



# EL DORADO HILLS RETIREMENT RESIDENCE

Lenity Architecture, Inc.

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# Site and Surrounding Area



**LOCAL SERVICES**

**TOWN CENTER**

- THEATER
- RETAIL
- TARGET (INCLUDING PHARMACY)
- POST OFFICE
- DINNING
- DENTAL
- MEDICAL
- NUGGET GROCERY
- PROFESSIONAL SERVICES

**TOWN CENTER WEST**

- FUTURE RETAIL
- FUTURE COMMERCIAL

**EL DORADO HILLS BUSINESS PARK**

- DENTAL
- MEDICAL
- CHURCHES
- PROFESSIONAL SERVICES

**RALEY'S SHOPPING CENTER**

- RALEY'S GROCERY (INCLUDES PHARMACY)
- DINNING
- SALONS
- SHOPPING

**PARK OAKS VILLAGE**

- OPTOMETRY
- URGENT CARE
- PROFESSIONAL SERVICES
- BANKING

**THE SHOPS**

- WALGREENS
- FUTURE DINNING
- FUTURE RETAIL

**LA BORGATA SHOPPING CENTER**

- BANKING
- DINNING
- PROFESSIONAL BUSINESS
- RETAIL

**MONTAÑO**

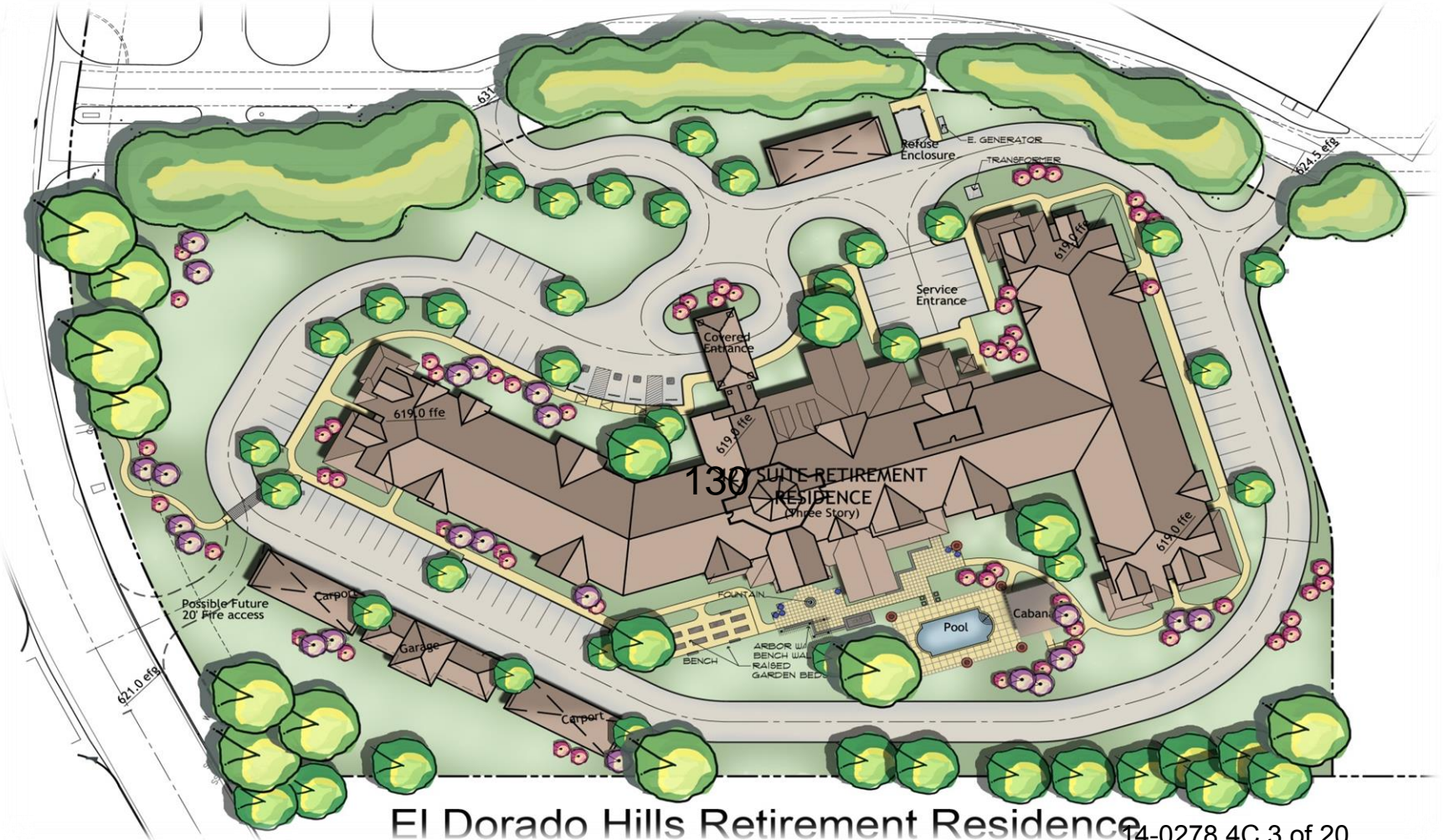
- BANKING
- DINNING
- RETAIL



Not to Scale

# Site Plan

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# Site Plan & Location

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- Excellent Visibility
- Compatible with surrounding uses
- Located near single and multi family neighborhoods to allow seniors to remain a part of the community
- Excellent access to local services and businesses with no significant impact on traffic, especially during peak hours
- Ample parking will be provided for staff, residents and guests
- Majority of site will be landscaped open space with walking paths, seating areas and gardens for residents

# Application Requests

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- Specific Plan Amendment, Development Plan Amendment, and a Special Use Permit to allow a residential senior care facility,
- Parcel Map creating one 14.8 acre and one 5.5 acre lot, and a Development Plan revision to the existing commercial property
- Received unanimous support by APAC
- Staff recommends approval with conditions
- Applicant agrees with conditions

# Consistency with Planning and Zoning

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- The Eldorado Hills Specific Plan contemplated flexibility as indicated by the following language describing permitted uses within Village U: “Uses include, but are not necessarily limited to: hotel/convention center, restaurants, medical facilities, highway commercial, and office parks”
- The CG zone allows for “Community Care Facility” with a Special Permit
- “Community Care Facility” is defined in part as “Any facility, place or building which houses more than six people and is maintained and operated to provide nonmedical residential care. . . Community care facilities are broken down into three sub categories as follows: 1. “Residential facility” means any family home, group home, social rehabilitation facility or similar facility determined by the director, for twenty-four-hour nonmedical care to persons in need of personal services, protection, supervision, assistance, guidance or training essential for sustaining the activities of daily living or for the protection of the individual”
- Senior residential facilities are compatible with commercial and office uses.

