

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR

PRJ-675732: El Camino Real Assisted Living Facility

Telephone - Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864.

When prompted, input Webinar ID: **160 758 6412**

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Development Services Department

**El Camino Real Assisted Living Facility
PRJ-675732**

Item No. 2

Planning Commission

December 5, 2024

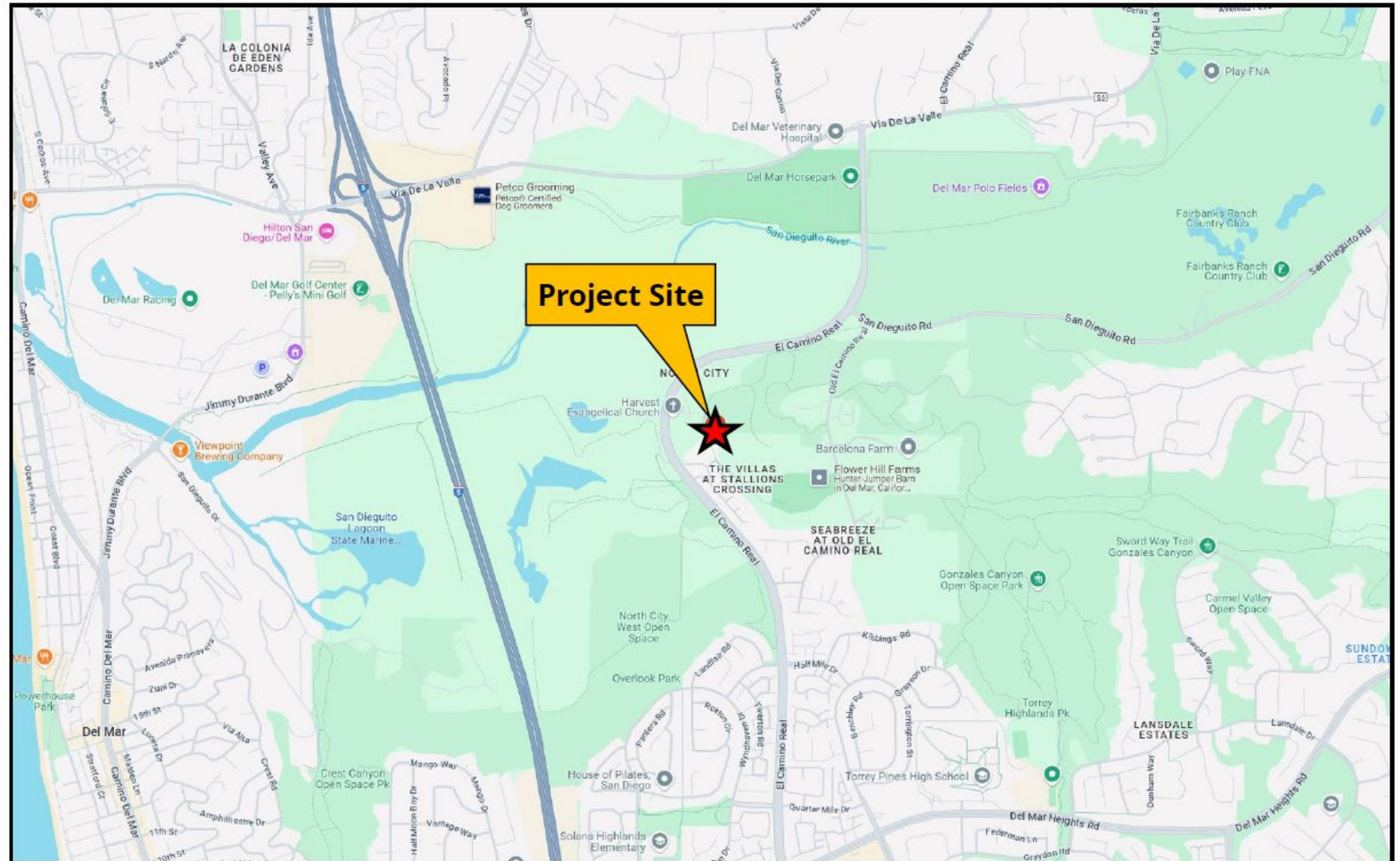


Address:
13860 El Camino Real

Zone:
AR-1-1

Community Plan:
North City Future
Urbanizing Area

Planned Land Use:
Residential



Lot Size: 3.97 acres

Adjacent Uses:

North:

St. John Garabed Church

West:

Evangelical Formosa Church

South:

Single-Dwelling Unit residential

East:

Multi-Habitat Planning Area (MHPA) open space



Project Features:

