

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of:

June 9, 2016

Staff:

Jennifer Franich

SPECIFIC PLAN AMENDMENT

FILE NUMBER: SP94-0002-R-2/Carson Creek Specific Plan Amendment

APPLICANT: Anthony G. Scotch

OWNER: El Dorado Hills Business Park Investors, LLC

ENGINEER: Perkins, Williams, & Cotterill Architects

REQUEST: Specific Plan Amendment to amend the text of the Carson Creek Specific Plan, Section 4.8 – Local Convenience Commercial (LC) and Community Center (CC) to allow:
1) Community Care Facilities with a Conditional Use Permit; and
2) Increase the maximum floor-to-area ratio (FAR) from 0.40 to 0.50.

LOCATION: On the east side of White Rock Road, north of the intersection with Carson Crossing Drive, in the Carson Creek Specific Plan Area in El Dorado Hills, Supervisorial District 2 (Exhibit A).

APN: 117-490-01-100 (Exhibit B)

ACREAGE: SP94-0002-R-2/Carson Creek Specific Plan: 710 acres
Local Convenience Commercial Zone/Site: 4.11 acres

GENERAL PLAN: Adopted Plan (AP) – Carson Creek Specific Plan (Exhibit C)

ZONING: Carson Creek - Local Convenience Commercial (LC) (Exhibits D and E)

ENVIRONMENTAL DOCUMENT: Environmental Impact Report (EIR) Addendum pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines

RECOMMENDATION: Staff recommends that the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Adopt the EIR Addendum pursuant to Section 15164 of the CEQA Guidelines; and
2. Amend Section 4.8 – Local Convenience Commercial (LC) and Community Center (CC) of the Carson Creek Specific Plan (CCSP) to allow community care facilities with a Conditional Use Permit in the Local Convenience Commercial (LC) Zone and an increase in the maximum floor-to-area ratio (FAR) from 0.40 to 0.50.

EXECUTIVE SUMMARY

This Specific Plan Amendment would amend the text of the Carson Creek Specific Plan (CCSP) to allow community care facilities in the Local Convenience Commercial (LC) zone with a Conditional Use Permit. The LC zone designation applies only to the subject 4.11 acre parcel.

The applicant has discussed with the County the potential development of an assisted living facility, which is a type of Community Care Facility, at this site. Although Community Care Facilities are allowed within most of the residential zones in the CCSP, they are currently not allowed in the LC zone. The Amendment is required in order to allow a potential community care facility (e.g. assisted living facility) at the site. The Amendment would require a Conditional Use Permit for the project, which is subject to additional discretionary review. Staff recommends approval of this Specific Plan Amendment and the adoption of the EIR Addendum because it is consistent with other applicable policies of the Specific Plan and the County General Plan; does not create any new environmental impacts are created; and does not preclude other uses that are allowed by right or by special use permit in the Carson Creek Specific Plan LC Zone.

SITE DESCRIPTION

The project site consists of 4.11 acres of commercially designated land within the CCSP. The project site is located on the east side of White Rock Road at the county line between El Dorado County and Sacramento County. The project is located adjacent to existing residential uses to the east and new single family residential to the north. Lands to the west of the project site are within the City of Folsom and are undeveloped and currently used for grazing of livestock. The site is moderately sloped with a relative high point near the center of the site. Vegetation is limited to native grasslands (Exhibit F). The project frontage along White Rock Road and Carson Crossing Drive has been improved with existing curb, gutter, and sidewalk improvements. The project site is buffered from White Rock Road via a 20-foot wide landscape buffer as required by the CCSP.

PROJECT DESCRIPTION

This project is an amendment to the CCSP to allow community care facilities in the LC Zone. The text amendment would include community care facilities under the uses allowed with a Conditional Use Permit in the LC zone, and allow an increase in the maximum floor-to-area ratio (FAR) from 0.40 to 0.50 (Exhibit G).

Senior-related facilities, including but not limited to congregate care, skilled nursing, and assisted living, are allowed with a special use permit in the Multifamily, Single Family (7,000 square foot minimum), Single Family (6,000 square foot minimum), and Single Family (3,000 square foot minimum) zones in the CCSP. However, this use is not currently allowed in the Local Convenience Commercial Zone. The El Dorado County zoning ordinance defines Community Care Facilities as, "Any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children, adults, or children and adults..." (130.80.020). This definition would allow for senior assisted living or memory care facilities, but exclude senior housing that does not include a service or care aspect. The proposed commercial facilities currently listed under the LC zone would remain viable.