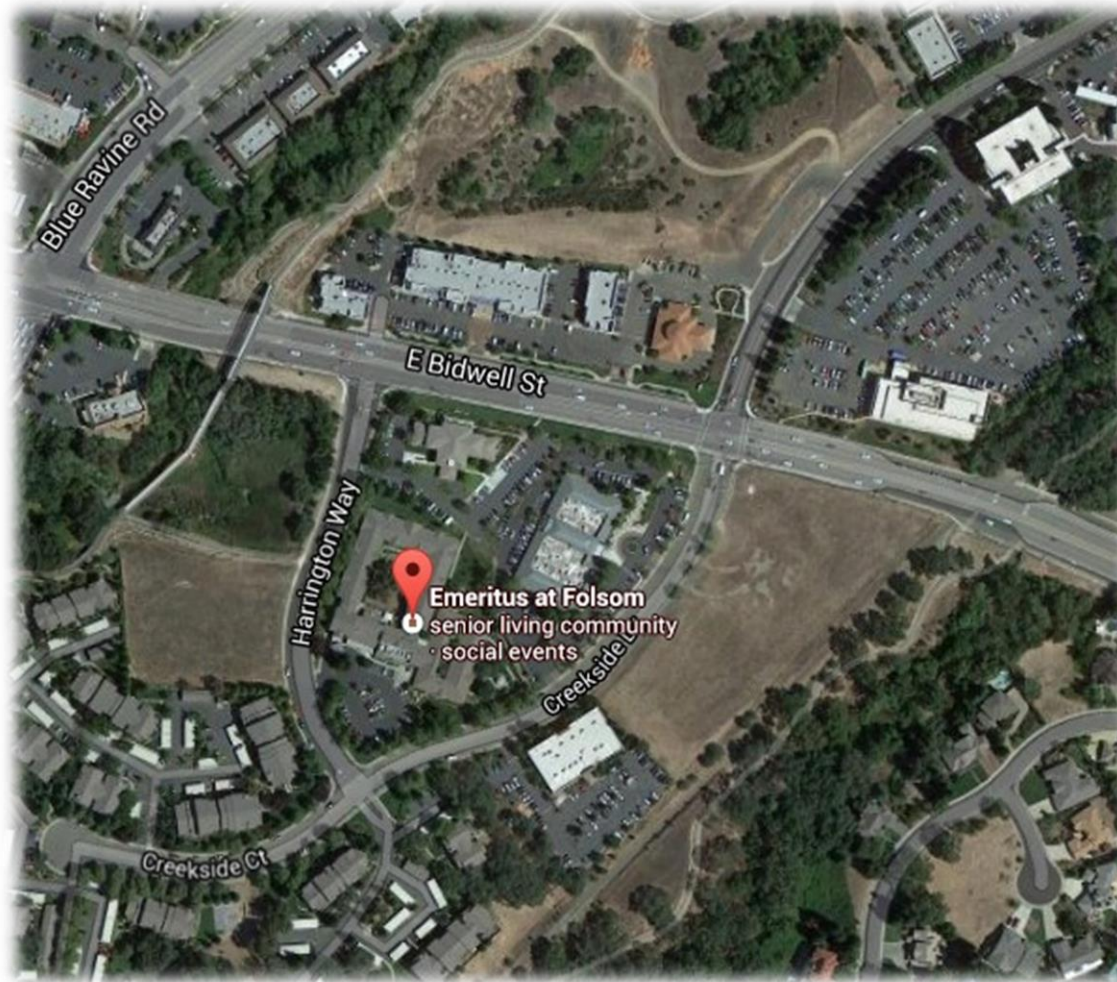
# Personal Services Provided

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- 3 meals/day 7 days/week - served restaurant style
- Housekeeping and linen service
- Social and physical activities - volunteer opportunities
- 24/7 on site management
- Card Key entry for security
- Van service - all day and every day
- Chapel, beauty salon, exercise room, game room, libraries, coffee lounge, movie theater, private rooms for family gatherings and many smaller gathering areas throughout the building
- All services and utilities are included in rent - No Buy In

