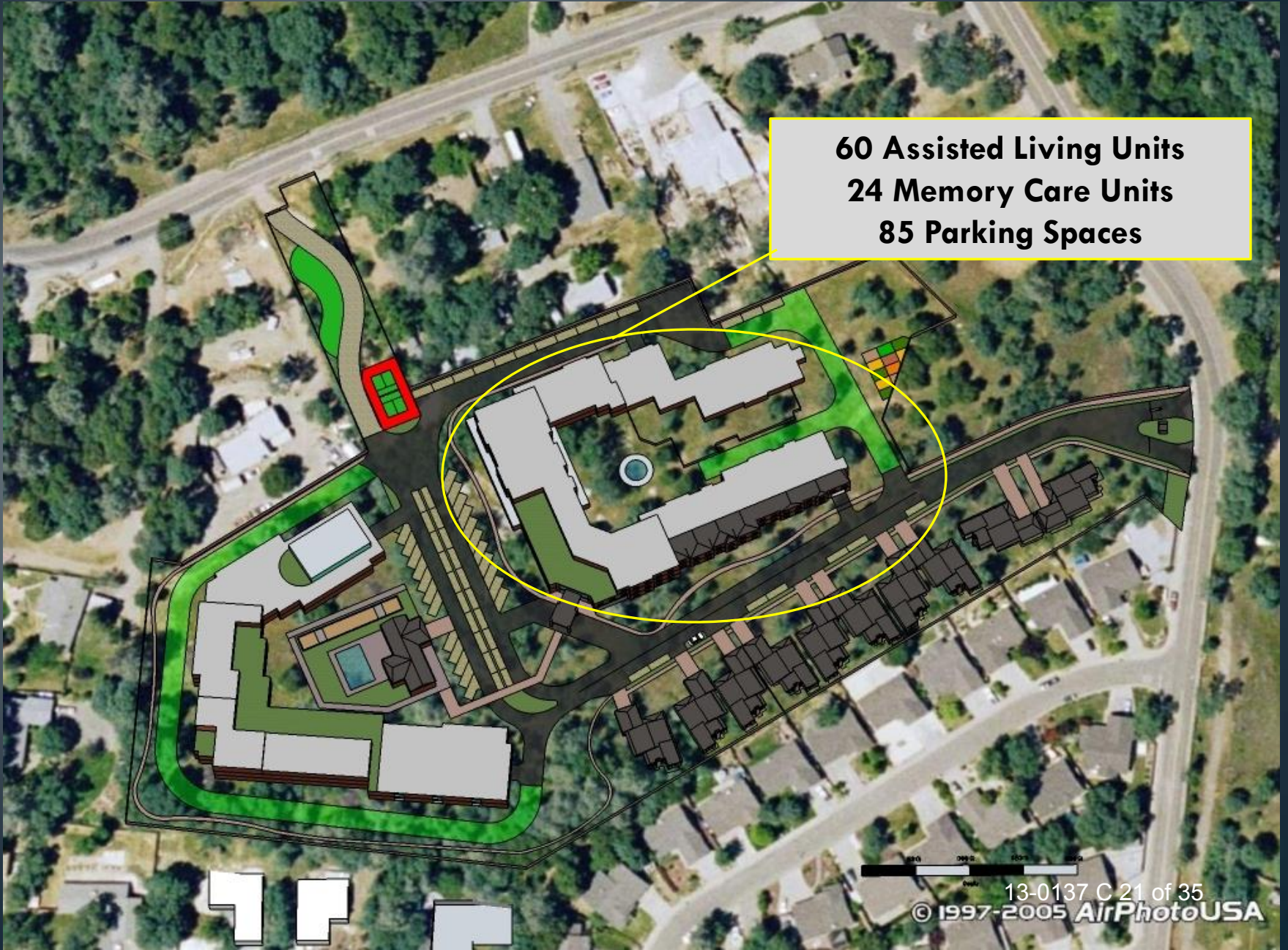
- Construction Jobs: 190
- Permanent Jobs: 68
  - Assisted Living Facility – 30
  - Apartment and SFR – 8
  - Restaurant - 30

