



# County of El Dorado

330 Fair Lane, Building A  
Placerville, California  
530 621-5390  
FAX 622-3645  
www.edcgov.us/bos/

## Legislation Details (With Text)

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

**File created:** 2/10/2014      **In control:** Board of Supervisors

**On agenda:** 7/22/2014      **Final action:** 7/22/2014

**Title:** Hearing to consider the recommendation of the Planning Commission to allow a residential senior care facility, a Parcel Map creating one 14.8 acre and one 5.5 acre lot, and a Development Plan revision to the existing commercial property [Specific Plan Amendment SP13-0001/Planned Development Revision PD95-0002-R/Planned Development Revision PD95-0007-R/Parcel Map P12-0004/Special Use Permit S13-0017 El Dorado Hills Retirement Residence] on property identified by Assessor's Parcel Number 117-160-38, consisting of 20.30 acres, in the El Dorado Hills area, submitted by Lenity Architecture, LLC; and recommending the Board of Supervisors take the following actions:

- 1) Adopt the Mitigated Negative Declaration prepared by staff based on the Initial Study;
- 2) Adopt Specific Plan Amendment SP13-0001 based on the Findings (Legistar 5B) and subject to the Amendments and Revisions document (Legistar 5C);
- 3) Approve Planned Development Revision PD95-0002-R based on the Findings (Legistar 5B) and subject to the Amendments and Revisions document (Legistar 5C);
- 4) Approve Planned Development Revision PD95-0007-R based on the Findings (Legistar 5B) and subject to the Conditions of Approval (Legistar 5D);
- 5) Approve Parcel Map P12-0004 based on the Findings (Legistar 5B) and subject to the Conditions of Approval (Legistar 5C); and
- 6) Approve Special Use Permit S13-0017 based on the Findings (Legistar 5B) and subject to the Conditions of Approval (Legistar 5C).  
(Supervisorial District 1)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 5A - Planning Commission Minutes 06-12-14 - 7-22-14, 2. 5B - Findings 7-22-14, 3. 5C - Amendments and Revisions 7-22-14, 4. 5D - Conditions of Approval 7-22-14, 5. 5E - Board Hearing Letter 7-22-14, 6. 5F- Proof of Publication-BOS 7-22-14, 7. 5G - Memo from Lillian MacLeod, 8. FINAL Findings.pdf, 9. FINAL Amendments and Revisions.pdf, 10. FINAL Conditions of Approval.pdf, 11. FILED Notice of Determination.pdf, 12. 4A - Planning Commission Minutes 05-08-14 PC 06-12-14.pdf, 13. 4B - Staff Memo 06-10-14 PC 06-12-14.pdf, 14. 4C - Applicant's PowerPoint Presentation PC 06-12-14.pdf, 15. 3A - Planning Commission Minutes 03-27-14 PC 05-08-14.pdf, 16. 3B - Applicant's Request for Continuance 05-07-14 PC 05-08-14.pdf, 17. Public Comment Rcvd 05-02-14 PC 05-08-14.pdf, 18. 2A - Planning Commission Minutes 02-27-14 PC 03-27-14, 19. 2B - Applicant's Request for Continuance 03-21-14 PC 03-27-14.pdf, 20. A - Staff Report PC 02-27-14, 21. B - Amendments and Revisions PC 02-27-14, 22. C - Conditions of Approval PC 02-27-14, 23. D - Findings PC 02-27-14, 24. E - Exhibits A-P PC 02-27-14, 25. F - Exhibit Q-Proposed Mitigated Negative Declaration and Initial Study PC 02-27-14, 26. G - Proof of Publication PC 02-27-14, 27. H - Staff Memo 02-19-14 PC 02-27-14, 28. I - Applicant's Request for Continuance 02-21-14 PC 02-27-14, 29. Public Comment Rcvd 02-19-14 PC 02-27-14, 30. Public Comment Rcvd 02-25-14 PC 02-27-14, 31. Public Comment Rcvd 02-26-14 PC 02-27-14

Date	Ver.	Action By	Action	Result
7/22/2014	5	Board of Supervisors	Approved	Pass
6/12/2014	4	Planning Commission	Approved	Pass

5/8/2014	3	Planning Commission	Continued	Pass
3/27/2014	2	Planning Commission	Continued	Pass
2/27/2014	1	Planning Commission	Continued	Pass

Hearing to consider the recommendation of the Planning Commission to allow a residential senior care facility, a Parcel Map creating one 14.8 acre and one 5.5 acre lot, and a Development Plan revision to the existing commercial property [Specific Plan Amendment SP13-0001/Planned Development Revision PD95-0002-R/Planned Development Revision PD95-0007-R/Parcel Map P12-0004/Special Use Permit S13-0017 El Dorado Hills Retirement Residence] on property identified by Assessor's Parcel Number 117-160-38, consisting of 20.30 acres, in the El Dorado Hills area, submitted by Lenity Architecture, LLC; and recommending the Board of Supervisors take the following actions:

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(Supervisorial District 1)

**Background**

Request to consider Specific Plan Amendment SP13-0001/Planned Development Revision PD95-0002-R/Planned Development Revision PD95-0007-R/Parcel Map P12-0004/Special Use Permit S13-0017 El Dorado Hills Retirement Residence submitted by LENITY ARCHITECTURE, LLC (Agent: Mark Lowen) to request: 1. El Dorado Hills Specific Plan Amendment to allow a residential senior care facility in Village U and to revise applicable development standards; 2. Development Plan amendment for Town Center West to allow a residential senior care facility in Area A, zoned CG-PD and to revise development standards; 3. Parcel map creating one 14.8 acre and one 5.5 acre lot; 4. Development plan revision to the existing commercial facility consistent with lot boundaries under the proposed parcel map; and 5. Special Use Permit for the proposed residential senior care facility comprising a 114,000 square foot, three-story building containing 130 units of studios, one and two bedroom suites, and dining and recreation facilities. Meals, housekeeping, personal services, van service, and recreation activities will be provided 24 hours a day. A total of 18 employees are planned for the facility. No medical or nursing care will be provided. The property, identified by Assessor's Parcel Number 117-160-38, consisting of 20.30 acres, is located on the south side of Town Center Boulevard approximately 800 feet southwest of the intersection with Latrobe Road, in the El Dorado Hills area, Supervisorial District 1. [Project Planner: Lillian MacLeod] (Mitigated negative declaration prepared)

These applications were considered by the Planning Commission on June 12, 2014 and were recommended for approval (4-1 [Heflin]). The minutes from this meeting are attached (Legistar 5A). This item was continued from the February 27, 2014, March 27, 2014, and May 8, 2014 meetings at the request of the applicant and no public testimony was received on the project during these meetings.

**Contact**

Roger Trout, Development Services Division Director  
Lillian MacLeod, Acting Principal Planner  
Community Development Agency