



## Legislation Details (With Text)

**File #:** 19-1384      **Version:** 1

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

**File created:** 9/10/2019      **In control:** Board of Supervisors

**On agenda:** 9/24/2019      **Final action:** 9/24/2019

**Title:** Planning and Building Department, Planning Services Division, forwarding a request from Oakmont Senior Living for an Initiation Hearing (Conceptual Review) for a proposed Specific Plan Amendment for the El Dorado Hills Specific Plan and Town Center West Planned Development to allow the inclusion of Mixed Use Development in the plan area. The proposed future Mixed Use Development would include a mix of commercial development and feature an age-restricted residential development of up to 20 residential units per acre, as part of the Development Plan for the center located in Village U. The property, identified by Assessor's Parcel Numbers 117-160-011, 117-160-012, 117-160-013, 117-160-014, 117-160-031, 117-160-048, 117-160-049, 117-160-050, 117-160-051, 117-160-052, 117-160-053, 117-160-054, 117-160-055, 117-160-056, 117-160-057, 117-160-064, 117-160-065, 117-160-067, 117-160-068, 117-160-069, 117-160-070, 117-180-014, 117-180-015, 117-180-016, 117-180-017, 117-180-018, and 117-180-019, consisting of 116 acres, is located in the El Dorado Hills area. Staff recommends the Board take the following actions:  
 1) Find that the proposed Pre-Application PA19-0003 complies with the criteria for initiation of General Plan Amendments as required by Board of Supervisors Policy J-6; and  
 2) Provide the Applicant with initial feedback on the proposed project. (Supervisorial District 1) (Est. Time 1 Hr.)

FUNDING: N/A

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A - Staff Memo 09-11-19, 2. B - Staff Memo Exhibits A-K, 3. C - Notification Map, 4. D - Proof of Publication, 5. Public Comment BOS Rcvd 9-17-19, 6. Public Comment BOS Rcvd 9-18-19, 7. Public Comment BOS Rcvd 9-19-19, 8. El Dorado Hills Applicant's PowerPoint Presentation Revised 9-20-19, 9. Public Comment BOS Rcvd 9-23-19, 10. Public Comment BOS Rcvd 9-24-19

Date	Ver.	Action By	Action	Result
9/24/2019	1	Board of Supervisors	Approved	Pass

Planning and Building Department, Planning Services Division, forwarding a request from Oakmont Senior Living for an Initiation Hearing (Conceptual Review) for a proposed Specific Plan Amendment for the El Dorado Hills Specific Plan and Town Center West Planned Development to allow the inclusion of Mixed Use Development in the plan area. The proposed future Mixed Use Development would include a mix of commercial development and feature an age-restricted residential development of up to 20 residential units per acre, as part of the Development Plan for the center located in Village U. The property, identified by Assessor's Parcel Numbers 117-160-011, 117-160-012, 117-160-013, 117-160-014, 117-160-031, 117-160-048, 117-160-049, 117-160-050, 117-160-051, 117-160-052, 117-160-053, 117-160-054, 117-160-055, 117-160-056, 117-160-057, 117-160-064, 117-160-065, 117-160-067, 117-160-068, 117-160-069, 117-160-070, 117-180-014, 117-180-015, 117-180-016, 117-180-017, 117-180-018, and 117-180-019, consisting of 116 acres, is located in the El Dorado Hills area. Staff recommends the Board take the following actions:  
 1) Find that the proposed Pre-Application PA19-0003 complies with the criteria for initiation of General Plan Amendments as required by Board of Supervisors Policy J-6; and

2) Provide the Applicant with initial feedback on the proposed project. (Supervisory District 1) (Est. Time 1 Hr.)

**FUNDING:** N/A

**DISCUSSION / BACKGROUND**

This Pre-Application Conceptual Review is being presented as a required process associated with Board Policy J-6, "General Plan Amendment Initiation Process", which requires an "initiation" hearing before the Board. This hearing is for determination of compliance with the criteria of Policy J-6 only. There are no entitlements or approvals authorized from this Pre-Application public hearing. This item is for discussion purposes only.

This is a request to consider Pre-Application PA19-0003/Town Center West Planned Development submitted by Oakmont Senior Living for an Initiation Hearing (Conceptual Review) for a proposed Specific Plan Amendment for the El Dorado Hills Specific Plan and Town Center West Planned Development to allow the inclusion of Mixed Use Development in the plan area. The proposed future Mixed Use Development would include a mix of commercial development and feature an age-restricted residential development of up to 20 residential units per acre, as part of the Development Plan for the center located in Village U. The property, identified by Assessor's Parcel Numbers 117-160-011, 117-160-012, 117-160-013, 117-160-014, 117-160-031, 117-160-048, 117-160-049, 117-160-050, 117-160-051, 117-160-052, 117-160-053, 117-160-054, 117-160-055, 117-160-056, 117-160-057, 117-160-064, 117-160-065, 117-160-067, 117-160-068, 117-160-069, 117-160-070, 117-180-014, 117-180-015, 117-180-016, 117-180-017, 117-180-018, and 117-180-019, consisting of 116 acres, is located on the west side of Town Center West Boulevard, north and south of the intersection with White Rock Road, within El Dorado Hills Town Center West, in the El Dorado Hills area, Supervisory District 1. (County Planner: Aaron Mount)

The purpose of the change is to provide the potential for development of a mixed use area that buffers the existing residential neighborhood from future commercial development in Town Center West and to provide for a transitional housing option for the surrounding age-restricted housing developments in the immediate vicinity.

A Staff Memo dated September 11, 2019, is attached, along with the Memo's referenced Exhibits A - K.

**ALTERNATIVES**

N/A

**PRIOR BOARD ACTION**

N/A

**OTHER DEPARTMENT / AGENCY INVOLVEMENT**

N/A

**CAO RECOMMENDATION / COMMENTS**

It is recommended that the Board conduct the initiation hearing and provide direction to the applicant.

**FINANCIAL IMPACT**

There is no fiscal impact or change to Net County Cost resulting from the proposed Conceptual Review.

**CLERK OF THE BOARD FOLLOW UP ACTIONS**

N/A

**STRATEGIC PLAN COMPONENT**

N/A

**CONTACT**

Tiffany Schmid, Director

Planning and Building Department