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Planning Department <planning@edcgov.us>

A16-0001 El Dorado Hills Apartments.

1 message

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Hello,

I would like to submit the following comments in regard to the the hearing on the A16-0001 El Dorado Hills Apartments project scheduled for the the Thursday January 11, 2018 Planning Commission meeting.

In studying the project for the past several months, one item I found striking that was raised in the original version of the project in 2014 - 2016 [A14-0001] when a MND was granted for the applicant to change the proposed land use from the currently zoned commercial designation, to multifamily residential, and now, again, with A16-0001, was that one of the original planned uses of the property was for a hotel development in the Town Center East PD area. At the time of the 2014 proposal, it was suggested that there was no market demand for hotel space in El Dorado Hills, and more specifically, no market demand for hotel inventory in the TCE PD area, partially justifying the Land Use change.

However, now, as the Planning Commission, and the Board of Supervisors, are being asked to accept the Final Environmental Impact Report, there is not only **a market demand for hotel space in close proximity** to the TCE PD in El Dorado Hills with **two hotel projects** proposed (Z15-0002 Monatno de El Dorado Phase II, 99 room hotel project, as well as the Z17-0004 EDH52 Commercial Development, with a proposed Hotel component), there is also **a hotel project proposed directly across Vine Street in the TCE PD from the El Dorado Hills Apartments project site (Aloft Hotel).**

I find it curious that it is suggested that El Dorado County accept an amendment to the Voter Approved General Plan to alter the current commercial zoning of the TCE PD site to a non-commercial use, when there is a clearly demonstrated market demand for the existing Land Use Zoning that is in place. A General Plan amendment should benefit both the applicant and El Dorado County residents. This amendment seems to benefit the project applicant solely, at the expense of El Dorado County residents.

Thank you for your time in reviewing these public comments.

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