



## Legislation Details (With Text)

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**Title:** Development Services - Planning is forwarding a request from the Lennity Group for a Conceptual Review of Pre-Application PA12-0002/El Dorado Hills Retirement Residence for property identified by APN 117-160-38, consisting of 20.329 acres, in the El Dorado Hills area; and recommending the Board discuss issues identified by staff with the project developer. (Supervisory District 1)

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. A-Staff Memo 04-24-13.pdf, 2. B - Public Comment.pdf, 3. C - El Dorado Hills Retirement Residence .pdf, 4. D - Map, Site Plan and Elevations.PDF

Date	Ver.	Action By	Action	Result
5/14/2013	1	Board of Supervisors	Approved	

Development Services - Planning is forwarding a request from the Lennity Group for a Conceptual Review of Pre-Application PA12-0002/El Dorado Hills Retirement Residence for property identified by APN 117-160-38, consisting of 20.329 acres, in the El Dorado Hills area; and recommending the Board discuss issues identified by staff with the project developer. (Supervisory District 1)

### Background

The Lennity Group has requested a Conceptual Review with the Board of Supervisors on Pre-Application PA12-0002/El Dorado Hills Retirement Residence. The property, identified by APN 117-160-38, consisting of 20.329 acres, is located on the south side of Town Center Boulevard, approximately 400 feet west of the intersection with Latrobe Road, in the El Dorado Hills area, Supervisory District 1.

The purpose of the review is for the Board of Supervisors to consider the feasibility of amending the land use designation of the El Dorado Hills Specific Plan from commercial to multi-family residential and to modify PD95-0002 to allow residential development. The purpose of the amendment would be to develop a 130-unit retirement residence. The site is located in Town Center West. The primary issue is whether to amend the specific plan to locate a residential use in an area designated for commercial office and light manufacturing.

The project consists of a three-story, 114,000 square foot building comprised of 130 studio, one bedroom and two bedroom senior suites with dining and recreation facilities. All daily meals, housekeeping, and recreation activities are provided by in-house staff 24 hours a day. Services also include private bus transportation which will shuttle residents to recreational activities and appointments, since fewer than 20 percent of the residents will be driving their own cars. The project is designed for ambulatory residents with an average age of 82. The facility will not provide medical or nursing care. Applications necessary to accomplish the project would be a specific plan amendment, zone change from CG-PD to R2-PD, a revision of the development plan, and a parcel map.

Staff Memo dated April 24, 2013 is attached.

**Contact**

Roger Trout (5369)/Peter Maurer (5331)