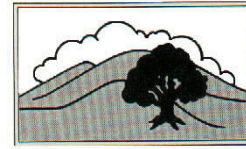


El Dorado Hills Area



Planning Advisory Committee

APAC 2017 Board

Timothy White, Chair tjwhitejd@gmail.com
John Raslear, Vice Chair jjrazzpub@sbcglobal.net
Kathy Prevost, Secretary hpkp@aol.com
1021 Harvard Way, El Dorado Hills, CA 95762

AGENDA FOR MEETING: January 10, 2018, 7:00 PM

Held at: El Dorado Hills Community Services District-Pavilion, 1021 Harvard Way, EDH

1. Call to Order
 2. Adoption of Meeting Agenda
 3. Public Comment
- NONE

APAC Chair Tim White Thanks former long time EDH resident Larry Brilliant - thanks for his years of commitment to EDH- at APAC, the CSD, the Cityhood effort, and on County Commissions.

4. Guest Speakers: Executive Pastor Jarrod Weaver of Vintage Grace Church will present Vintage Grace's plans for a new 23,000 square foot worship center and a 1,000 square foot field house. Draft project documentation can be reviewed online at <http://edcapps.edcgov.us/Planning/ProjectInquiryDisplay.asp?ProjectID=21448>

Pastor Drew Sodestrom - Moved to EDH 4 years ago. Started with a small office in The Village Shopping Center. Moved in 2016 to the current church site from Marina Village middle school. Looking to support and offer services to Youth Sports, Foster Families, and more in EDH. Need More Space - a 4th service on Sundays will be added this year. Wants to serve EDH Wants to build toward EDH Blvd to preserve neighbors views behind them on Wants to improve the upper lot Bigger venue for groups to meet. Improve curb appeal.

George : Design focus - Build on the lawn space.
Project approved in 2000 1 story. now 2 story
Future Phase for parking and field house storage.
Fits in footprint of the 2000 design

APAC Vice Chair John Raslear - Building height? Storage building?

George - Storage building will be 1 story

PUBLIC COMMENT: Parking spaces- how many?

George - existing parking provides enough for the expansion use. 168 existing. Phase 1 will 175 - Count Code requires 164.

APAC Chair Tim White: Agreement in lance with Senior center to use overflow parking?
Drew - Not a formal agreement, but there is shared use currently.

PUBLIC COMMENT: Who reviewed the design?

CSD Looked at the preliminary design, through their Design Review Process

PUBLIC COMMENT: How many parishioners?

150 'registered' - 700 attendees on Sundays, over the course of 3 services

PUBLIC COMMENT: 605 is the max capacity?

Yes. Current capacity is 300.

APAC Vice Chair John Raslear - how many attendees at one service?

Drew - no more than 500 at any one time.

APAC Vice Chair John Raslear - that is a lot of traffic at one time. Any impact to the Senior Center?

Drew - Senior Center not in use on Sundays.

George - current joint services with 400 people - hasn't been an issue so far. El Dorado County Long Range Planning looked at the plans, the current traffic, and determined that no traffic study is warranted.

Drew - Christmas service over 500 attendees. That is the largest event.

PUBLIC COMMENT: Which streets do people park on during overflow events?

Just on Lassen Ln.

Drew - kept 54 extra spaces open on Christmas services, and that is the maximum service draw.

PUBLIC COMMENT: Wayne - Lives nearby - only 1 time parking came up the street on Lassen.

PUBLIC COMMENT: how many access points to the parking lot/property?

Current 2 driveways - those will remain.

Stacy Hall Hall and Associates architect -

Nursery, with restrooms. Multi use spaces, more restrooms. Multiple classrooms with. Also a room for support space with restrooms.

Lower level built into hillside

Exterior design of building presented 3 challenges:

1 exterior elevation - complies to EDH . Earth tone. Natural materials

2 design language - Branding for Vintage Grace - industrial Farmhouse motif.

3 scale on east and west elevations. East elevation is double height - the tallest side. Tried to scale it down. West Elevation - a main entry. Brought roof line down. A lot of doors and windows. A community gathering space

APAC Vice Chair John Raslear - total height?

43 feet.

Drew - keeping new building height consistent with old building

PUBLIC COMMENT: Wayne - Lives across the street . Height is fine. Only issue is the industrial aspect of the design. Looks like a warehouse.

Drew - tried to match the area designs - earth tones, natural materials.

PUBLIC COMMENT: What is the setback from EDH BLVD?

Not sure. Consistent with approved plans from former project in 2000.

PUBLIC COMMENT: Landscaping to cover eastern exposure? Large evergreens, or similar?

This would eliminate parking space. Project needs adequate parking by code.

Questions regarding this agenda should be addressed to Timothy White at tjwhitejd@gmail.com

Mailing address: c/o El Dorado Hills Community Council

1021 Harvard Way, El Dorado Hills, CA, 95762

Not Printed or Mailed at Government Expense

PUBLIC COMMENT: This doesn't look like anything in EDH. Doesn't blend into the community right on EDH BLVD. Flagrantly doesn't match the community standards. This does not represent EDH Design standards.