FAR is the ratio of all the floor area of a building (including multistory buildings) to the size of the lot. An increase in FAR from 0.40 to 0.50 is proposed as part of the amendment proposal. This change would result in an added amount of allowable commercial floor area at the site. The limits to lot coverage and height set forth in the CCSP are not proposed to be changed and would continue to apply to the LC zone. The applicant has provided a preliminary site plan with building envelopes and project entry design (Exhibit H). These drawings are for informational purposes, identifying the way the parcel could be developed.

Background:

The CCSP was approved by the Board of Supervisors on September 24, 1996, with amendments incorporated on September 28, 1999. The amendments reduced the density of the project, established the project as an age restricted community, and change the land use map to reflect the changes. Section 6.3 (2) of the CCSP requires Planning Commission review and approval for "major" amendments to the plan, as determined by the Planning Director.

The CCSP encompasses 710 acres, with a buildout of 1,700 residential units, up to 40,000 square feet of commercial uses, 449,605 square feet of research and development, 780,279 square feet of industrial uses, 37 acres of public park area, and 198.9 acres of enhanced open space. The proposed land uses are planned to create a balanced community, with detached single-family housing, apartments, parks, commercial, research and development, industrial, and civic uses. The plan incorporates both contemporary and traditional design concepts to create a place where residents will be able to safely walk to parks, grocery stores without having to compete with cars on busy streets (CCSP pp. 3-1). The amendments to the CCSP included restricting the majority of the housing area to seniors 55 years of age or older.

Development within the LC land use designation is intended to permit small convenience shopping sites such as delis, cleaners, cafes, general stores, and other local services such as beauty and barber shops, with the potential for office space above, serving individual neighborhoods. Residential uses may be incorporated into spaces above ground floor retail uses by right.

Though the project site is still appropriate for the identified commercial uses, there is an increase in demand for senior care facilities. While community care facilities are not specifically listed as a used allowed in the LC zone, the uses associated with such facilities would be compatible with the anticipated and surrounding land uses. The amendment would allow for senior assisted living or memory care facilities, but exclude senior housing that does not include a service or care aspect. For this reason, the use would not be considered a fully residential use and the number of housing units specified under the Specific Plan would not increase. The units developed as part of a community care facility would not count toward the 1,700 unit maximum identified in the CCSP. The proposed facility would be reviewed under a Special use permit and conditioned as needed in order to be consistent with the development standards in the CCSP.

The applicant proposes the eventual development of an assisted living facility at the site. The addition of community care facilities as a use in the LC zone would not preclude development of commercial uses, but instead allow a use, with a special use permit, to serve the existing community by providing a wider range of housing options to the current residents of the age-restricted housing to the east as they age. With approval of the Specific Plan Amendment, a community care facility, which includes, but would not be limited to, an assisted living facility, would be allowed at the site with an approved Conditional Use Permit. The Conditional Use Permit would be reviewed under a separate discretionary review process and would include a specific site plan, facility operation plan, and project-specific approvals. A Specific Plan Amendment, like a General Plan Amendment, must be heard first by the Planning Commission, with a recommendation to the Board of Supervisors. The Board will hold a hearing and make the final decision.

ENVIRONMENTAL REVIEW

An Addendum to the Program EIR for the CCSP (Attachment I) in accordance with Subsection (a) of the CEQA Guidelines Section 15164 has been prepared to determine if the project would have a significant effect on the environment. It has been determined that none of the conditions described in Sections 15162 or 15163 calling for the preparation of a subsequent or supplemental EIR have occurred.

SUPPORT INFORMATION

Findings

Exhibit A.....	Location Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	Land Use Map
Exhibit D.....	Zoning Map
Exhibit E.....	Carson Creek Specific Plan Land Use Plan
Exhibit F.....	Aerial Map
Exhibit G.....	Carson Creek Specific Plan
Exhibit H.....	Senior Living Site Study
Exhibit I.....	Addendum to the Program Level Environmental Impact Report for the Carson Creek Specific Plan
Exhibit J.....	Mitigation Monitoring and Reporting Program