



June 29, 2017

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

RE: Site Plan Submittal
El Dorado Hill Town Center Apartments
El Dorado County, CA

Dear Mel:

We are pleased to submit the attached site plan package for the El Dorado Hill 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 Hill Apartments is a 214 unit multifamily rental neighborhood situated on 4.7 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 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 compliments the vision of creating a vibrant, well designed center incorporating memorable places for people to live, work, shop, and play.

The site plan comprises 214 dwelling units situated within two 4-story on-grade buildings with integrated structured parking for residents and guests. The dwelling units range in size from approximately 576 square feet to 1195 square feet with a mix of: 53% studio/one-bedroom and 47% 2-bedroom units. There are a total of 425;(414 vehicles and 22 motorcycle (= 11 vehicles) on –site parking spaces for a ratio of 1.99 spaces per dwelling. The residential buildings are elevator served.

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 will also compliment the scale of the existing adjacent retail and office neighborhood. 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.

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. 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 the residential use will require an amendment to the Town Center East Development Plan. Specifically, this application/entitlement request includes the following:

- General Plan Amendment
- Rezone of subject property
- El Dorado Hills Town Center PD revision
- El Dorado Hills Specific Plan revision

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

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,



Karen E. Garrett
Development Manager Northern CA.
The Spanos Corporation

Cc: Alexandros Economou
Jeff Morgan
Chris Schultze
John Binder