



## Legislation Details (With Text)

**File #:** 21-0915      **Version:** 1

**Type:** Agenda Item      **Status:** Approved

**File created:** 5/26/2021      **In control:** Planning Commission

**On agenda:** 6/10/2021      **Final action:** 6/10/2021

**Title:** Hearing to consider the Mercy El Dorado Haven Apartments project (Design Review DR21-0003)\*\* to request a Design Review permit in accordance with the provisions of California Senate Bill 35 (affordable housing streamlined approval) for a 65-unit apartment complex including 136 off-street parking spaces, children's play area, landscaping, signage and open space/common areas on property identified by Assessor's Parcel Number 331-301-017, consisting of 4.66 acres, in the El Dorado area, submitted by Mercy Housing California; and staff recommending the Planning Commission take the following actions:  
 1) Certify the project to be Statutorily Exempt pursuant to Section 15268, Ministerial Projects, of the CEQA Guidelines;  
 2) Find that the project is consistent with the provisions of Senate Bill 35 (SB 35); and  
 3) Approve Design Review Permit DR21-0003, based on the Findings and subject to the Conditions of Approval as presented.  
 (Supervisory District 3)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A - Staff Report, 2. B - Findings (Revised 06-08-21), 3. B - Findings, 4. C - Conditions of Approval, 5. D - Staff Report Exhibits A-W, 6. E - Notification Map (1000 feet), 7. F - Proof of Publication-Mt. Democrat, 8. G - SB 35 Presentation (Updated 06-10-21), 9. G - SB 35 Presentation, 10. H - Staff Memo from DOT re Updated Findings 06-08-21, 11. I - Staff Memo from Planning re New Conditions of Approval 06-08-21, 12. Screen Share Distribution at Hearing, 13. Public Comment Rcvd 06-10-21, 14. Public Comment Rcvd 06-09-21, 15. Public Comment Rcvd 06-08-21, 16. Public Comment Rcvd 06-07-21, 17. Public Comment Rcvd 05-25-21, 18. FINAL Findings, 19. FINAL Conditions of Approval, 20. APPROVED STAMPED Exhibits

Date	Ver.	Action By	Action	Result
6/10/2021	1	Planning Commission	No Action Taken.	
6/10/2021	1	Planning Commission	Approved	Pass

Hearing to consider the Mercy El Dorado Haven Apartments project (Design Review DR21-0003)\*\* to request a Design Review permit in accordance with the provisions of California Senate Bill 35 (affordable housing streamlined approval) for a 65-unit apartment complex including 136 off-street parking spaces, children's play area, landscaping, signage and open space/common areas on property identified by Assessor's Parcel Number 331-301-017, consisting of 4.66 acres, in the El Dorado area, submitted by Mercy Housing California; and staff recommending the Planning Commission take the following actions:  
 1) Certify the project to be Statutorily Exempt pursuant to Section 15268, Ministerial Projects, of the CEQA Guidelines;  
 2) Find that the project is consistent with the provisions of Senate Bill 35 (SB 35); and  
 3) Approve Design Review Permit DR21-0003, based on the Findings and subject to the Conditions of Approval as presented.  
 (Supervisory District 3)

## **DISCUSSION / BACKGROUND**

Request to consider Design Review DR21-0003/Mercy El Dorado Haven Apartments submitted by Mercy Housing California to request a Design Review Permit in accordance with the provisions of California Senate Bill 35 (affordable housing streamlined approval) for a 65-unit apartment complex including 136 off-street parking spaces, children's play area, landscaping, signage and open space/common areas. The property, identified by Assessor's Parcel Number 331-301-017, consisting of 4.66 acres, is located on the east side of Pleasant Valley Road/State Route 49, approximately 700 feet east of the intersection with Oak Dell Road, in the El Dorado area, Supervisorial District 3. (County Planner: Tom Purciel) [Statutorily Exempt pursuant to Section 15268, Ministerial Projects, of the California Environmental Quality Act (CEQA) Guidelines and Government Code section 65913.4 (k)]\*\*

A Staff Report is attached.

## **CONTACT**

Tom Purciel  
Planning and Building Department, Planning Division