

#31

February 9, 2018

County of El Dorado Board of Supervisors
Michael Ranalli, Chair
Sue Novasel, Vice Chair
Brian K. Veerkamp, Second Vice Chair
John Hidahl
Shiva Frentzen
330 Fair Lane, Building A
Placerville CA

***El Dorado Hills Apartments:
General Plan Amendment A16-0001
Rezone Z16-0004
Specific Plan Revision SP86-0002-R-3
Planned Development Revision PD94-0004-R-3***

Chair Ranalli and Supervisors:

At your February 13, 2018 Board meeting you will be considering the above-referenced apartment project submitted by the Spanos Corporation. We enthusiastically support this project and encourage you to approve it next Tuesday.

As is appropriate for a new project, Lex Economou with the Spanos Corporation contacted us several years ago to introduce himself and discuss the preliminary plans for the apartments. Although the project has had its hurdles to overcome, the merits of a residential project locating within Town Center East are great. As the adjacent property owner, I can tell you that our tenants at The Marketplace will be pleased to have new residents who will shop and dine at the nearby businesses. Throughout the review and approval process at the County, the Spanos Corporation has listened to its neighbors and has brought forth a project that will greatly benefit Town Center East.

We urge a YES vote on Tuesday and we thank the Spanos Corporation for working so closely and fairly with the adjacent property owners to address any concerns that have come up along the way.

Sincerely,



Dr. Charles Syers
Syers III
Owner, The Marketplace



Katy Schardt
Compass-Commercial Group



EDC COB <edc.cob@edcgov.us>

A16-0001

1 message

Regina Roman <fambrinitech@gmail.com>

Fri, Feb 9, 2018 at 6:46 PM

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgoc.us, bosfive@edcgov.us, bosfour@edchov.us, edc.cob@edcgov.us

Dear Clerk and Supervisors,

The original plan is for a boutique hotel. I am not in favor of apartments in this location. I do not believe that putting apartments in this location is what this community desires. I recently moved to Blackstone but did live for about 2 1/2 years at Le Serra in EDH. In that time, I saw a changeover of residents and an increase in crime.

Regina Roman

New home owner in Blackstone

Sent from my iPhone

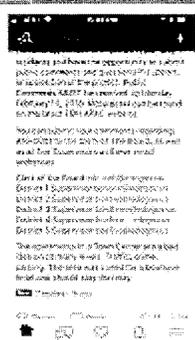


Image-1.jpg
203K



EDC COB <edc.cob@edcgov.us>

Email From Webpage ... Letter of Support for Spanos Apartments

1 message

Katy Schardt <katy@katyschardt.com>

Sat, Feb 10, 2018 at 8:39 AM

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

Cc: edc.cob@edcgov.us

Good morning Supervisors.

Attached is a letter of support for the Spanos apartment project on your agenda for Tuesday's meeting.

Katy Schardt

Compass Commercial Group

3005 Douglas Boulevard, Suite 200, Roseville CA 95661

916.660.9623

katy@katyschardt.com

 **Spanos Apartments Support Letter Feb2018.pdf**
378K

February 9, 2018

County of El Dorado Board of Supervisors
Michael Ranalli, Chair
Sue Novasel, Vice Chair
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Sincerely,



Dr. Charles Syers
Syers III
Owner, The Marketplace



Katy Schardt
Compass Commercial Group



EDC COB <edc.cob@edcgov.us>

EDH Town Center Apartments

2 messages

Lee <l.wiegand50@gmail.com>

Sat, Feb 10, 2018 at 4:49 AM

To: edc.cob@edcgov.us

Cc: Lee Wiegand <l.wiegand@sbcglobal.net>, John Hidahl <bosone@edcgov.us>

Hello,

Please let it go on record that I am not in favor of the current plans for the proposed Town Center Apartments in El Dorado Hills as the plans are for more apartments than the original zoning would allow. I may be wrong, but my understanding is the current plan in consideration are for double the allowed limit. I'm in favor of luxury apartments at that location (vacant lot near Mercedes Benz on Town Center Blvd), but not for that scope and size which does not fit our small size community.

