



# COMMUNITY DEVELOPMENT SERVICES

## PLANNING AND BUILDING DEPARTMENT

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### MEMORANDUM

**DATE:** March 15, 2018

**TO:** Surveyor's Office

**FROM:** Char Tim, Clerk of the Planning Commission

**SUBJECT:** EL DORADO HILLS SPECIFIC PLAN – ERRATA SHEET #4:

- *Specific Plan Amendment* – Administrative Modification to El Dorado Hills Specific Plan (SP86-0002-R-3/El Dorado Hills Apartments), Village T
- *Development Plan Revision* – Revision to Town Center East Development Plan (PD94-0004-R-3/El Dorado Hills Apartments)

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On February 13, 2018, the Board of Supervisors approved the following administrative modifications to the El Dorado Hills Specific Plan and revisions to the Town Center East Development Plan.

1. El Dorado Hills Specific Plan amendment incorporating multifamily residential use, density, and related standards for the project site, which would be designated as “Urban Infill Residential” in Village T; and
2. Development Plan amendment for Town Center East incorporating multifamily residential use, density, and related design and development standards for the project site.

Area: El Dorado Hills

Assessor's Parcel Nos.: 121-290-60, 121-290-61, and 121-290-62

A portion of Sections 1, 2, 11, and 12, T9N, R8E, MDM

Acres: 4.56

The El Dorado Hills Specific Plan Errata Sheet #4 is attached and includes:

- **El Dorado Hills Specific Plan Amendments**
  - Section 1.3-Goals of the El Dorado Hills Specific Plan, Section 1.4.2-Residential Policies, and Section 1.5.2-Residential Land Use
  - Section 2.2-Residential Densities, and Section 2.3-Dwelling Unit Types
  - Table 1-Summary of Residential Use by Development Neighborhood
  - Section 3.1-Concept
  - Figure 11-Conceptual Development Neighborhood No. 4
- **Town Center East Development Plan Revisions**
  - Figure 6.1-Approximate Acreage and Planned Building Square Footage
  - Section 6.2-Planning Area Two-Town Square and Section 6.2A-Planning Area Two-Urban Infill Residential Area; Specific Development Standards
  - Appendix 2 (Specific Architectural Criteria), Appendix 3 (Specific Landscape Criteria), Appendix 4 (Specific Lighting Criteria), Appendix 5 (Master Signage Program), and Key Map

If you have any questions regarding the approved changes, please contact the Project Planner, Mel Pabalinas, for assistance. Thank you.

cc: Planning Unit  
Long-Range Planning Unit

**REQUESTED GENERAL AND SPECIFIC PLAN AMENDMENTS TO FACILITATE  
THE SPANOS CORPORATION MULTI-FAMILY RESIDENTIAL PROJECT;  
EL DORADO HILLS TOWN CENTER**

A. **Concept Behind Requested General Plan Modifications:** The Spanos Corporation (“Spanos”) is seeking to obtain requisite development approvals to construct an approximately 214-unit rental multi-family residential project on approximately ±4.565 acres of real property located within the El Dorado Hills Town Center, currently zoned and planned for commercial and retail development. The project site is within Planning Area 2 of Village T, as shown in the Specific Plan and the PD Development Plan and is located within easy walking distance of retail uses, restaurants, commercial offices and other commercial facilities developed as a part of the Town Center. Neither the Specific Plan nor the General Plan contemplate high density residential development to complement the commercial development and provide housing for employees and reduce traffic impacts because of the proximity of shopping and employment opportunities. Our review of the Specific Plan and the General Plan indicates that both documents have a number of policies, goals and objectives that would be furthered by the Project. However, the density of the proposed project is roughly twice that allowed under the current planning and zoning regulations and in this document we are setting out the requested changes to the various provisions in the General Plan and the Specific Plan that would allow consideration of the Project.

