

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



Agenda of: August 23, 2018

Staff: Efren Sanchez

DESIGN REVIEW REVISION

- FILE NUMBER:** DR-R18-0001/Saratoga Retail Phase 2
- APPLICANT:** Peter L. Navarra
- ENGINEER:** Chris Schulze, TSD Engineering, Inc.
- REQUEST:** Design Review Permit revision to reduce the square footage by 6,883 square feet, and revise building 3 to include a drive-thru aisle to DR08-0003/The Shops at El Dorado Hills, which was approved by the Planning Commission on January 22, 2009.
- 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, Supervisorial District 1 (Exhibit A).
- APNs:** 120-690-07 and 120-690-08 (Exhibit B)
- ACREAGE:** 1.71 acres total
- GENERAL PLAN:** Commercial (C) (Exhibit C)
- ZONING:** Commercial Community -Design Review Community Combining Zone District (CC-DC) (Exhibit D)
- ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration (Exhibit V)
- RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:
1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff; and

2. Approve DR-R18-0001 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Design Review Revision would allow modifications to the already approved DR08-0003/The Shops at El Dorado Hills project in the El Dorado Hills Area. Drive-thru restaurants and commercial retail buildings are an allowed use by right in Community Commercial Zones; however, the Design Review Combining zone adds a requirement for a design review permit, subject to the requirements in section 130.52.030 (Design Review Permit) of the Zoning Ordinance. The design review permit is for determining if the configuration of the site plan and its design elements are consistent with adopted standards. The current Zoning Ordinance applies to the project, including those requirements for signs, landscaping, lighting, and parking are required for this revision under DR-R18-0001/Saratoga Retail Phase 2. Staff has determined that the proposed design review permit revision for Saratoga Retail Phase 2 is consistent with the CC-DC zone, as well as other applicable El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

BACKGROUND

A Design Review permit is in place currently for the entire shopping center under DR08-0003/The Shops at El Dorado Hills. The Planning Commission originally approved the shopping center design review permit on January 22, 2009, which included a specific site layout, building design, hardscape, and sign program (Exhibit U). This design review permit authorized the construction of the existing Walgreens. Rather than construction both Phase 1 and Phase 2 simultaneously, the applicant decided to revise the site plan in 2016 with a design review revision application DR08-0003-R/Saratoga Retail.

The Planning Commission denied without prejudice application DR08-0003-R/Saratoga Retail on January 11, 2018. The denial was based on findings outlined in the staff memo dated January 8, 2018, which indicated that there was inadequate information provided to justify the requested deviation from applicable zoning standards and the submitted negative declaration for the project.

The current application DR-R18-0001/Saratoga Retail Phase 2, submitted May 10, 2018 is the second design review revision. This application is a modification of the site plan and the Planning Commission must determine if the configuration of the site plan and its design elements are consistent with adopted standards, based on the recommendation presented by Planning Staff.

The project applicants facilitated two community outreach events. The first community outreach event was held at the Nugget Market in El Dorado Hills on May 14, 2018. The invitation list was driven largely by Planning Commissioner Jon Vegna's request. A number of neighbors who had provided written comments during the previous Planning Commission meeting were in attendance. The second community outreach event was held at the Holiday Inn in Town Center and it was more of a general meeting. The meeting had approximately 40 people in attendance, even though 180 homeowners within a 1,000-foot radius from the project site were invited via

mail. Generally, the meetings went well and it appealed to both community members in support and in opposition of the project.

PROJECT INFORMATION

Site Description: The property is located on the west side of El Dorado Hills Blvd at the intersection with Saratoga Way in the El Dorado Hills Area. The site is in the El Dorado Hills community region and is within a commercial district. The site has been previously finished graded with underground utilities installed due to development activities in the area associated with the approved Phase 1 of The Shops at El Dorado Hills, U.S Highway 50 and adjacent roadways. No tree exist onsite and is relatively level with no significant vegetation, which consists of annual grassland.

The surrounding land uses are residential development to the west and northwest, commercial development to the north and east, and road development (US Highway 50) and commercial development across US Highway 50 to the south (Exhibit D). 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 reduce the square footage by 6,883 square feet, and revise building 3 to include a drive-thru aisle to DR08-0003/The Shops at El Dorado Hills, which was approved by the Planning Commission on January 22, 2009 (Exhibit U). Phase 2 will include Building 2A (Exhibit I), which is proposed as a retail commercial building of 5,500 square feet and Building 3 would decrease its square footage to 4,658 with the change from restaurant to a drive-thru restaurant for a total of 10,158 square feet. **Table 1** outlines the revisions of Phase 2 from the original design review, previous revision, and current revision.