Thanks,
Lee J Wiegand
20 year EDH resident
Governors Village

Sent from my iPhone

Lee W <l.wiegand@sbcglobal.net>

Sun, Feb 11, 2018 at 4:25 PM

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us

> Hello,

>

> Please let it go on record that I am not in favor of the current plans submitted for BOS review for the proposed Town Center Apartments in El Dorado Hills as the plans are for more apartments than the proposed general plan amendment to residential zoning would allow. I may be wrong, but my understanding is the current plan in consideration are for double the allowed limit of 24 units per acre versus 47 units per acre as proposed for residential zoning. I'm in favor of luxury apartments at that location (vacant lot near Mercedes Benz on Town Center Blvd), but not for that scope and size which does not fit our small size community. The five story parking garage and four story apartments would overshadow the existing buildings at Town Center. Please suggest that the developer revise their plans to meet the requirements for residential zoning for this site and limit their structures to three stories high to blend in with the existing structures already built nearby.

[Quoted text hidden]



EDC COB <edc.cob@edcgov.us>

Fwd: Town Center Apartments

4 messages

The BOSONE <bosone@edcgov.us>
To: EDC COB <edc.cob@edcgov.us>

Mon, Feb 5, 2018 at 10:32 AM

Please attach to item #18-0193. Thank you!

Kind Regards,

Cindy MuntAssistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook

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

From: **dale.flood** <dale.flood@sbcglobal.net>
Date: Sat, Feb 3, 2018 at 11:43 AM
Subject: Town Center Apartments
To: John Hidahl <bosone@edcgov.us>

John Hidahl,

Please stop the Apartments from being built in Town Center. Please tell the Spanos No! We moved to EDH to be out of the urban sprawl. Please don't allow it to move here as well.

Respectfully

Dale & Svetlana Flood

3548 Falkirk Way

El Dorado Hills, CA 95762

Home (916) 933-5844

Cell (916) 718-3281

E-mail: flashflood@email.com

The BOSONE <bosone@edcgov.us>
To: EDC COB <edc.cob@edcgov.us>

Mon, Feb 5, 2018 at 10:36 AM

Please attach to item #18-0193.

Kind Regards,

Cindy MuntAssistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook

----- Forwarded message -----
From: **T J Lee** <tlee105203@gmail.com>
Date: Fri, Jan 19, 2018 at 3:41 PM
Subject: Town Center Apartments
To: bosone@edcgov.us

Jan 19, 2017

Supervisor Hidahl:

I urge you to vote no on the proposed apartment complex for Town Center El Dorado Hills. The complex exceeds the general plan maximum of 24 units for no good reason other than to make more money for Mr. Spanos. Please work to stop this project and send a clear message to all developers that we don't need more congestion in our area. I hardly call a 4 way stop at vine and post a traffic mitigation. Please vote NO!

Theodore J Lee
312 Rialto Court
El Dorado Hills, CA 95762

EDC COB <edc.cob@edcgov.us>
To: The BOSONE <bosone@edcgov.us>

Tue, Feb 6, 2018 at 3:16 PM

Adding both, thanks!

Thank you. Appropriate public comment provided for upcoming agenda items will be added to the corresponding file.

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390
[Quoted text hidden]

Teresa Patane <tpatane@gmail.com>

Sun, Feb 11, 2018 at 7:03 PM

To: edc.cob@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

Lenny and Teresa Patane, residents of El Dorado Hills, urge a No Vote on the Town Center Apartments.

4 Amendments to the General Plan

Developers should be accountable to original planning and zoning and not be allowed to change the rules. The point of zoning is to establish order and logic in our communities. Stand by our General Plan.

Thank you



EDC COB <edc.cob@edcgov.us>

No apartments in Town Center

1 message

Nicole Black <nblackdh@gmail.com>

Sun, Feb 11, 2018 at 10:06 PM

To: edc.cob@edcgov.us

I encourage the BoS to vote against permitting apartments in Town Center.

Best,
-Nicole Black
EDH resident

February 1, 2018

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

RECEIVED
FEB 22 2018 AM 10:24

Re: Town Center Apartments

Dear Honorable Supervisors:

On behalf of myself Vicki Fargo VP of Mortgage Lending, Guaranteed Rate Affinity, I am writing to express my support for the approval of the Town Center Apartments. My family is devoted to preserving the quality of life in El Dorado County by providing and promoting a strong, healthy and diverse business community.

I urge you to support the Town Center Apartment project and bring a different type of housing to El Dorado Hills. I am thrilled that the project will provide its own parking, not have an adverse impact on services and most importantly will bring life to the Town Center. I can see myself living in one if my husband had passed and I no longer wanted to care for a larger home.

Construction of these apartments is essential for further business development. These new residents will support the businesses in Town Center along with other El Dorado County businesses that need customers to succeed. This project is critical for our local businesses to not only survive but thrive. Approval of the Apartments will bring much needed jobs to the community, new buyers for local businesses and new revenue for your County budget.