Both Government Code section 65890.1 and the General Plan Housing Element encourage land use patterns that balance the location of employment generating uses with residential uses so that commuting is minimized. The construction of a dense rental residential project in the immediate vicinity of the restaurants, shops, stores and offices that have been developed at the Town Center would substantially improve the jobs-housing balance, which is stated in Table HO-13 of the Housing Element to be well below the minimums suggested in the State General Plan Guidelines. Additionally, the Project, by concentrating very dense development within a semi-urban setting immediately adjacent to storage, shops, facilities and offices, will serve to greatly reduce the number of traffic trips generated from the Project, significantly below those trips that would be generated if the Project site were developed for commercial activity as it is currently planned and zoned.

With that in mind, it is apparent that the density provisions set out in the General and Specific Plans must be modified if the Project is to go forward. Instead of suggesting an across the board modification for increased density in all multi-family areas, we are suggesting the designation of the ±4.565 acre site as an “Urban Infill Residential Area”, within El Dorado Hills Town Center, a coordinated, mixed use development, in which density of residential development could be increased to up to 47 units per acre by adding Section 2.2.6.6 to the Site Specific Policy Section of the General Plan addressing only the ±4.565 acre project site and providing the density could be increased to up to 47 dwelling units per acre by the required PD Development Plan.

B. **Requested Changes to the General Plan:** The following are the modifications we think necessary to accompany the entitlement applications for this project, effecting a modification to Objective 2.2.6 on page 34.

1. Site Specific Policy No. 2.2.6.6 shall be added to the General Plan reading as follows:

"2.2.6.6 Within Village T as shown in the El Dorado Hills Specific Plan, the development and implementation of extensive commercial, residential and office development provides a unique opportunity to serve the needs of residential uses sited within a short enough distance to allow biking, walking and other alternative modes of transportation to avail themselves of goods and services. This Specific Policy designates the approximately ±4.565 acre site comprised of Parcels 1, 2 and 3 as shown on parcel map for Town Center East, Parcel 3.4 filed September 29, 2008 in Book 50 of Parcel Maps at page 44, Official Records of El Dorado County, California (APN Nos. 121-290-60, 61 and 62) as 'Urban Infill Residential Area'. This area, because of its proximity to extensive commercial, retail, office and similar development in the balance of the El Dorado Hills Town Center, is deemed to be appropriate for dense infill development. The density of development allowed in this area may exceed the density of development set forth in other sections of this General Plan or zoning regulations up to a density of 47 units per acre upon the approval of a PD Development Plan approval and findings that the requested level of development is appropriate. Notwithstanding any other provisions of this General Plan or the El Dorado Hills Specific Plan or the zoning ordinance, the development restrictions and standards to apply in the Urban Infill Residential Area, including height limits, shall be those out in the approved PD Development Plan."

C. **Requested Changes to El Dorado Hills Specific Plan:** The following are the changes we request to the El Dorado Hills Specific Plan that we feel are necessary to accommodate the Spanos Corporation project:

1. Section 1.3 on page 7 shall be modified by the addition of the following goal:

"j. Designate the ±4.565 acre site identified in Site Specific Policy No. 2.2.6.6 in the General Plan as an Urban Infill Residential Area, suitable for multifamily residential development. This site is located within a coordinated, mixed use development project approved by PD Development Plan, to complement extensive commercial, retail, office and other opportunities within walking, biking or other alternate transportation distances."

2. Section 1.4.2 setting forth Residential Policies shall be modified by the addition of the following:

"c. Multifamily residential buildings located within the designated Urban Infill Residential Area shall be designed to provide high density residential development in close proximity to planned or established commercial, retail, office and similar development and shall be subject to the development standards set forth in the approved PD Development Plan approving and designating said areas including maximum height."

3. Section 1.5.2 on page 21 setting forth the Summary of Plan Proposals shall be modified by the addition of the following paragraph at the end of said section:

“Dense residential development shall be encouraged in the designated Urban Infill Residential Area, which is located within a mixed use development project. The intent of establishing this area is to allow dense residential development in close proximity to extensive commercial, retail and office opportunities that can service the needs of the residents without the need to resort to vehicle trip access and can maximize walking, biking and alternate transportation to said opportunities and services.”

