

**COUNTY OF EL DORADO PLANNING AND BUILDING
DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Agenda of: December 14, 2017

Staff: Efren Sanchez

DESIGN REVIEW REVISION

FILE NUMBER: DR08-0003-R/Saratoga Retail

APPLICANT: Peter L. Navarra

ENGINEER: Chris Schulze, TSD Engineering, Inc.

REQUEST: Design Review revision to add one building and reduce square footage by 6,907 square feet from DR08-0003/The Shops at El Dorado Hills. The project was originally approved by the Planning Commission in 2009 with 3 buildings totaling 30,628 square feet. Phase 1 has been constructed as a Walgreens (13,263 square feet). Phase 2 is proposed to be 3 buildings totaling 10,458 square feet consisting of: one 2,800 square foot restaurant with a drive-thru lane; one 3,000 square foot retail commercial building; and one 4,658 square foot restaurant with a drive-thru lane.

LOCATION: The property is located on the west side of El Dorado Hills Boulevard, south of the intersection with Saratoga Way, in the El Dorado Hills area. Supervisory District 1 (Exhibit A).

APNs: 120-690-07 and 120-690-08 (Exhibit B)

ACREAGE: 1.71 acres

GENERAL PLAN: Commercial (C) (Exhibit C)

ZONING: Commercial-Community Design Review District (CC-DC) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration (Exhibit O)

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff; and
2. Approve DR08-0003-R based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Design Review Permit would allow modifications to Phase II of the already approved DR08-0003/The Shops at El Dorado Hills project in the El Dorado Hills Area. Drive-thru restaurants and retail commercial buildings are allowed in Commercial zones by right; however, the Design Review Combining zone adds a requirement for a design review permit, subject to the requirements in section 130.52.030 of the Zoning Ordinance. A Design Review permit is in place currently for the entire shopping center under DR08-0003. The Planning Commission originally approved the shopping center under Design Review DR08-0003 on January 22, 2009, which included a specific site layout, building design, hardscape, and sign program (Exhibit N). The current Zoning Ordinance applies to the project, including those requirements for signs, landscaping, lighting, and parking are required for this revision under DR08-0003-R/Saratoga Retail. Staff has determined that the proposed project is consistent with the El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

PROJECT INFORMATION

Site Description: The site is located near Highway 50, in close proximity to the Southwest intersection of Saratoga Way and El Dorado Hills Boulevard. The proposed project represents an urban infill project on a site that has been previously disturbed by rough grading activities in the area associated with Highway 50 and adjacent roadways. The site has annual grassland and no trees exist onsite.

Community Commercial-zoned parcels to the North, East, South, and Multi-Unit Residential-zoned parcels to the West surround the site. Saratoga Way, a public road, provides access to the site. El Dorado Irrigation District (EID) will provide public water and sewage services to the project site.

Project Description: Design Review Revision to add 1 building, reduce the square footage by 6,907 square feet, and add two drive-through restaurants to DR08-0003/The Shops at El Dorado Hills, which was approved by the Planning Commission on January 22, 2009. The site revision splits building 2 into buildings 2A and 2B as detached buildings. Building 2A includes a drive-through restaurant of 2,800 square feet and building 2B is a proposed retail commercial building of 3,000 square feet. Building 3 would decrease its square footage to 4,658 with the change from restaurant to a drive-thru restaurant.

Access: Site access will be provided by four driveways along Saratoga Way. Two of these driveways already exist and were developed under Phase I of DR08-0003/The Shops at El Dorado Hills. The proposed driveway between building 2B and 3 will be full access to comply with court order mandates (*El Dorado County v. Serrano Associates, LLC, et al.* 2006, 2) (Exhibit P). The southern driveway proposes exit only (right turn) movement.

Parking: The proposed project is required by Zoning Ordinance Section 130.35.030 to provide 36 total parking spaces; however, the project applicants are proposing 68 parking spaces. The Planning Commission waived the Recreational Vehicle (RV) parking space requirement with the approval of DR08-0003/The Shops at El Dorado Hills due to the narrow lot configuration. The applicant is requesting the same waiver be applied to this revision (Exhibit Q).

Drive-Through Facilities: The revision includes two additional drive-through facilities that are consistent with the zoning ordinance, community design standards, parking, traffic, noise, and greenhouse gas standards. The project's consistency to these standards is discussed in the findings section.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Exhibit O) to determine if the project has a significant effect on the environment. Potential impacts for this project were not adequately analyzed during the previous Mitigated Negative Declaration, therefore, a new Negative Declaration has been prepared and a Notice of Determination (NOD) will be filed. A \$50.00 filing fee for the NOD is required and the NOD must be filed within five working days from the project approval.

The filing of the NOD begins the statute of limitations time period for when litigation may be filed against the County's action on the project. If the NOD is filed the statute of limitations ends 30 days from its filing. If no NOD is filed, it ends 180 days from the date of final action by the County.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

Exhibit A.....Location Map
Exhibit B.....Assessor’s Parcel Map
Exhibit C.....General Plan Map
Exhibit D.....Zoning Map
Exhibit E.....Aerial Map
Exhibit F.....Parcel Map
Exhibit G.....Site Plan
Exhibit H.....Grading Plan
Exhibit I.....Utility Plan
Exhibit J.....Landscape Plan
Exhibit K.....Building 3 Exterior Elevations
Exhibit L.....Building 2A Exterior Elevations
Exhibit M.....Building 2B Exterior Elevations
Exhibit N.....Staff Report for DR08-0003/The Shops at El
Dorado Hills (original application); Planning
Commission January 22, 2009 meeting
Exhibit O.....Proposed Negative Declaration and Initial Study
Exhibit P.....Judgment in Condemnation dated June 30, 2006; El
Dorado County v. Serrano Associates, LLC, et al.
Exhibit Q.....Parking and Loading Standards; Adopted December
15, 2015
Exhibit R.....Sign Package for Chick-fil-a
Exhibit S.....Saratoga Retail – Phase 2 Serrano Approval Letter;
September 7, 2017
Exhibit T.....TSD Engineering, Inc. Memorandum; October 10,
2017
Exhibit U.....Transportation Impact Study; May 25, 2017
Exhibit V.....The Habit Burger Restaurant Project Noise
Assessment; August 31, 2017