- 105,568 sf
- 105 rooms
- 124 beds
- Residential Care Facility
- Memory care
- Dementia care

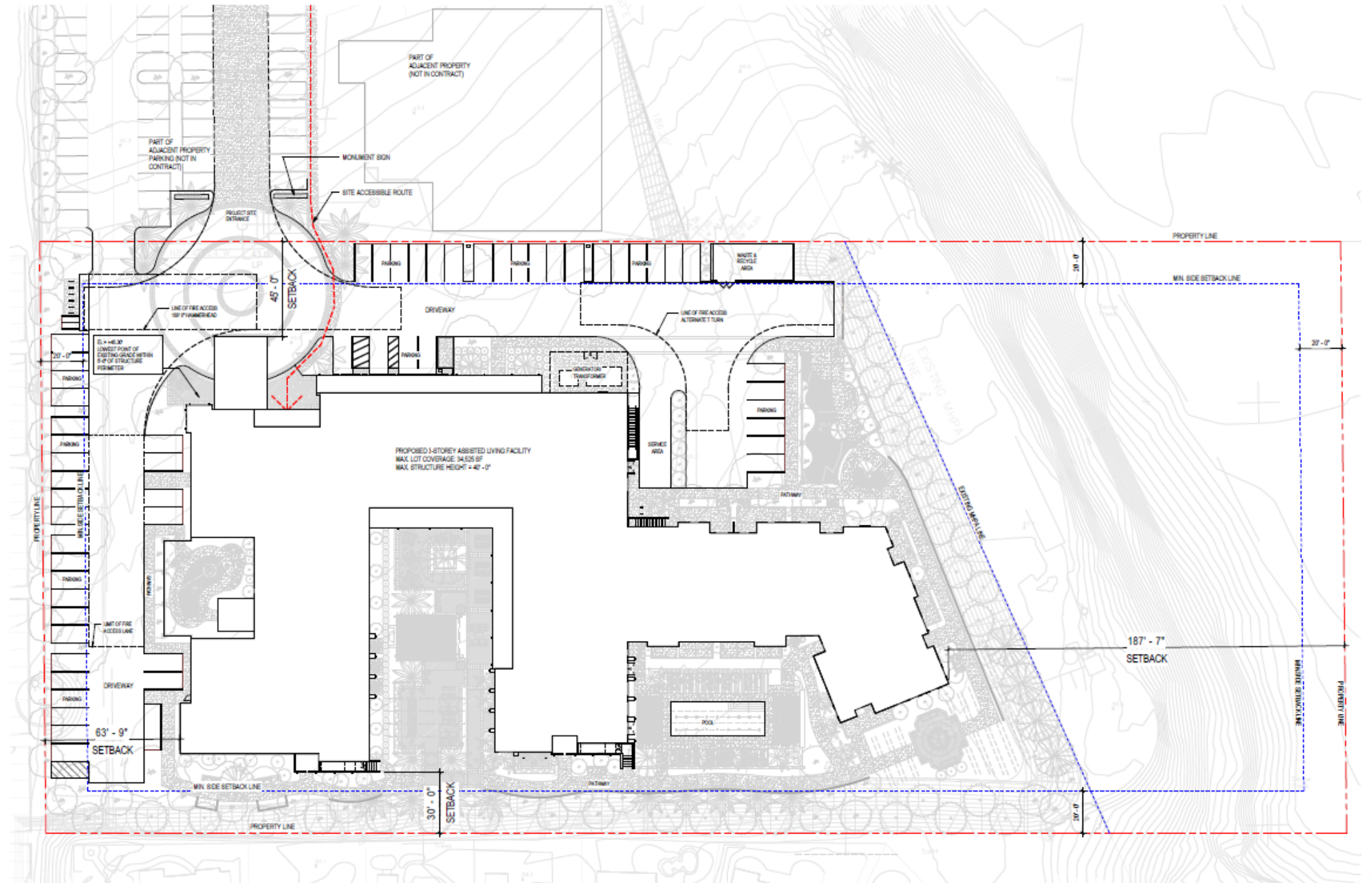


Project Design Features



- Mission/Ranch Style Architecture
- Light colors
- Stucco exteriors
- Natural materials
- Red tile roofs
- Articulating planes
- Materials similar to the surrounding neighborhood