4. Section 2.2, residential densities in the residential land use element on page 25 shall be amended by the addition of the following paragraph:

“Within the boundaries of the El Dorado Hills Town Center, Town Center East, PD 94-04, the development of extensive commercial, retail, office and other resident serving uses has created the opportunity to designate the Urban Infill Residential Area for very dense multifamily residential development to complement the commercial development and provide opportunities for a community in which residents can walk, bike and use other alternate transportation forms to access shops, stores, offices and other services. The establishment of such high density residential use in such close proximity to residents serving uses will substantially reduce vehicle trips and mitigate other adverse environmental impacts of development. It will also provide the potential for significantly improving the job/housing balance by providing residential opportunities for employees near the many commercial establishments in the Town Center development. Pursuant to the provisions of the General Plan, the maximum density in those areas shall be as provided in the amended PD Development Plan, up to a maximum of 47 units per acre. Additionally, other development standards such as setbacks, height restrictions, and similar restrictions shall be as set forth in the approved PD Development Plan.”

5. Section 2.3, Dwelling Unit Types, on page 25 shall be amended by the addition of the following paragraph:

“The multifamily housing to be constructed in the Urban Infill Residential Area shall be attached multifamily residential structures consistent with the Residential Design Guidelines and Development Standards set forth in the PD Development Plan approval and shall be in accordance with the development restrictions set forth in said approved Development Plan with a height as set forth in said plan.”

6. Table 1, Summary of Residential Use by Development Neighborhood, on page 38 shall be amended to show that Village T, a Commercial

Neighborhood, shall have an allowed total of 214 dwelling units to accommodate the designated Urban Infill Residential Area.

7. Section 3.1, Concept, on page 41 shall be amended by the addition of the following paragraph:

“The Urban Infill Residential Area”, providing for dense residential development in close proximity to the extensive commercial development provided in Village T, is designated in the General Plan. The purpose of this designation and land use is to take advantage of the location of this site, in close proximity to extensive commercial, retail, office and other development in order to provide and maximize the opportunities for residents to fill their shopping, employment and other needs by walking, bicycle and other forms of alternative transportation without having to resort to vehicle transit. It is anticipated that this very dense infill development will significantly alleviate parking, traffic, air quality and other impacts and will significantly reduce the impacts that would have been encountered had the Town Center area developed as planned.”

8. Figure 11, Conceptual Development Neighborhood No. 4, on page 42 shall be amended to provide a depiction of the ±4.565 acre urban infill residential area which will be the site of the Spanos Corporation project.

APPLICATION TO AMEND DEVELOPMENT PLAN FOR TOWN CENTER EAST, PD 94-04

STATEMENT OF PROPOSED MODIFICATIONS TO  
REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY

A. **Introduction:** This Statement is meant to accompany the Application to Amend the Town Center East Development Plan ("Development Plan") to serve as a part of PD 94-04 in covering the El Dorado Hills Town Center Coordinated Mixed Use project. The purpose of this modification is to designate an approximately 4.565 acre site located between Town Center Boulevard and Mercedes Road in the area, designated in the El Dorado Hills Specific Plan ("Specific Plan") as Village T and designated in the PD Development Plan as Planning Area Two, as an appropriate site for urban infill residential development pursuant to the provisions of the County of El Dorado Hills General Plan ("General Plan"). The site is located immediately adjacent to extensive commercial, retail, office and similar development and provides the appropriate site for dense residential development as allowed under the General Plan and the Specific Plan in order to complement and utilize the extensive commercial uses and provide residents of the project with an opportunity to access commercial services by walking, bicycle and other means of alternate transportation, thus significantly lessening vehicle trips and other impacts. The specific project proposed on the Urban Infill Residential Area is a 214 unit rental apartment project to be constructed pursuant to the site restrictions and requirements set forth herein, in accordance with Residential Design Guidelines to be prepared and approved as a part of the approval process for the project. The project site was previously designated for commercial and other uses and the environmental impacts of dense infill residential development will be significantly less than those anticipated under its previously planned uses.

