



Legislation Details (With Text)

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Title: Hearing to consider the El Dorado Senior Village project (Design Review DR20-0001)** to request for a streamlined ministerial Design Review Permit in accordance with the provisions of California Senate Bill 35 (Streamlined Ministerial Approval of Affordable Housing) for a senior living village including a 149-unit apartment complex, two commercial buildings, a community club house and leasing office on property identified by Assessor's Parcel Numbers 331-221-030 and 331-221-032, consisting of 8.2 acres, in the El Dorado area, submitted by Jim Davies; 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; and
- 3) Approve Design Review Permit DR20-0001, 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 PC 08-27-20, 2. B - Findings PC 08-27-20, 3. C - Conditions of Approval PC 08-27-20, 4. D - Staff Report Exhibits A-U PC 08-27-20, 5. E - Staff Report Exhibits V PC 08-27-20, 6. F - Staff Report Exhibits W-Y PC 08-27-20, 7. G - Notification Map (500 feet) PC 08-27-20, 8. H - Proof of Publication-Mt. Democrat PC 08-27-20, 9. I - KHA Traffic Study With Updated Cover Memo 03-11-20 PC 08-27-20 (re-uploaded 08-26-20), 10. J - DOT Memo Updated 08-20-20 PC 08-27-20, 11. K - Senate Bill 35 Presentation PC 08-27-20, 12. Public Comment Rcvd 08-27-20 PC 08-27-20, 13. Public Comment Rcvd 08-26-20 PC 08-27-20, 14. Public Comment Rcvd 08-25-20 PC 08-27-20, 15. Public Comment Rcvd 08-24-20 PC 08-27-20, 16. Public Comment Rcvd 08-21-20 PC 08-27-20, 17. Public Comment Rcvd 08-20-20 PC 08-27-20, 18. Public Comment Rcvd 08-18-20 PC 08-27-20, 19. Public Comment Rcvd 08-17-20 PC 08-27-20, 20. FINAL Findings, 21. FINAL Conditions of Approval, 22. APPROVED STAMPED Exhibits, 23. Staff Report As Modified by the Planning Commission 08-27-20

Date	Ver.	Action By	Action	Result
8/27/2020	1	Planning Commission	Approved	Pass

Hearing to consider the El Dorado Senior Village project (Design Review DR20-0001)** to request for a streamlined ministerial Design Review Permit in accordance with the provisions of California Senate Bill 35 (Streamlined Ministerial Approval of Affordable Housing) for a senior living village including a 149-unit apartment complex, two commercial buildings, a community club house and leasing office on property identified by Assessor's Parcel Numbers 331-221-030 and 331-221-032, consisting of 8.2 acres, in the El Dorado area, submitted by Jim Davies; and staff recommending the Planning Commission take the following actions:

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of Approval as presented.
(Supervisory District 3)

DISCUSSION / BACKGROUND

Request to consider Design Review DR20-0001/El Dorado Senior Village submitted by JIM DAVIES to request for a streamlined ministerial Design Review Permit in accordance with the provisions of California Senate Bill 35 (Streamlined Ministerial Approval of Affordable Housing) for a senior living village including a 149-unit apartment complex, two commercial buildings, a community club house and leasing office. The property, identified by Assessor's Parcel Numbers 331-221-030 and 331-221-032, consisting of 8.2 acres, is located on the south side of Pleasant Valley Road, approximately 600 feet west of the intersection with Koki Lane, in the El Dorado area, Supervisory District 3. (County Planner: Tom Purciel, 530-621-5903) (Statutory Exemption pursuant to Section 15268 of the CEQA Guidelines and Government Code section 65913.4(k))**

A Staff Report is attached.

CONTACT

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