**Thank You**  
**Feedback Please!**

# El Dorado Senior Resort



# Assisted Living Facilities



**60 Assisted Living Units**  
**24 Memory Care Units**  
**85 Parking Spaces**

# Independent Living

**63 - 1 and 2 Bdrm  
Independent Apt Units  
85 Parking Spaces**



# Public Restaurant



**Roof-Top Restaurant**

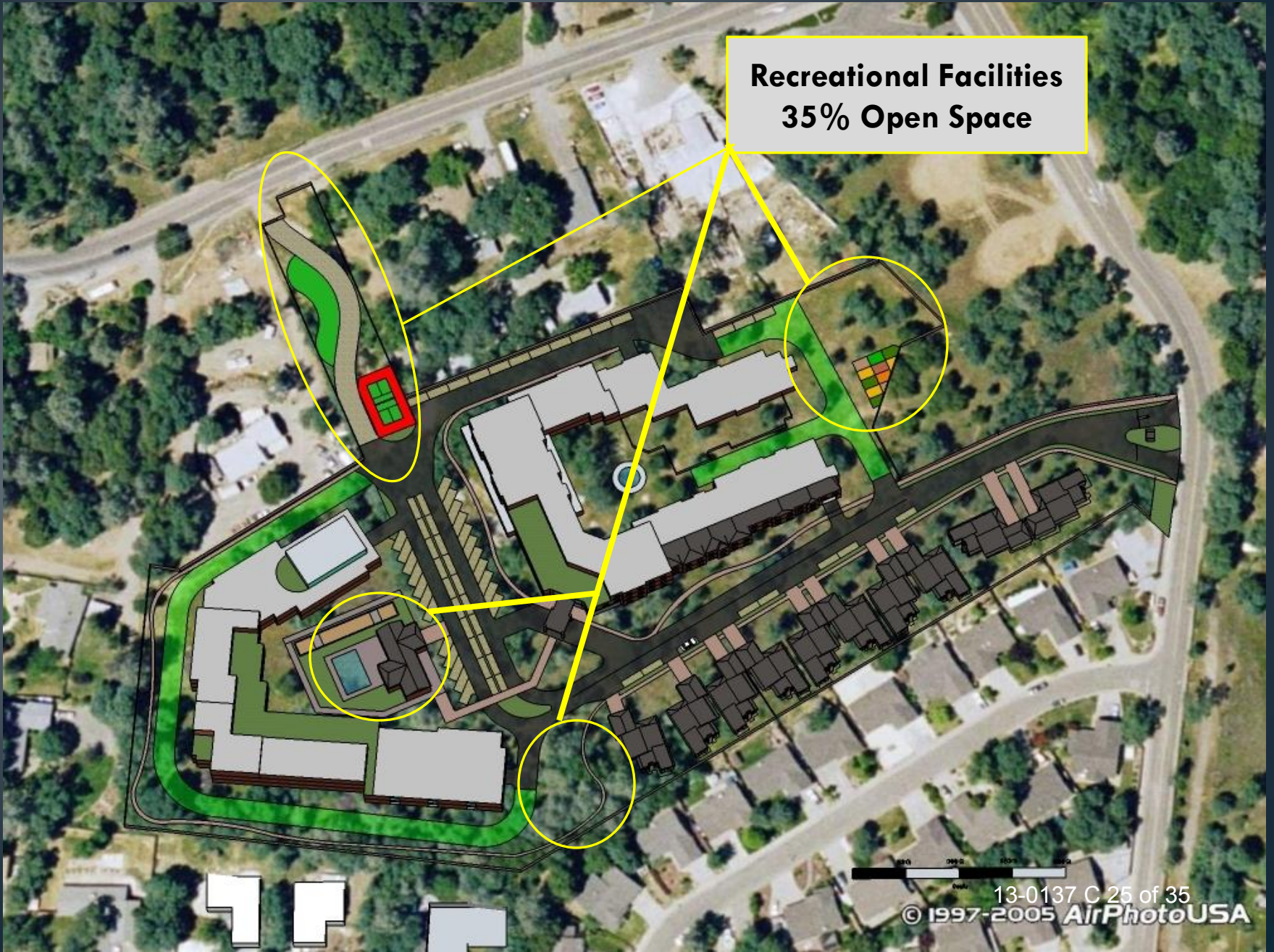
# Single Family Residences



**10 Single Family Res**  
**2-Bdrm, 2-Bath**  
**2-Car Garages**



# Open Space



**Recreational Facilities  
35% Open Space**

# Emergency Access



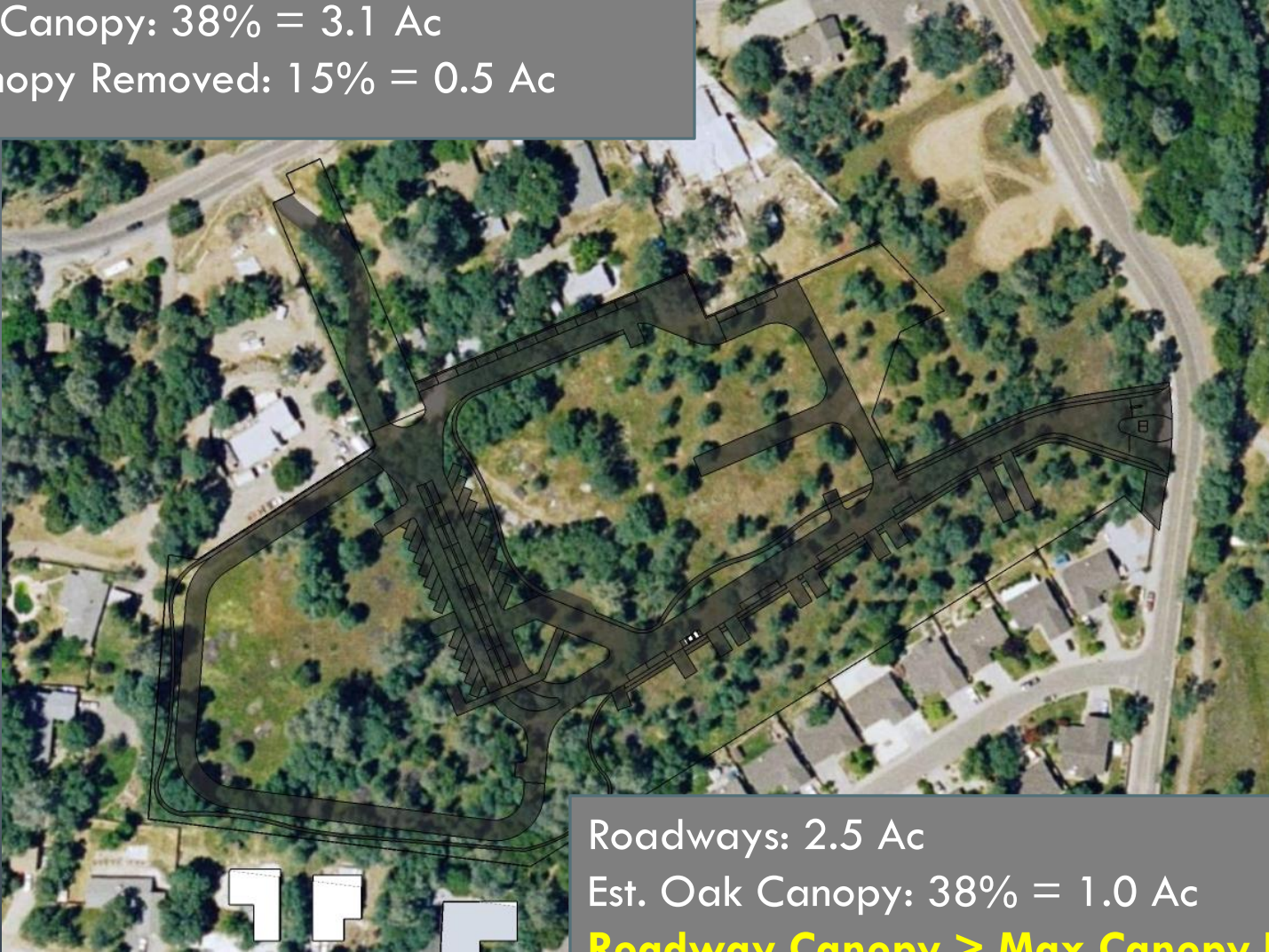


# Option A Conundrum

Project Size: 8.2 Ac

Est. Oak Canopy: 38% = 3.1 Ac

Max Canopy Removed: 15% = 0.5 Ac

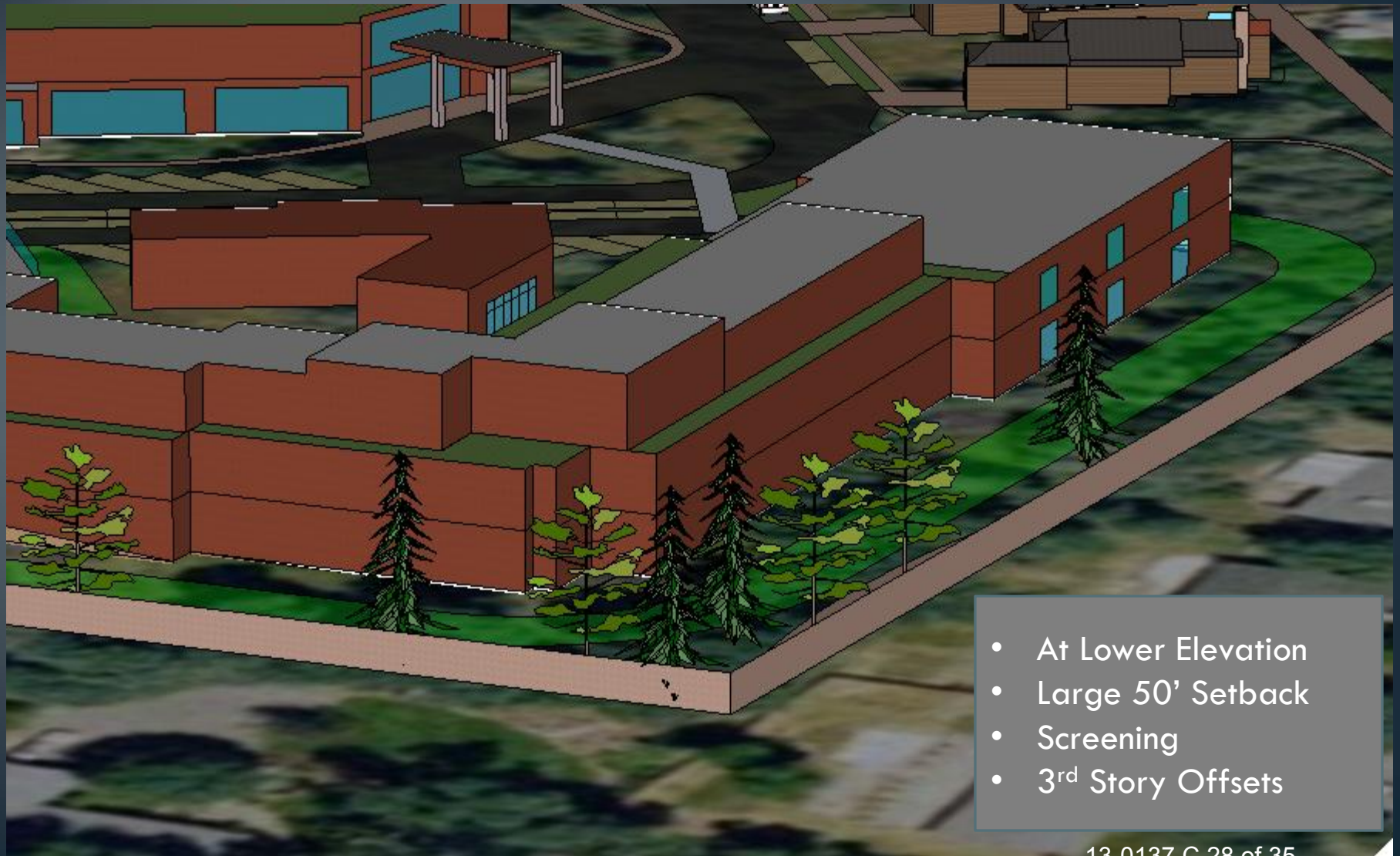


Roadways: 2.5 Ac

Est. Oak Canopy: 38% = 1.0 Ac

**Roadway Canopy > Max Canopy Removed**

# Mitigating Impact of 3-story Apartment Bldg



- At Lower Elevation