Table 1: Revision of Phase 2		
DR08-0003: The Shops at EDH Phase 2. (Approved)	DR08-0003R: Saratoga Retail (Denied without Prejudice)	DR-R18-0001: Saratoga Retail Phase 2 (Proposed)
3 proposed buildings (Exclude Phase 1: Walgreens)	3 proposed buildings (Exclude Phase 1: Walgreens)	2 proposed buildings (Exclude Phase 1: Walgreens)
Total Development at 30,682 SF	Total Development at 23,826 SF	Total Development at 23,526 SF
1 drive-thru (Walgreens)	2 drive-thru restaurants	1 drive-thru restaurant
Building 1 (Walgreens): 13,368 SF Building 2 (Commercial Retail): 11,539 SF Building 3 (Restaurant): 5,775 SF	Building 2A (restaurant with drive-thru): 2,800 SF Building 2B (commercial retail): 3,000 SF Building 3 (restaurant with drive-thru): 4,658 SF Subtotal Development: 10,458 SF	Building 2A (commercial retail): 5,500 SF Building 3 (restaurant with drive-thru): 4,658 SF Subtotal Development: 10, 158 SF
Parking: 153 parking stall (62 at Walgreens). No RV parking.	Parking: 68 parking stalls and no RV Parking	Parking: 60 parking stalls, 2 RV parking stalls, one truck-loading stall. (total 63)

Access: Three driveways along Saratoga Way.	Access: one existing primary driveway (full access), one full access, and one egress-only at the south end of the project site.	Access: Same. one existing primary driveway (full access), one full access, and one egress-only at the south end of the project site.
Pedestrian Access: One meandering sidewalk through the development.	Pedestrian Access: One meandering sidewalk through the development.	Pedestrian Access: One meandering sidewalk through the development. In addition, one sidewalk at the property's western boundary that connects to Saratoga Way.

Access: The primary access to the site would be from an existing encroachment onto Saratoga Way, a County maintained road, that was approved in Phase 1. The proposed project would add two new driveways to serve the site; one full access drive south of the main site driveway, and one egress-only driveway at the south end of the project site. The El Dorado County Department of Transportation (DOT) and the El Dorado Hills Fire Department have reviewed the proposed access and circulation for the project. The DOT analyzed the submitted focused traffic analysis and recommend standard conditions of approval. The applicant shall obtain approval of the final design of this driveway from the Department of Transportation prior to issuance of any building permit from Buildings 2A or 3.

Parking: Pursuant to section 130.35.030.1 of the El Dorado County Ordinance Code, the proposed development of the two buildings would require 35 parking spaces and one RV space. As currently designed, the proposed project would provide a total of 63 parking spaces, including two RV spaces and one truck loading stall. The proposed parking exceeds the required parking standard by 17 parking stalls over the required amount of parking. In addition to vehicle parking, the proposed project would include thirteen (13) bicycle parking racks. In addition, the Walgreens site contains many more spaces than required. With reciprocal parking rights via recorded easement, there is a total of 44 additional spaces exceeding the parking requirements for the entire site of Phase 1 and 2.

Pedestrian Access: The site would provide two main access points for pedestrians. One access point connects to Saratoga Way on the property's western boundary. The second access point connects to the parking lot of the adjacent Walgreens property. The pedestrian access points connect in the middle of the site and allow for continuous pedestrian access throughout the project site. Both pedestrian aisles would provide crosswalks when intersecting driveways and streets. A sidewalk is proposed to be extended along the projects southern boundary on Saratoga Way to connect with the existing sidewalk of Walgreens to the north.

Landscaping: The proposed project would be designed to blend with the surrounding development. Both buildings would have landscaping on the exterior, which would provide an aesthetic backdrop similar to Walgreens. The walls and fencing would partially shield the development from neighboring residences and roadways. The entire drive-thru aisle will be shielded by the retaining wall and decorative fence planted with vines. Additional features include: an open patio on the eastern side of Building 2A, bicycle racks, overhead trellis along pedestrian walkways and ornate landscaping features.

