

FROM THE PLANNING COMMISSION MINUTES OF JULY 28, 2016

AGENDA ITEMS

3. 15-1469 Hearing to consider the Westmont Living Assisted Living-Memory Care Facility project [Special Use Permit S14-0010] to allow a two-story 120,213 square foot residential care facility to be built in two phases, with a total of 134 units, on property identified by Assessor's Parcel Number 117-580-17, consisting of 4.072 acres, located in the El Dorado Hills area, submitted by Westmont Living; and staff recommending the Planning Commission take the following actions:

1) Adopt the Addendum to the previously certified Carson Creek Specific Plan Environmental Impact Report dated September 24, 1996, pursuant to State California Environmental Quality Act Guidelines Section 15164; and

2) Approve Conditional Use Permit S14-0010 based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 2)

Mel Pabalinas presented the item to the Commission with a recommendation for approval.

Michael O'Rourke, applicant, provided information on their typical resident and the services they provide to them.

Jay Blatter, applicant's agent, gave a PowerPoint presentation.

Chair Stewart closed public comment.

Commissioner Shinault made the following comments:

- Nice design and a needed service;
- Would have liked to have seen the square foot ratio of open space to the building space as it appeared that they used a good portion of the lot;
- Good use for the site; and
- Good project.

In response to Commissioner Williams' inquiry on the accuracy of the population ratio cited on page 54 of the environmental document, Christine Kudija, applicant's agent, stated that they had prepared the environmental document and that the number cited was a typo. When the numbers shown are placed in the formula, the correct ratio is at a much a lower number.

There was no further discussion.

Motion: Commissioner Miller moved, seconded by Commissioner Shinault, and carried (5-0), to take the following actions: 1) Adopt the Addendum to the previously certified Carson Creek Specific Plan Environmental Impact Report dated September 24, 1996, pursuant to State California Environmental Quality Act Guidelines Section 15164; and 2) Approve

Conditional Use Permit S14-0010 based on the Findings and subject to the Conditions of Approval as presented.

AYES: Hansen, Williams, Shinault, Miller, Stewart

NOES: None

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