# Example of Senior Facility in Business and Professional Zone in neighboring community of Folsom

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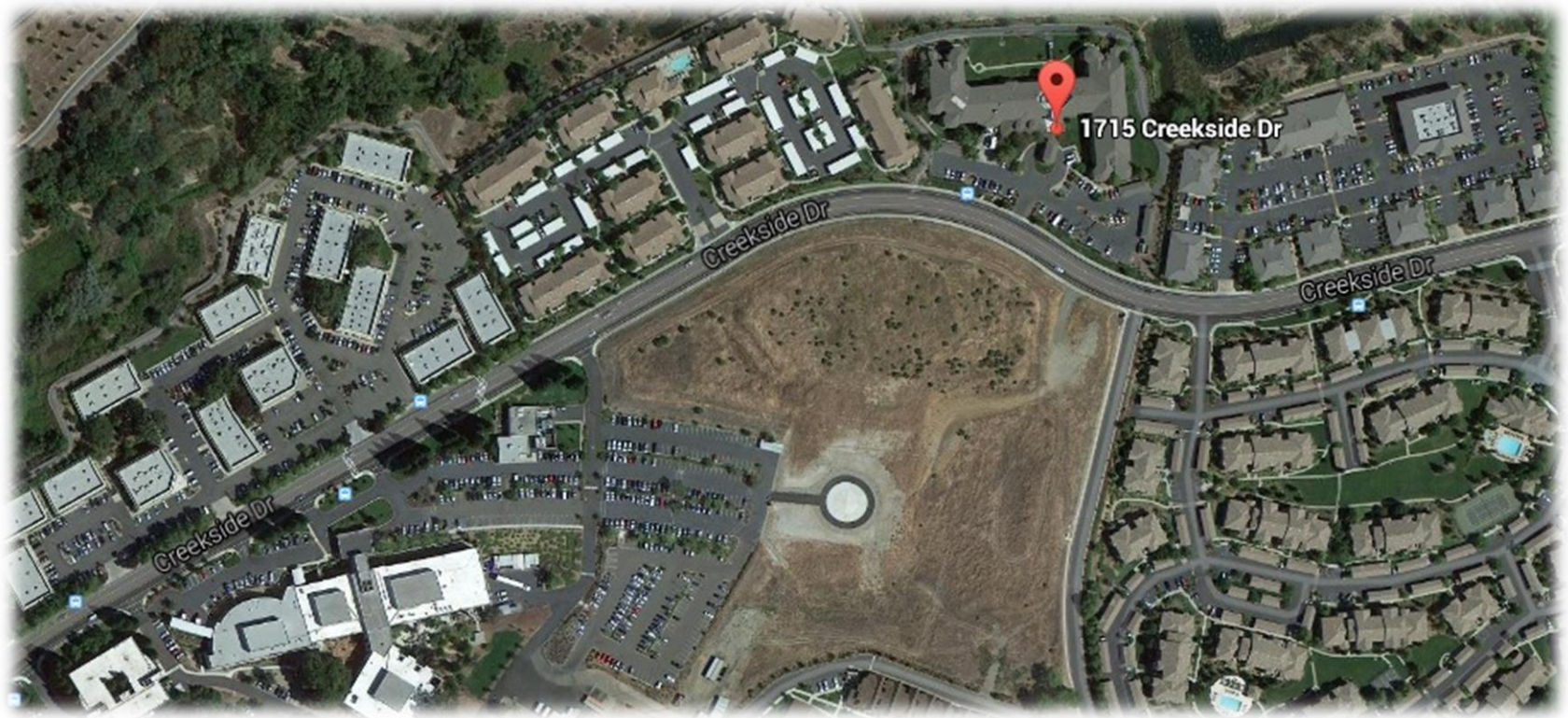
