

EL DORADO HILLS APARTMENTS

Project File Nos.: A14-0001, SP86-86-0002R,
Z14-0001, PD94-0002R

Applicant: Spanos Companies



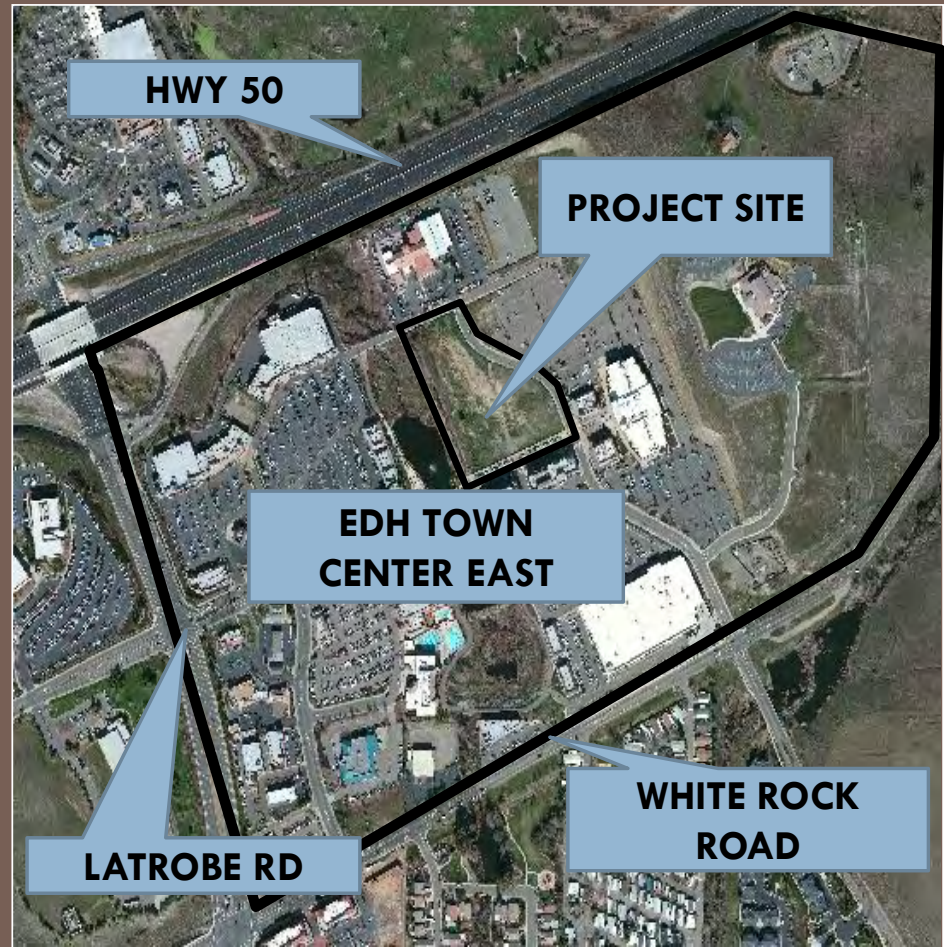
Planning Commission June 26, 2014
Agenda No. 4

PROJECT REQUEST

- Proposed Development: 250-unit apartment complex within the El Dorado Hills Town Center
- Entitlements:
 - General Plan Amendment
 - Amendment to El Dorado Hills Specific Plan
 - Rezone
 - Amendment to El Dorado Hills Town Center East Development Plan

BACKGROUND

- Project Location: El Dorado Hills Town Center
- Size: 4.56 acre (vacant site)
- Within El Dorado Hills Specific Plan (approved in 1988)
- Within the El Dorado Hills Town Center East Development Plan (approved in 1995)
- Surrounded by existing commercial uses



PROJECT DETAILS

- Unit size: Range from 576 square feet (studio) to 1,302 (2-bedroom)
- Maximum height of 60 feet, 5-story building
- Actual apartment units up to 4-story



PROJECT DETAILS

- Architectural theme and design to match existing TCE
- Modified dev't standards (ie. setbacks, building height) to accommodate design



ANALYSIS

- **Issues**

- Density
- Compatibility
- Loss of Commercial Lands

- **Analyzed against General Plan and El Dorado Hills Specific Plan.** Supported by policies including

- Concentration of intense development
- Promote mixture of housing types
- Compatibility promotes convenience and efficiency

ANALYSIS

➤ **Environmental Review**

- Subsequent Initial Study/Mitigated Negative Declaration
- Evaluation of potential impacts including as traffic, air quality, and aesthetics
- No Significant Impacts with Application of Mitigation Measures

➤ **Conditions of Approval**

- Application of various agency requirements
- Ensure orderly implementation of the project

RECOMMENDATION

- Adoption of Subsequent Mitigated Negative Declaration and Mitigation Monitoring Reporting Program
- Approve General Plan Amendment
A14-0001
- Approve Amendment to El Dorado Hills Specific Plan SP86-0002-R
- Approve Rezone Z14-0004
- Approve Amendments to Town Center East Development Plan P94-0002-R
- Subject to the Findings of Approval and Conditions of Approval

END OF PRESENTATION