B. **Requested Changes to Regulations in PD Development Plan:** The following are the requested changes and modifications to the provisions set forth in the PD Development Plan.

1. Figure 6.1 on page 4 setting forth the Approximate Acreage and Planned Building Square Footage for the various planning areas shall be modified to reflect the addition of 214 units for residential use in Planning Area 2.

2. Section 6.2 setting forth Permitted Uses and Development Standards for Planning Area 2 shall be amended to read as follows:

**"6.2 Planning Area Two – Town Square:** Consists of approximately 18.8 acres. Buildings within the Town Square may be multiple stories; professional offices may be located over retail uses. Multifamily Residential uses with a density up to 47 dwelling units per acre shall be allowed in the Urban Infill Residential Area designated as Parcels 1, 2 and 3, Town Center East, Parcel 3.4 filed in Book 50 of Parcel Maps at Page 44, Official Records of El Dorado County, California and shown on the revised Key Map attached hereto. The following list of permitted uses supersedes those uses listed in Section 130.22.020 of the County Zoning Ordinance. Only those uses listed shall be permitted. Uses not listed may be permitted as defined in Section 4.

**Planning Area Two – Permitted Uses**

**Financial Services**

Bank  
Savings & Loan  
Finance company  
Brokerage  
Title company

**Foods**

Bakery  
Candy  
Delicatessen  
Ice Cream/Yogurt  
Specialty foods  
Liquor/wine/cheese  
Restaurants

**Recreation/Entertainment**

Cinema  
Sports club  
Arcade

**Offices**

Medical  
Dental  
Optometric

Legal  
Accounting  
Professional services

Insurance  
Real Estate  
Governmental Services

**Sports/Hobby/Special Interest**

Camera/Photography  
Coins/Cards  
Collectibles

Toys/Games  
Pet/pet supplies  
Arts/Crafts  
Fabrics

Bicycle shop  
Outfitters  
Ski shop  
Sporting goods

**Retail**

Clothing  
Shoes/Athletic footwear  
Fashion Accessories  
Jewelry & Cosmetics  
Home furnishings/  
accessories  
Interior design  
Floor coverings  
Drapes/blinds

Bath Shop  
Book store  
Box/packing store  
Copying/Printing services  
Newsstand/magazine shop  
China/glassware/crystal/  
cutlery  
Gourmet cookware

Stationers  
Video store  
Office supplies/equipment  
Gifts/Specialty  
Art Gallery  
Luggage/leather  
Imports

**Personal Services**

Barber shop  
Cleaners/Laundry  
Hair Salon  
Florist

Formalwear rental  
Shoe repair  
Tailor/Alterations

Travel agent  
Photography studio  
Key shop  
Eyeglasses/optician

**URBAN INFILL RESIDENTIAL AREA:** Multifamily Residential Use shall be allowed in the Multifamily Residential Area up to a density of 47 dwelling units per acre.

**Drive-thru facilities may be permitted as a component of all permitted uses upon review and approval of the Design Review Committee.**

3. Section 6.2A, setting forth the applicable Development Standards for the Urban Infill Residential Area within Planning Area Two, shall be added to read as follows:

**6.2A Planning Area Two – Urban Infill Residential Area; Specific Development Standards:** Attached hereto and incorporated herein by this reference are the Eldorado Hills

Town Center East Urban Infill Residential Area Residential Design Guidelines (the “Residential Design Guidelines”) which contain the applicable specific Development Standards for the Urban Infill Residential Area. Those standards include but are not limited to the following:

**6.2A.1 Residential Density** – 47 dwelling units per acre. Section 130.24.030 of the Zoning Ordinance, applicable pursuant to the provisions of Section 130.28.030, does not contain any density standard, separate from that specified in the General Plan. The Development Standards applicable to development of the Urban Infill Residential Area shall be those set out in this Development Plan. Thus, there shall be no restrictions on the size of the various units developed within the Urban Infill Residential Area so long as the density does not exceed 47 dwelling units per acre.

