



Legislation Text

File #: 16-0581, **Version:** 2

HEARING - To consider the recommendation of the Planning Commission for the Carson Creek Specific Plan Amendment (Specific Plan Amendment SP94-0002-R-2) to amend the text of the Carson Creek Specific Plan, Section 4.8 - Local Convenience Commercial and Community Center, to allow the following: 1) Community Care Facilities with a Conditional Use Permit; and 2) Increase the maximum floor-to-area ratio from 0.40 to 0.50 on property identified by Assessor's Parcel Number 117-490-01, consisting of 710 acres-Carson Creek Specific Plan and 4.11 acres-Local Convenience Commercial Zone/Site, in the Carson Creek Specific Plan Area in El Dorado Hills, submitted by Anthony G. Scotch; and recommending the Board take the following actions:

- 1) Adopt the Environmental Impact Report Addendum pursuant to Section 15164 of the California Environmental Quality Act Guidelines (Attachment D); and
- 2) Amend Section 4.8 - Local Convenience Commercial and Community Center of the Carson Creek Specific Plan to allow community care facilities with a Conditional Use Permit in the Local Convenience Commercial Zone and an increase in the maximum floor-to-area ratio from 0.40 to 0.50 based on the Findings presented (Attachment 2B). (Supervisory District 2) (Est. Time: 10 Min.)

DISCUSSION / BACKGROUND

Request to consider Specific Plan Amendment SP94-0002-R-2/Carson Creek Specific Plan Amendment submitted by Anthony G. Scotch to amend the text of the Carson Creek Specific Plan (CCSP), Section 4.8 - Local Convenience Commercial (LC) and Community Center (CC), to allow: 1) Community Care Facilities with a Conditional Use Permit; and 2) Increase the maximum floor-to-area ratio (FAR) from 0.40 to 0.50. The property, identified by Assessor's Parcel Number 117-490-01, consisting of 710 acres-CCSP and 4.11 acres-LC zone/site, is located on the east side of White Rock Road, north of the intersection with Carson Crossing Drive, in the CCSP area in El Dorado Hills, Supervisory District 2. (Environmental Impact Report Addendum prepared pursuant to Section 15164 of the California Environmental Quality Act Guidelines.) (County Planner: Jennifer Franich)

The CCSP was approved by the Board on September 24, 1996, with amendments incorporated on September 28, 1999. The amendments reduced the density of the project, established the project as an age restricted community, and changed the land use map to reflect the changes. Specific Plan Amendment SP94-0002-R-2 would amend the text of the CCSP to allow community care facilities in the LC zone with a Conditional Use Permit, and increase the maximum FAR from 0.40 to 0.50.

The applicant proposes the eventual development of an assisted living facility at the site. Senior-related facilities, including but not limited to congregate care, skilled nursing, and assisted living are allowed with a special use permit in the Multifamily, Single Family (7,000 square foot minimum), Single Family (6,000 square foot minimum), and Single Family (3,000 square foot minimum) zones in the CCSP. However, this use is not currently allowed in the LC zone. The proposed commercial facilities currently listed under the LC zone would not be changed.

FAR is the ratio of all the floor area of a building (including multistory buildings) to the size of the lot. An increase in FAR from 0.40 to 0.50 is proposed as part of the amendment proposal. This change would result in an added amount of allowable commercial floor area at the site. The limits to lot

coverage and height set forth in the CCSP are not proposed to be changed and would continue to apply to the LC zone.

This application was considered by the Planning Commission on June 9, 2016, and was recommended for approval (4-1 [Stewart]). The minutes from this meeting are attached (Attachment 2A).

CONTACT

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