- Large 50' Setback
- Screening
- 3<sup>rd</sup> Story Offsets



## Reduced Side and Rear Setbacks at SFRs



- Improved floor plans
- More efficient use of rear yard
- Increased privacy



# Proposed Sign at Entry Way





# Increase Setback to 30 ft at EVA Gate





## Revised Entry/Exit at Koki Ln.



**Improved Line  
of Sight**



# Changes from Original Submittal Per Fire Dept. Request

- **Fire Truck Access**

- Provide 20 ft access roads in 50 ft setback behind the apartment building
- Provide 20 ft access roads in 40 ft setback behind assisted living bldg.
- Provide additional fire truck access into the courtyards of the buildings as required.

- **Turning Radii**

- Provide 40 ft min. inside radius on all roads for fire truck maneuverability.

- **EVA Gate**

- Provide 30 ft setback in lieu of 20 ft.

# Changes from Original Submittal Per Other Agency Requests

- **Revise Entry Gate and Sign**
  - Narrow the “Y” at the entry gate per DOT request and reduce size of sign.
- **Relocate the Restaurant**
  - Relocate to the northernmost corner of the apartment building, thereby keeping it in the General Plan commercial zone. This action will eliminate the need to submit a General Plan amendment.

# Changes from Original Submittal

## Other Changes

- **Create a “Boulevard”**
  - Design the road between the apartment and the assisted living facility to contain a central tree planting strip and parking. This “boulevard” will align with the recreational area to the north, improve the aesthetics of the entire development, and reduce impervious surfaces.
- **Better Define the Pedestrian Paths.**
  - Layout over 1 km of walking paths throughout the entire development.