Lighting: The lighting design includes pole mounted parking lot lights and exterior lighting. All lighting would be designed to minimize light/glare impacts to the adjacent properties by ensuring that all exterior lighting and pole-mounted parking lot and driveway lighting be shielded and directed downward. Light-emitting diode (led) luminaires would be used for all of the proposed outdoor lighting. Lighting would be consistent with the El Dorado County lighting standards established in Chapter 130.34 of the El Dorado County Zoning Ordinance.

Drive-Through Facilities: The project would develop Building 3 as a drive-thru restaurant. The drive-thru would be located on the southeast corner of Building 3, adjacent to the US Highway 50 West bound on-ramp and El Dorado Hills Boulevard. The drive-thru call box would be located on the southern portion of the site facing US Highway 50. The call box was strategically located facing US Highway 50, because the highway constitutes a substantial source of noise in the area and would minimize the negligible noise produced by the call box. The most likely tenant for Building 3 would be Chick-Fil-A, which would employ approximately 15 workers per shift, with two shifts per business day. Note: Chick-Fil-A is currently not open on Sundays.

General Plan and Zoning Ordinance Consistency: As discussed in the in the Findings, staff has determined that the proposed project, as conditioned, is consistent with the applicable policies in the County of El Dorado General Plan, as well as the provisions of the Commercial (C) land use designation. It is also consistent with the Community Commercial (CC) Design Review– Community (-DC) Combining Zone District and other Zoning Ordinance requirements.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Exhibit V). Staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment; therefore, a Mitigated Negative Declaration has been prepared. The project proposes a less than significant impacts on the environment with specific mitigation measures outlined within the Transportation, Cultural Resources, and Air Quality categories of the Initial Study. The Initial Study and Conditions of Approval indicate two proposed mitigation measures to bring project impacts to less than significant level during the PM peak hour for the intersection of Saratoga Retail/El Dorado Hills Boulevard and Latrobe Road and Town Center Boulevard. The impacts at these intersections can be mitigated by off-site improvements including optimization of the Latrobe Road coordinated signal system, restriping of the Town Center Boulevard intersection, and paying fair share of Traffic Impact Mitigation Fees, as indicated by Mitigation Measure M1 and M2. The mitigation measures for Air Quality include best management practices during construction (AQ-1) and documentation for the presence or absence of naturally occurring asbestos (AQ-2 or AQ-3). The mitigation measures for Cultural Resources includes actions to help avoid or minimized the impacts to potential accidental discovery of historic (CUL-1), archeological (CUL-2), and human remains (CUL-3). The prescribed mitigation measure for the project will help bring the categories of Air Quality, Cultural Resources, and Transportation/Traffic to a less than significant level.

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 of 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.

In accordance with California Fish and Wildlife Code Section 711.4, the project is subject to the current fee after approval, but prior to the County filing the notice of Determination of the project. This fee plus the \$50.00 filing fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The fee is forwarded to the State Department of Fish and Wildlife and is used to help defray the cost managing and protecting the State's fish and wildlife resources.

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.....	Aerial Site Plan
Exhibit G.....	Site Plan
Exhibit H.....	Site Plan with Color
Exhibit I.....	Overall Site Plan with Phase 1
Exhibit J.....	Grading Plan
Exhibit K.....	Utility Plan
Exhibit L.....	Landscape Plan
Exhibit M.....	Irrigation Plan
Exhibit N.....	Lighting Details
Exhibit O.....	Building 2A Exterior Elevations
Exhibit P.....	Building 2A Floor Plan
Exhibit Q.....	Building 3 Exterior Elevations
Exhibit R.....	Building 3 Exterior Elevations Northwest
Exhibit S.....	Building 3 Exterior Elevations South
Exhibit T.....	Building 3 Patio Area
Exhibit U.....	Staff Report for DR08-0003/The Shops at El Dorado Hills (original application); Planning Commission January 22, 2009 meeting
Exhibit V.....	Proposed Mitigated Negative Declaration and Initial Study
Exhibit W.....	Parking and Loading Standards; Adopted December 15, 2015
Exhibit X.....	Preliminary Signage Package for Building 3
Exhibit Y.....	Noise Assessment; August 31, 2017
Exhibit Z.....	Saratoga Retail Supplemental Traffic Analysis