I urge you to support this project to show that we are business friendly and welcome investors that are interested in making major financial commitments in El Dorado County.

Thank you.



Victoria A. Fargo
3193 Ranken Place
El Dorado Hills, CA 95762
916-717-8720



EDC COB <edc.cob@edcgov.us>

Town Center Apartments

1 message

Jack Cleghorn <jacleghorn@sbcglobal.net>

Mon, Feb 12, 2018 at 3:09 PM

Reply-To: Jack Cleghorn <jacleghorn@sbcglobal.net>

To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>, "BOSone@edcgov.us" <BOSone@edcgov.us>, "BOStwo@edcgov.us" <BOStwo@edcgov.us>, "BOSthree@edcgov.us" <BOSthree@edcgov.us>, "BOSfour@edcgov.us" <BOSfour@edcgov.us>

I am totally against the proposal to change the County's Master Plan to allow the building of the proposed apartment complex in Town Center. The building of such a complex would change the atmosphere and ambiance of Town Center. It would create too much congestion, both people and cars, and ruin the family oriented feel that exists today. Crime and trouble would increase, as evidenced by the impact the Valley View apartments have caused, and drive many family outings and functions to Folsom.

I encourage a NO vote on the Town Center apartment complex. Thank you.

Jack Cleghorn
819 Royal Troon Place
El Dorado Hills, Ca. 95762.



February 12, 2018

Members of the El Dorado County Board of Supervisors

Michael Ranalli, Chair, District IV

John Hidahl, District I

Shiva Frentzen, District II

Brian Veerkamp, District III

Sue Novasel, District V

EDC BOS RCVD
FEB 12 2018 PM 1:13

Clerk of the El Dorado County Board of Supervisors

330 Fair Lane

Placerville CA 95667

SENT TO ALL BOARD MEMBERS

Dear Members of the El Dorado County Board of Supervisors,

Agriculture, Business and Communities – El Dorado is in support of the El Dorado Hills Town Center apartment project the Board of Supervisors is considering on February 13.

ABC-ED asked our researchers for an independent review of the proposal and the history surrounding it. We hope the analysis provided with this cover letter provides a perspective that can add additional material you could consider in your decision about the project.

Some of our members also plan to attend the meeting to show an in-person support of the project. We believe it is an example of a mixed use project in an appropriate place.

Thank you for considering our report and our support of the project.

Yours,

A handwritten signature in black ink, appearing to read 'Robert A. Smart', with a long horizontal flourish extending to the right.

Robert A. Smart
ABC-ED President

El Dorado Hills Town Center Apartments

Introduction

The El Dorado Hills Apartment (Town Center) project proposes 214 apartments in two four-story buildings, an adjacent five-level parking structure, plus hardscape and landscaping on a 4.7-acre site in the El Dorado Hills Town Center. The project site is surrounded on three sides (north, east and south) by existing or planned future commercial development, and adjacent to the Town Center lake and drainage corridor on the west. The upscale market-rate apartments include a mix of studio, 1- and 2-bedroom units, along with other amenities such as a clubhouse and fitness center, meeting rooms and outdoor areas.

Although the proposed project is not characterized as mixed use, it satisfies criteria for horizontal mixed-use development.¹ In fact, it is difficult to imagine a site anywhere in El Dorado County that is better suited for mixed-use commercial and housing development than the El Dorado Hills Town Center. The proposed housing project is an infill development, located within easy walking distance of employment, retail, dining and entertainment opportunities. It is also within a block of an El Dorado Transit commuter bus stop providing service into downtown Sacramento and connecting to the Folsom Iron Point light rail station, Folsom Lake College, Intel and Kaiser offices in Folsom. Most Town Center planned commercial development has already been built, alleviating a common concern with mixed-use development that the housing will be built, but never followed up with promised commercial uses.

This proposed development is in the right location, and will provide a type of housing not currently available in the area, to serve professionals, singles, and empty nesters interested in a walkable living environment in a safe community with easy access to employment locations, medical facilities and transit hubs.

Background

The El Dorado Hills Town Center is a part of the approximate 4,000 acre El Dorado Hills Specific Plan (EDHSP), approved by the County in 1988. As with many suburban master-planned communities designed during that period, its focus was primarily single-family housing, although the plan originally authorized some lower density for-sale townhomes and clustered housing units.² The 256 acres of the EDHSP south of Highway 50 at Latrobe Road was designated as regional commercial to serve the needs of regional residents as well as travelers along Highway 50. Two development plans, one for Town Center West and one for Town Center East (west and east of Latrobe Road, respectively) have been approved by the County.

