

FROM THE PLANNING COMMISSION MINUTES OF JUNE 9, 2016

AGENDA ITEMS

4. 16-0582 Hearing to consider the El Dorado Hills Memory Care (The Pavilions) project [Planned Development PD15-0003]* for Phase 1 construction and operation of a memory care facility on property identified by Assessor's Parcel Number 124-140-33, consisting of 6.85 acres, in the El Dorado Hills area, submitted by Family Real Property; and staff recommending the Planning take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d);
- 3) Approve Planned Development PD15-0003 based on the Findings and subject to the Conditions of Approval as presented; and
- 4) Adopt a map amendment removing a portion of a vehicular access restriction recorded along Green Valley Road.
(Supervisorial District 1)

Prior to hearing the item, Commissioners Shinault and Williams disclosed that they had met with the applicant, while Chair Stewart disclosed he had spoken to the applicant over the telephone.

Mel Pabalinas presented the item to the Commission with a recommendation for approval. He referenced the Staff Memo dated June 8, 2016 recommending modifications to Condition #28 and removal of Condition #29. Mr. Pabalinas also recommended amending Finding 2.1.6 by deleting the sentence referencing a Facility Plan Report.

Mr. Pabalinas identified the following typos located in the Staff Report:

- Page 2, 3rd paragraph from the bottom, 1st sentence: "*At a finished ~~pad~~ floor elevation of 615.5 feet, ...*"; and
- Page 3, 3rd paragraph from the top, 1st sentence: "*A total of ~~15~~ 16 stalls...*".

Jeremy Sutter of JD&A Architects, applicant's agent, made the following comments:

- Thanked staff for their efforts with the project;
- Spoke on the history of the site and the past public comments that they had received on previous proposals;
- There is a significant need for this type of project in the County;
- This particular use will generate a low volume of traffic that would be comprised of staff, visitors, and delivery services; and
- Spoke on the need for the phases.

Steve Balliet of JD&A Architects, applicant's agent, made the following comments:

- Commercial use but residential in nature;
- Spoke on the building footprint; and

- Surrounding neighborhood had been shown this concept and they received a positive response from them.

In response to Chair Stewart's inquiry on the entrance/exit from Green Valley Road, Matt Weir of Kimley-Horn & Associates, applicant's agent, spoke on the traffic study and acceleration/deacceleration lanes.

Commissioner Miller expressed deep concern on another driveway being placed on Green Valley Road, particularly that close to Francisco Drive.

At the request of Chair Stewart, Andrew Gaber with the Transportation Division, spoke on the nearby Safeway driveway design and the differences in the traffic volume between the two projects.

Discussion ensued on the use of Cambria Way and the necessity to have two points of access.

Brian Glover, owner of the business in question, made the following comments:

- Spoke on the visitor flow for these types of businesses and how the parking lots are not impacted;
- Concern on parking issues is valid but from his past experience, it doesn't occur;
- Spoke on the number of employees and their shifts;
- Not economically feasible to build Phase 1 by itself;
- Can provide locations of other similar businesses that will show open parking lots;
- Currently, there is an unmet demand of 218 people in the community that need this type of facility and businesses in surrounding areas have a waiting list.

Lenny Patane made the following comments:

- Requested that when an agenda had a large number of items located in El Dorado Hills, that the meeting be moved to El Dorado Hills and held in the evening so people can attend after work;
- This is a great project and is as low an impact as they are ever going to see on that site; and
- Requested the developer to leave as many Heritage Oak trees as possible.

Claire Lebeaux made the following comments:

- Thanked the Commission for their efforts;
- Appreciated Chair Stewart's comments on the need to look at the big picture;
- Last proposal had a huge turnout from the neighborhood, but this time she was the only one present;
- Developer has worked with the community to help develop an appropriate use for this site and this is the best use for it;
- Spoke on lighting and trash pick-up times;
- Voiced noise concerns on when ambulances respond; and
- Displayed pictures of surrounding roads while discussing traffic safety.

Chair Stewart closed public comment.

Discussion ensued between Commissioner Shinault and Dave Crosariol of CTA Engineering & Surveying, applicant's agent, on the cut and landscaping.

In response to Chair Stewart's inquiry on the traffic study recommendation of deceleration lanes, Mr. Gaber provided an explanation as to why staff did not support that recommendation for this project.

In response to Chair Stewart's suggestion on a compromise on the trash enclosure locations for Phase 1 and 2, County Counsel Dave Livingston reminded the Commission that only Phase 1 was before them today. Chair Stewart stated that if Phase 2 comes before the Commission, he would like to see the trash enclosure location remain in the same spot as in Phase 1.

Chair Stewart made the following comments during the hearing:

- Referred to El Dorado Hills APAC comment regarding signs on parking;
- Lighting Ordinance applies;
- Commercial is all around the site; and
- This project would not be conditioned for pork chops as mentioned during Ms. Lebeaux's public testimony.

There was no further discussion.

Motion #1

Motion: Commissioner Miller moved to take the following actions: 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff; 2) Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d); and 3) Approve Planned Development PD15-0003 based on the Findings and subject to the Conditions of Approval as amended: (a) Modify Finding 2.1.6 by deleting the sentence referring to a Facility Plan Report; and (b) Modify Condition #28 and delete Condition #29 as identified in the Staff Memo dated June 8, 2016. MOTION FAILED DUE TO LACK OF A SECOND.

Motion #2

Motion: Commissioner Hansen moved, seconded by Commissioner Williams, and carried (4-1), to take the following actions: 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff; 2) Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d); 3) Approve Planned Development PD15-0003 based on the Findings and subject to the Conditions of Approval as amended: (a) Modify Finding 2.1.6 by deleting the sentence referring to a Facility Plan Report; and (b) Modify Condition #28 and delete Condition #29 as identified in the Staff Memo dated June 8, 2016; and 4) Adopt a map amendment removing a portion of a vehicular access restriction recorded along Green Valley Road.

AYES: Shinault, Williams, Hansen, Stewart

NOES: Miller

This action can be appealed to the Board of Supervisors within 10 working days.