**6.2A.2 Maximum Residential Building Height – 60 feet**. Buildings within the Urban Infill Residential Area may be multiple stories, up to a maximum of four (4) stories in height. Building heights shall be measured, calculated, and determined according to standards set forth in Section 130.30.040 of the County Zoning Ordinance. Exceptions to this height requirement include such structures as chimneys, spires, elevators, mechanical and stair housings, flag poles, towers, vents, and similar structures which are not used for human activity. These structures may exceed the 60-foot limit by no more than an additional 12 feet.

**6.2A.3 Maximum Parking Structure Height – 60 feet, 5 tiers**. The measurement of the first tier starts at the lowest level of the garage and continues 360 degrees to the immediate level above. Subsequent tiers are measured starting at the completion of the previous tier.

**6.2A.4 Minimum Setbacks** – Minimum setback measurements shall be as set out below, from the property line to the main building line. Projections beyond the building face, such as patios, stoops, balconies, and overhangs are permitted to have a zero setback from the property line.

- (a) **Minimum Setback from Town Center Boulevard – 0 feet**
- (b) **Minimum Setback from Vine Street (private) – 4 feet**
- (c) **Minimum Setback from Mercedes Lane (private) – 4 feet**
- (d) **Minimum Setback from Central Creek Corridor Property Line – 30 feet**

**6.2A.5 Maximum Building Site Coverage** – 55 percent of total site

**6.2A.6 Maximum Impervious Surface** – 80 percent of total site

**6.2A.7 Provision of Common Open Space** – Article 8 of the County Zoning Ordinance – “Glossary” – defines “Common Open Space” as follows:

“**Common.** Open space within a development plan that is designated and intended for the use or enjoyment of all of the owners or occupants of the development. Common open space may contain such complementary structures and improvements as are necessary, desirable, or appropriate for the benefit and enjoyment of the owners or occupants of the development. Ownership of common open space is held by a homeowners association or similar organization, and access is usually restricted to property owners and residents of the development and their guests (see also ‘Private Recreation Area’).”

Furthermore, under Article 8, "Private Recreation Area" is defined as follows:

"Recreation facilities owned and operated by a homeowners' association or similar entity for the benefit of property owners within a subdivision or multi-unit residential complex. It may include, but is not limited to, swimming pools, indoor or outdoor sport courts, meeting rooms, clubhouse, and any facilities required to maintain said recreation areas.

Under the above definitions, a minimum of 30 percent of the total site shall be set aside for open space that is commonly owned or publicly dedicated.

#### **6.2A.8 Miscellaneous Development Standards**

(a) Vehicular driveway access to and from the site shall occur off of Town Center Boulevard and/or Vine Street.

(b) Common access drives shall be sized to accommodate anticipated traffic.

(c) Driveway Size: The dimensions of all driveways and aisles shall be adequate to serve the number and design requirements of the parking spaces provided, and shall be in conformance with County standards where no stated or depicted Residential Design Guideline standard is established.

(d) Off-street parking shall be required for residents and guests within the parking garage or within the Piazza Area. Off-street parking, inclusive of guest parking requirements, shall be provided as required in Section 130.35.030 of the Zoning Ordinance, as follows:

- Studio and one bedroom units – 1.5 spaces per unit
- 2 or more bedroom units – 2 spaces per unit
- Guest -1 Stall per 4 units
- Motorcycles -5% of total stalls required for motorcycles

(e) Buildings' main orientation shall be toward Town Center Boulevard.

(f) Pedestrian Connections: A pedestrian promenade with continuous street trees shall be provided on Town Center Boulevard, as shown in the existing Development Plan. Pedestrian connections shall be provided to and from other areas of Town Center East along Town Center Boulevard.

At least one accessible route shall connect all buildings, facilities, elements and spaces in the Plan Area.

4. The Specific Architectural Criteria set out in Appendix 2 shall be amended as to the Urban Infill Residential Area by the provisions of the Residential Design Guidelines.