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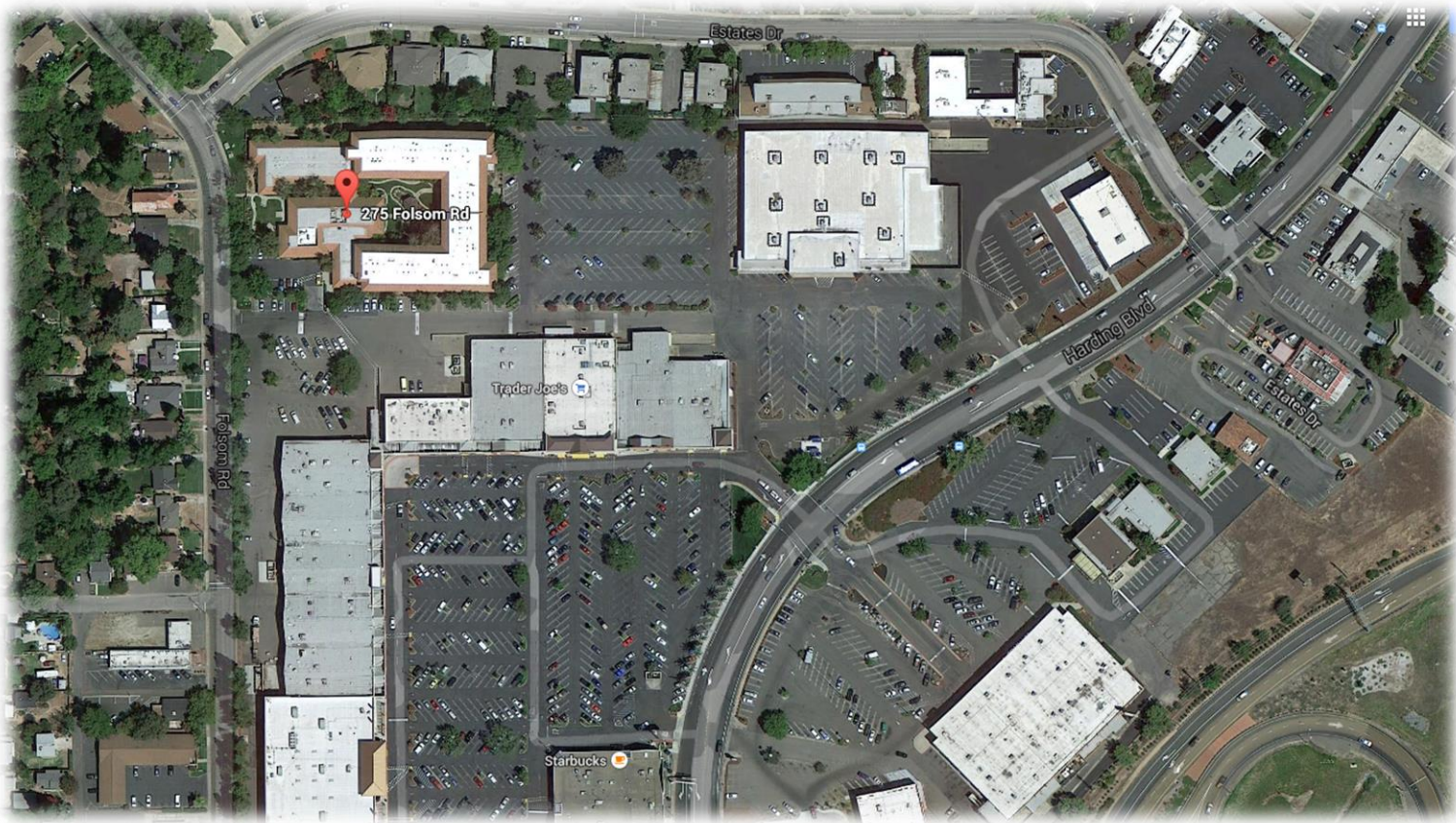
# Example of Senior Facility in Business and Professional Zone in neighboring community of Folsom