PUBLIC COMMENT: Too extreme . Dial it down.

Drew - tried to match the various designs from new projects and older projects in El Dorado Hills. Newer projects have more variety.

PUBLIC COMMENT: Have you talked to neighbors
We talked to some neighbors, after the design phase.

PUBLIC COMMENT: Steve Ferry involved with form church project - Claims APAC denied a request to place cross on cell phone tower on the church site. Federal rules for Religious land use indicates Churches don't have to comply to local design standards. This a Federal standard. Community may not like it, but the church doesn't have to comply to design standards. Steve will supply links and documentation to the group.

APAC Vice Chair John Raslear - APAC didn't have an issue with the cross on the cell tower. It was the community that lived below.
District 1 Supervisor John Hidahl - community provided input to APAC submitted via the subcommittee. Community Plans established in Community plans. Shingle Springs is the first community.
APAC Chair Tim White aware of the act - Center neighborhoods rejected whorship. Doesn;t allow any church to ignore zoning or design standards.

PUBLIC COMMENT: Ellisson Rume - Crucifix is religious symbol, but that doesn't exclude the design standards. This church Temporarily had space at Francisco and Green Valley Rd (The Village Shopping Center). That site was originally intended to be residential, but was rezoned for retail/commercial. That was the design style in EDH back then. Near HWY 50 is very commercial design. Recommends softening this design, and maybe a utilize a little more local residential design cues in the church design.

PUBLIC COMMENT: Steve Ferry - height limit is 51 feet. New Signage allows for electronic reader boards.

PUBLIC COMMENT: Wayne - Parking - Recommends no overnight parking on Lassen Lane (signage, etc)..

APAC Chair Tim White - Seems appropriate to hold off on any APAC vote - believes APSC should form a subcommittee to study further, and accomodate a dialog between residents and the church
Neighbors who are interested can join the subcommittee.

5. Supervisor Communications: Supervisor John Hidahl

At the Tues 1/9/18 Board meeting - evaluated Vacation Home Rental (VHR) moratorium- Discovered that areas like Coloma have a significant VHR use. County wants to revise the VHR ordinance. Looking at the City of South Lake Tahoe's VHR policies. The proposed moratorium solution as presented was insufficient. The county will be holding a meeting in South Lake Tahoe on February 1, 2018 to hear from VHR neighbors. There are also VHR in El Dorado Hills! In December 2017, 50 applications for VHR were submitted because of the suggested moretrium. Only 5 submitted so far in January. Supervisor

Hidahl encourages people to watch the video recordings of the meetings.

Report on Community Planning process - \$250K budget for the first time, approved by the Board of Supervisors. First meeting was held in Shingle Springs, which will be the first community to consider Community Plans. The concept is to start with a set of design standards. Features. Develop design standards for Shingle Springs first. then perhaps a county wide base standard for other areas to use or start with. Hopes that Voters support it. Ongoing budgeting is critical.

PUBLIC COMMENT: Who decides the standards?

CEDAC is part of the process. Cedac/community/Staff

PUBLIC COMMENT: Sartoga Commerical - surgical center - they have graded all three lots????

Permits have been a problem before. Supervisor Hidahl will investigate and will get an answer.

6. APAC Projects

a) UPDATE- Actions taken by the Planning Commission at the December 14, 2017 Meeting with respect to the Saratoga Retail and Pavilions Memory Care Projects, and what comes next for these 2 projects. Formal APAC vote on Saratoga Retail Project.

APAC Chair Tim White Pavilions Memory Care. The Planning Commission voted to approve the final project design. APAC had concerns about traffic, and impacts on the adjoining neighborhood. APAC facilitated meetings between the developer and area residents. APAC has the Construction Superintendent's contact info, and will share it with project neighbors. Grading has started on the site, and several oak trees have been removed.

Saratoga Retail - Planning Commission voted not to support. Planning Commission has to provide findings of fact to support their denial vote, to satisfy CEQA requirements.

Finding indicates that this would be a tourist drawing project, which is inconsistent with the 2008 project approval, and RV parking waivers. Project can start over as a new project. A provision exists if Planning Director Roger Trout determines something has changed, if not, then the project is formally denied. Project Applicant has 10 days to appeal to Board of Supervisors.

It is Important for residents to show up at the Planning Commission meetings, so that the Commissioners get a sense of support or non support for a project.

PUBLIC COMMENT: KIM - Believes that the finding for denial was insufficient. Hope county determines that drive thrus are not appropriate near any residential area, county-wide.

PUBLIC COMMENT: How does the BOS react to these denials at the Planning Commission level?

District 1 Supervisor John Hidahl - each supervisor reacts individually.

