

## AMENDMENTS AND REVISIONS

### Specific Plan Amendment SP13-0001/Planned Development Revision PD95-0002-R/ El Dorado Hills Retirement Residence Planning Commission/February 27, 2014

1. Prior to approval of the proposed senior residential care facility, the following amendments and revisions shall be adopted:
  - a. SP13-0001, El Dorado Hills Specific Plan amendments to Village U (Town Center West) uses and development standards; and
  - b. PD95-0002-R, Development Plan revisions to allow a residential senior care facility in Town Center West and to the applicable development standards;

#### **SP13-0001:**

The El Dorado Hills Specific Plan shall be amended as follows:

#### 2. **AMENDMENT 1:**

##### **“Section 1.4.2.1 Architecture**

The policies set forth in this section are intended as guides to the general architectural style and appearance employed in the construction of all residences in the Plan area. The objective is to provide for building design and placement in a manner that reflects the natural character of the Plan Area and the particular village.

- a. Buildings generally shall be limited to ~~two~~ three stories in height except in instances where topography reasonably allows higher structures that would not detract from visual amenities.”

##### **“Appendix B, Section 2.1.a**

- “a. Buildings in general shall be limited to ~~two~~ three stories except where topography allows higher structures to be built without causing a significant visual impact.”

#### 3. **AMENDMENT 2**

**(Shall be amended to ~~strikeout the original Specific Plan summary and underline the current approved maps in the Serrano portion plus this project.~~)**

a.

“Table 1  
 Summary of Residential Use by Development Neighborhood

Specific Plan Area	(a) Dwelling Units	(b) Net Acres <sup>(2)</sup>	(c) Net D.U./Ac
<b>Commercial Neighborhood</b>			
Village U	<del>0</del> <u>130</u>	5.5	<u>24</u>
Subtotal	<del>0</del> <u>130</u>	5.5	<u>24</u>
Grand Total	<del>6,162</del> <u>4,956</u>	<del>2,021</del> <u>2,048.5</u>	<del>3.05</del> <u>2.42</u>

b.

“Table 1  
 Summary of Residential Use by Development Neighborhood

Specific Plan Area	(a) Dwelling Units	(b) Net Acres <sup>(2)</sup>	(c) Net D.U./Ac
<b>Miscellaneous</b>			
Village T (by others)		126	
Village U (by others)		<del>130</del> <u>124.5</u>	
Subtotal		<del>256</del> <u>250.5</u>	

**PD95-0002-R:**

The Town Center West Development Plan shall be revised as follows:

4. **REVISION 1.**

**“Figure 2: Planned Square Footage by Use and Planning Area**

	LM	RD	BPO	C	<u>CCF<sup>2</sup></u>	Total
Planning Area A	250,000	200,000	27,000	10,000 <sup>1</sup>	<u>114,000</u>	<del>477,000</del> <u>591,000</u>
Planning Area B	300,000	47,000				347,000
Planning Area C			237,000	250rm Hotel <sup>1</sup>		237,000
Planning Area D		150,000	194,000	15,000 <sup>1</sup>		344,000
Planning Area E				35,000 <sup>1</sup>		60,000 <sup>1</sup>
Total	550,000	397,000	458,000	60,000 <sup>1</sup>	<u>114,000</u>	<del>1,465,000</del> <u>1,579,000</u>

Note <sup>1</sup>: The total Planned Square footage of Category C use shall not exceed 60,000 square feet. When allocated to a Planning Area other than Planning Area E, the number of square feet of Category C uses allocated shall be deducted from Category BPO.

Note <sup>2</sup>: Community Care Facility (CCF)”

5. **REVISION 2.** (Page 2):

**“Town Center West**

**Planning Area A** is located on the southeast quadrant of Town Center West with access provided by Town Center Boulevard. Planning Area A consists of approximately 36 acres. Planned building square footage is ~~477,000~~ 591,000 square feet.

6. **REVISION 3.**

**“Figure 1: (Planning Areas and Planned Building Square Footage)**

	Area Acreage	Planned Building Square Footage
Planning Area A	36.3	<del>477,000</del> <u>591,000</u>
Planning Area B	29.7	347,000
Planning Area C	24.4	237,000
Planning Area D	22.7	344,000
Planning Area E	7.1	60,000
Roads	10.9	
Totals	131.1	<del>1,465,000</del> <u>1,579,000</u> ”

7. **REVISION 4.**

**“2. The Development Standards**

(Refer to the Improvements Phasing Plan for Planning sub-Areas.)

**2.1 Planning Area A**

**2.1.1 Building Height** – Buildings situated in Planning sub-Area A1 shall be limited to 50 feet in height, and A2 shall be limited to 35 feet in height, whereas buildings in Planning sub-Area A3 shall have a maximum height of 65 feet.”