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# Example of Senior Facility adjacent to Commercial uses in neighboring community of Roseville

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# Residents

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- Average age - 80's
- Good Health - Do not require medical assistance
- Live within 10 Miles
- Single - 20% couples
- Do not drive
- Interested in new friends and a community environment
- Seek our personal services



# Building Design

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- Designed to be compatible with surrounding area
- Design review required through Town Center West Design Review Board
- All suites have patios or balconies
- 30% interior open space with activity areas in the core
- Studio suites – 400+ square feet
- 1 bedroom suites – 500+ square feet
- 2 bedroom suites – 900+ square feet
- Suites do not have kitchens

# Proposed Elevation

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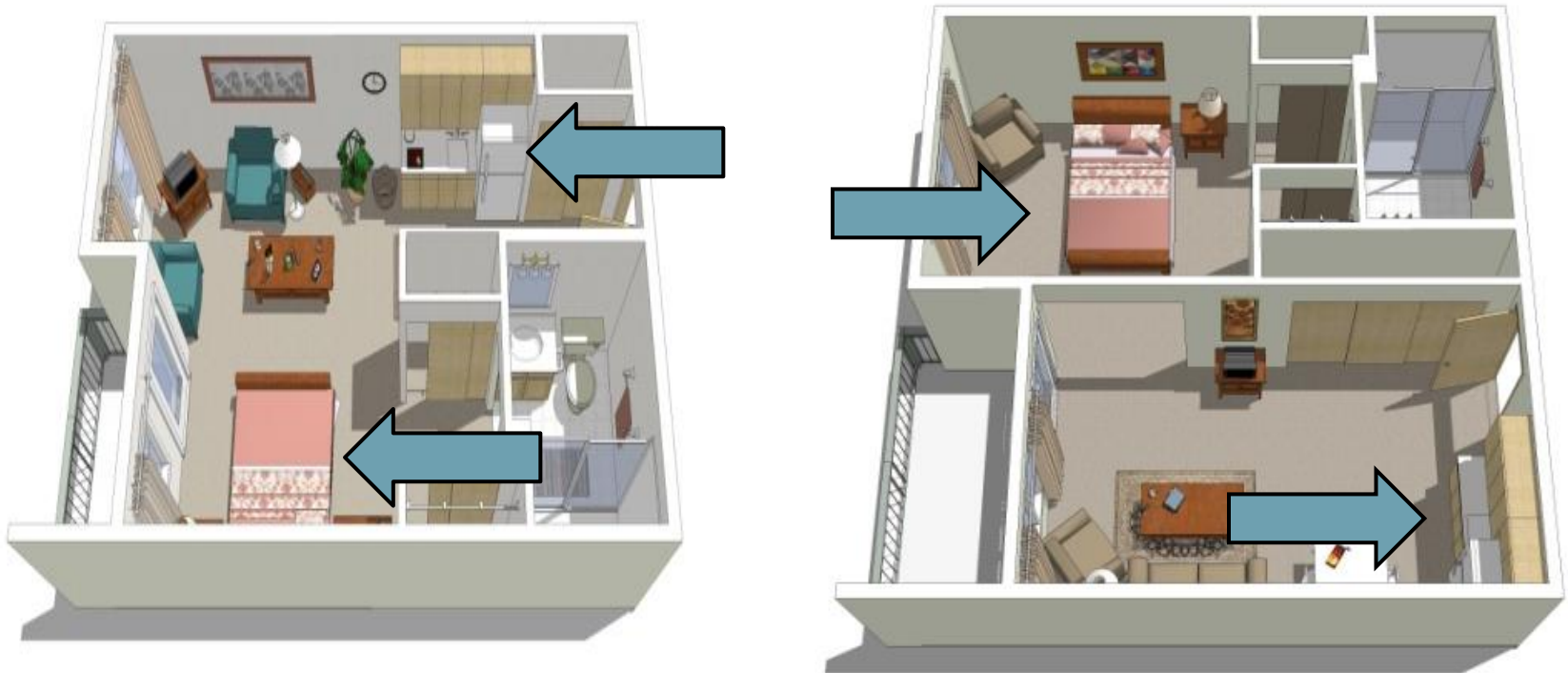