It is important to influence a supervisor, and supply evidence that bolsters your position. It takes 3 votes to approve, or to deny.. Contact the Supervisor that you think is a swing vote.

Motion offered, and seconded, to support APAC DR08-0003-R Subcommittee recommendation for non-support of DR08-0003-R Saratoga Retail

APAC full vote:

White: aye

Raslear: aye

Rumsey: aye

Davey: aye

APAC Votes 4-0 to accept Subcommittee recommended non-support for the DR08-0003-R Saratoga Retail project.

b) UPDATE- Planning Commission Meeting on January 11, 2018. On the Agenda: Official Findings for Denial of Saratoga Retail project, AND Hearing to consider the El Dorado Hills Apartment Project. Updated APAC letter with respect to the El Dorado Hills Apartment Project in response to comments made in the Final Environmental Impact Report. APAC's John Davey will lead the presentation and discussion on this.

See [APAC letter responding to the Final Environmental Impact Report for A16-0001](#)

c) UPDATES- on the Central El Dorado Hills Specific Plan, AND the lawsuit filed by Rural Communities United against the County of El Dorado and the Board of Supervisors to overturn the Oak Resources Management Plan and the Oak Resources Conservation Ordinance that were approved by the Board of Supervisors on October 24, 2017.

APAC Chair Tim White - Feels that the typical 10 day time period to respond to an FEIR is insufficient and not transparent. Observes that there is no requirement in CEQA law providing for a response/review period for FEIR. Responses to the DEIR were submitted in 2016 - and still no news of the the FEIR being ready. County staff have suggested that the FEIR for the Central El Dorado Hills Specific Plan (CEDHSP) might be released 'soon'. Work continues on a Development Agreement (DA) between the developer and the County. The DA process is not transparent to County Residents.

APAC Chair Tim White - Oak Resources Management Plan and the Oak Resources Conservation Ordinance (ORMP) - Lawsuit has been filed seeking to overturn the policy. Looking to change the heritage oak standard from a 36 inch diameter to a 24 inch diameter.

Because it is ongoing litigation, District 1 Supervisor cannot comment directly on the specifics of the lawsuit. To learn more about the lawsuit, residents might want to contact Sue Taylor, Ellen Van Dyke, or Rural Communities United.

7. Nomination and Election of APAC officers for 2018.

APAC Chair Tim White - is willing to serve another term - feels that he can more effective in a second year. Secretary Kathy Prevost is absent from this meeting due to illness, but is willing to continue as APAC Secretary.

APAC Vice Chair John Raslear - is willing to serve another year. Feels that he represents the senior community, and his geographic area of El Dorado Hills, but also believes that representation from other parts of El Dorado Hills, as well as age demographics, need to be represented.

APAC Chair Tim White - believes that adding a 2nd Vice Chair is appropriate due to the increased number of projects on the horizon for El Dorado Hills - overall voting membership is down for APAC, and his goal for 2018 is to increase the number of voting APAC members.

District 1 Supervisor John Hidahl - reminds that the APAC Guidelines don't have a provision for a 2nd Vice Chair.

APAC Chair Tim White - Modifications to the APAC Guidelines can be made by majority vote of voting members during APAC meetings. Asks for a motion to add a 2nd Vice Chair.

APAC Vice Chair John Raslear **motions to amend the APAC Guidelines to add a 2nd Vice Chair. Motion is seconded.**

APAC Chair Tim White - asks for a **vote confirming adding a 2nd Vice Chair to the APAC Guidelines.**

Motion is approved

White aye
Raslear aye
Rumsey aye
Davey aye

APAC Chair Tim White - asks for nominations for APAC Officers.

A motion is offered by Ellison Rumsey to nominate:
2018 El Dorado Hills Area Planning Commission Officers
Chair: Tim White
Vice Chair: John Raslear
Secretary: Kathy Prevost
2nd Vice Chair: John Davey

Motion is seconded.

APAC Chair Tim White - calls for a **vote for the APAC Officer nominees.**

Vote Result:
White aye
Raslear aye
Rumsey aye
Davey aye

2018 EDH APAC Officers: Chair Tim White. Vice Chair John Raslear. Secretary Kathy Prevost. 2nd Vice Chair John Davey

The next EDH APAC meeting is scheduled for 7:00PM Wednesday February 21, 2018 at the El Dorado Hills Community Services District Norm Rowett Pavilion 1021 Harvard Way EDH.

8. Adjournment.

Courtesy Notice: Anyone wishing to record any segment of an APAC meeting shall express their intent to do so before they start recording.

*Website: <https://edhapac.org>

*Facebook: <https://www.facebook.com/EDHAPAC>

*Twitter: <https://twitter.com/EDHAPAC>

Questions regarding this agenda should be addressed to Timothy White at tjwhitejd@gmail.com
Mailing address: c/o El Dorado Hills Community Council
1021 Harvard Way, El Dorado Hills, CA, 95762
Not Printed or Mailed at Government Expense