5. The Specific Landscape Criteria set out in Appendix 3 shall be amended as to the Urban Infill Residential Area by the provisions of the Residential Design Guidelines.

6. The Specific Lighting Criteria set out in Appendix 4 shall be amended by the provisions of the Residential Design Guidelines.

7. The Master Signage Program set out in Appendix 5 shall be amended by the provisions of the Residential Guidelines.

8. The Key Map showing the various Planning Areas within Town Center East shall be replaced by the Key Map attached hereto which depicts the various Planning Area and shows the location of the Urban Infill Residential Area.

## El Dorado Hills Departments Modified Development Standards Matrix

Criteria	General Plan		El Dorado Hills Specific Plan (within Village T Commercial Neighborhood)		Zoning (Section 130.24.030 of the EDC Zoning Ordinance)		Town Center East Development Plan (see proposed Modification to TCE PD Development Standards and Design Guidelines for this Project)		Notes
	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	
Land Designation/ Use	NA- Adopted Plan (AP)		Commercial	Multifamily Residential	Commercial (CG-PD)	Residential (RM-PD)	Commercial (within Planning Area 3 of TCE)	Multifamily Residential	Once approved, all original TCE uses for the site shall be superseded by this PD
Maximum Density	24 du/ac (under Multifamily Residential ) Designation	47 du/ac max	12du/ac	47 du/ac max	No less than one thousand square feet for each dwelling or rental unit located on first and second story; and seven hundred fifty square feet for each dwelling or rental unit located on third story and above; however, the maximum density shall be no greater than the highest density (24 du/ac) established by the general plan land use element.	47 du/ac	NA	47 du/ac max	
Development Standards					Minimum lot area: six thousand square feet or a minimum lot area shall be two thousand	Minimum Lot Area: Project site consists of 4.5 acres for the proposed apartment	Minimum Lot Area: 2,500 sf	Minimum Lot Area: Project site consists of 4.5 acres for the proposed apartment	

## El Dorado Hills Departments Modified Development Standards Matrix

					<p>square feet when proposed with attached single-family dwellings; however, no lot of less than six thousand square feet shall be created prior to the dwelling being constructed;</p> <p>Maximum building coverage: NA</p> <p>Minimum lot width: sixty feet, or twenty feet when proposed with attached single-family dwellings;</p> <p>Minimum yards: front, twenty feet; sides, five feet; rear, ten feet; between separate buildings, ten feet; access court to a group of</p>	<p>complex. No new lots would be created</p> <p>Maximum Building Coverage: 47% (See proposed PD standards in the revised Design Guidelines and Development Standards for this site</p> <p>Minimum Lot Width: See proposed PD standards in the revised Design Guidelines and Development Standards for this site</p> <p>Minimum Yards: See proposed PD standards in the revised Design Guidelines and</p>	<p>Maximum Building Coverage: NA</p> <p>Minimum Lot Width: 50</p> <p>Minimum Yards: Front: 0 feet Side: 10 feet</p>	<p>complex</p> <p>Maximum Building Coverage: 47%</p> <p>Minimum Lot Width: 247 feet (along Mercedes Lane)</p> <p>Minimum Yards: Front (from TC Blvd): 0 feet Side (from Vine</p>	
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## El Dorado Hills Departments Modified Development Standards Matrix

					<p>buildings, twenty feet in width, or zero feet for all yards where common wall or party wall exists. All yard requirements in this section shall be increased by five feet for each ten feet of building height or portion thereof in excess of twenty-five feet (25')</p> <p>Maximum building height: 50 feet;</p>	<p>Development Standards for this site</p> <p>Maximum Height: 60 feet</p>	<p>Rear: 10 feet</p> <p>Maximum building height: 50 feet;</p> <p>Maximum Impervious Area: 85%</p>	<p>Street): 4 feet (from Town Center Lake); 30 feet Rear (Mercedes Lane): 4 feet</p> <p>Maximum Height: 60 feet</p> <p>Maximum Impervious Area: 80%</p>	
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