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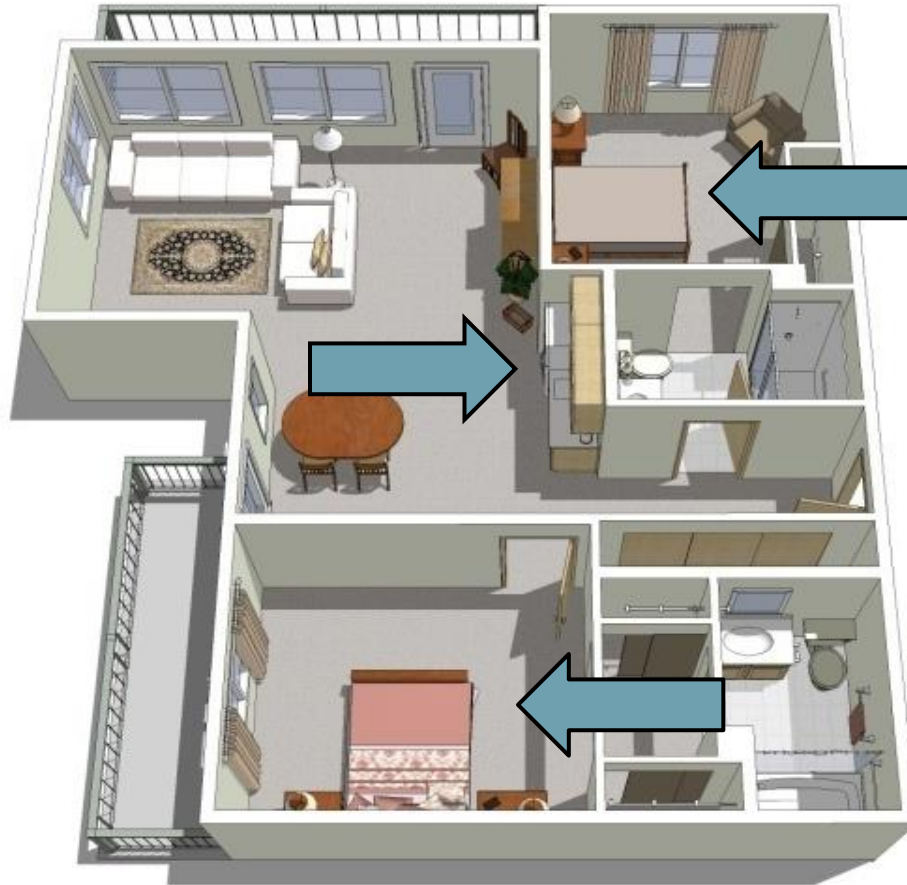
# Studio & 1 Bedroom Plans

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# 2 Bedroom Plan

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# Interior Photos

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# Library

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# Coffee Lounge

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# Movie Theater

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# Reasons to support

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- Consistent with El Dorado Hills Specific Plan as amended
- Supports local economy.
- Proximate to services for seniors.
- Maintains disposable Income within County.
- Creates jobs.
- Limited and off- peak traffic generation.
- Provides Senior Housing consistent with General Plan goals.
- Provides opportunity to “age in place” within the County
- Provides service for County families with aging parents.
- Supported by APAC
- Staff Recommends approval