The original Town Center East Development Plan (TCE PD), where the apartment site is located, was approved by the County in 1995. Although the original plan did not include housing, it contains all of the other attributes of a mixed-use development – retail, office, hotel, dining, entertainment and transit

¹ “Horizontal Mixed Use” describes residential units located in separate buildings, on one or more separate parcels, adjacent to commercial development. By contrast, “Vertical Mixed Use” is a term used to describe living units located in the same building, on floors above ground floor retail or commercial office uses.

² Development to date under the Specific Plan has been predominately detached single-family residential, and generally at lower densities than authorized. Although the EDHSP authorized over 6,100 homes, current projections anticipate fewer than 5,000 homes at buildout. It is unknown whether any townhomes or other attached housing developments authorized in the EDHSP were built.

opportunities. The proposed apartment site was originally designated as a location for a future hotel and retail shops.

Both the El Dorado Hills Specific Plan (1988) and the Town Center East Development Plan (1995) predate adoption of the 2004 General Plan, 2009 Commercial/Mixed-Use Development standards, and the 2015 Targeted General Plan Amendment and Zoning Ordinance Update (TGPA/ZOU). All of these plans allow and encourage mixed-use development, with densities of up to 20 units per acre within Community Regions. Because the EDH SP and TCE PD were the subject of development agreements between the County and landowners, they were incorporated into the General Plan and other later-adopted plans without modification.

A previous proposal to allow construction of 250 housing units in buildings up to five stories on this site was approved by the Board of Supervisors on December 2, 2014 by a 4-1 vote³. A lawsuit challenging that approval⁴ led the El Dorado County Superior Court to rule that the County had failed to conduct a proper CEQA analysis of the project. That decision is currently on appeal.

The Proposed Apartment Project

Meanwhile, the applicant has submitted an application for a new apartment project at the same site.⁵ This time, CEQA review of the project includes a full environmental impact report (EIR) rather than a mitigated negative declaration. The new project has a lower density than the prior 250-unit project and contains 214 units in two four-story buildings, with a contiguous parking structure. The application requests the following approvals: 1) a General Plan Amendment adding a site-specific policy increasing the residential density *for this site only* from 24 units per acre to 47 units per acre; 2) an amendment to the El Dorado Hills Specific Plan adding an “Urban Infill Residential” land use within the Town Center East village; 3) approval of a rezone to Residential Multi-Family Planned Development (RM-PD) with appropriate standards to implement the proposed project; 4) revisions to the Town Center East Development Plan to incorporate standards for this residential project.

The proposed apartment project is treated as a residential development within a commercial property rather than a component of a mixed-use development. However, by adding housing to the existing Town Center, all of the elements of mixed-use development are met. If analyzed as a mixed-use project, the addition of 214 apartments to the 130-acre Town Center East Planned Development represents a residential density of fewer than 2 units per acre – substantially less than the density allowed by the adopted General Plan.

The new project with upscale market-rate rental housing, including a mix of studio, 1- and 2-bedroom units, provides a housing alternative not currently available in the area. It includes a clubhouse, fitness

³ Yes: Briggs, Santiago, Mikulaco, Veerkamp; No: Frentzen.

⁴ Filed by “Citizens for Sensible Development in El Dorado Hills”.

⁵ The appeal of the trial court’s decision on the previous (250 unit) project continues. The December 14, 2017 Staff Report to the Planning Commission states: “The [new] project is proposed as an alternative to the previously approved project and will supersede that project if either (1) the pending litigation concerning the legal validity of those approved entitlements results in a final legal judgment requiring the County to rescind the entitlements, or (2) the project applicant requests rescission of those approved entitlements. As a result, the [new] project has been analyzed independently of those prior entitlements (i.e., as if those prior entitlements were not still in effect).” It is our understanding that, if the new project is approved and the approvals become final (i.e., no legal challenge is filed and the time for such a challenge expires) before the appeal is decided, the project applicant will no longer pursue the appeal, and will instead proceed with constructing the new project.

center, and other amenities. With an El Dorado Transit commuter bus stop providing service into Folsom and Sacramento, and a range of retail, employment, dining and entertainment options within easy walking distance from site, the proposed project would be expected to attract professionals and empty-nesters seeking a safe, walkable, pedestrian oriented community.