

S14-0010/Westmont Living Assisted Living-Memory Care Facility – As approved by the Planning Commission on July 28, 2016

Findings

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made pursuant to Section 66472.1 of the California Government Code:

1.0 CEQA FINDINGS

- 1.1 An Addendum to the previously certified Carson Creek Specific Plan (CCSP) Environmental Impact Report (EIR) dated September 24, 1996 was prepared for the project in accordance with the California Environmental Quality Act (CEQA) Guidelines § 15164. An accompanying Initial Study was conducted to determine whether the environmental impacts of this project are similar in nature and scale to those previously evaluated, and whether the conditions identified Sections 15162 and or 15163 requiring a Subsequent or Supplemental EIR have occurred. Specifically, the study evaluated the project's potential impacts to resources including Aesthetics, Air Quality, Biological, and Traffic, and concluded that the proposed project's impacts are less than significant with incorporation of mitigation measures set forth in the Mitigation Monitoring Reporting Program in the CCSP EIR. Staff has reviewed and verified that all measures have been satisfied through the design of the project or with the application of appropriate conditions.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department, Planning Services, at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

- 2.1 The project site is designated Adopted Plan in the General Plan. This land use category recognizes areas for which specific land use plans, in this case the Carson Creek Specific Plan, have been prepared and adopted. Specific plans are accepted and incorporated by reference, and the respective land use map associated with each such plan is adopted as the General Plan map for each such area.

Community care facilities were anticipated and reviewed in the Carson Creek Specific Plan and the associated Environmental Impact Report. Policy General Plan Policy 2.2.5.9 recognizes the need for extended family support service uses to be allowed in residential areas of the CCSP.

- 2.2 As this project is a contemplated use in the CCSP, which is subject to a Development Agreement, the project is not subject to revised General Plan policies as a result of Measure E initiative.

3.0 ZONING FINDINGS

3.1 The proposed use is consistent with Title 130.

The use is allowed by Conditional Use Permit within CCSP Multi-Family (MF) residential zone district and has been found to be consistent with the development standards for the CCSP and Zoning Ordinance requirements for setbacks, coverage, height, parking, lighting, and landscaping.

4.0 ADMINISTRATIVE FINDINGS FOR A CONDITIONAL USE PERMIT

4.1 The issuance of the permit is consistent with the General Plan.

The proposed community care facility is consistent with the Carson Creek Specific Plan and therefore is consistent with the General Plan.

4.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.

Community care facilities were anticipated and reviewed in the Carson Creek Specific Plan and Environmental Impact Report. Therefore, the proposed uses would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood

4.3 The proposed use is specifically permitted by Conditional Use Permit pursuant to this Title.

The proposed use is a use allowed by Conditional Use Permit in Carson Creek Specific Plan MF residential districts.