- ❖ Project complies with base zone development regulations



Required Approvals

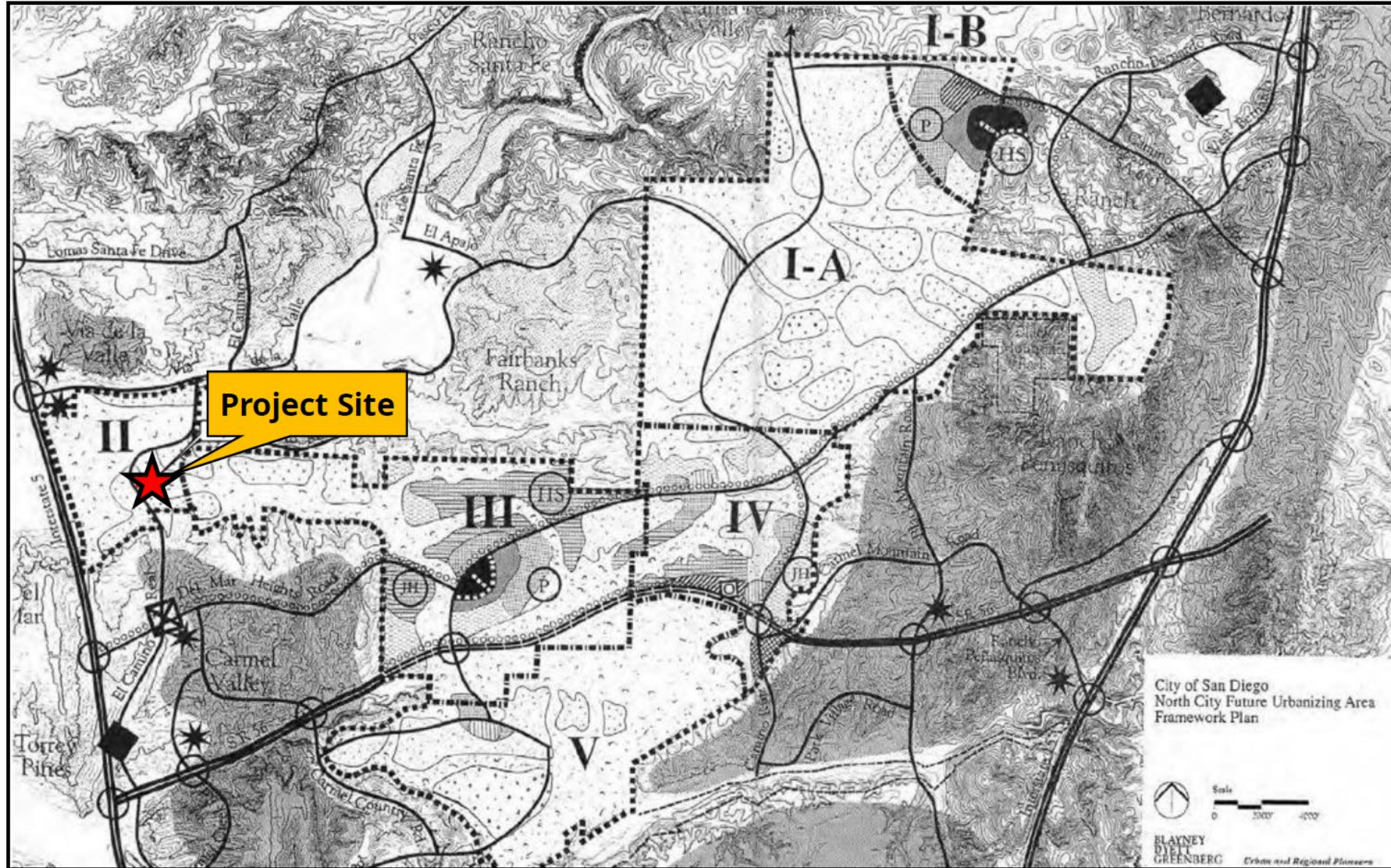
Process 5: Ordinance for a nursing facility in the AR-1-1 zone in Proposition A Lands.

Process 4: Conditional Use Permit to amend existing Conditional Use Permit for development of a nursing facility.

Process 4: Site Development Permit to amend existing Site Development Permit for development that contains environmentally sensitive lands.

Process 2: Neighborhood Use Permit for deviations to sign requirements.

Land Use - North City Future Urbanizing Area Map



Proposition A

- Managed Growth Initiative approved in 1985.
- Precludes premature development and guides urbanization.
- Conserves agricultural land and prevents loss of natural resources.
- Addresses the threat to quality of life from continued urban sprawl.

Nursing Facility Use

- Project is consistent with the goals and objectives of Proposition A and the North City Future Urbanizing Framework Plan.
- A draft ordinance is proposed to authorize a nursing facility in the AR-1-1 Zone within Proposition A Lands.
- Reasonable Accommodation request approved (April 2024) due to the special need and benefit of providing persons with disabilities an equal opportunity to use and live in a nursing facility on the site.







El Camino Real Assisted Living Facility







LEGEND

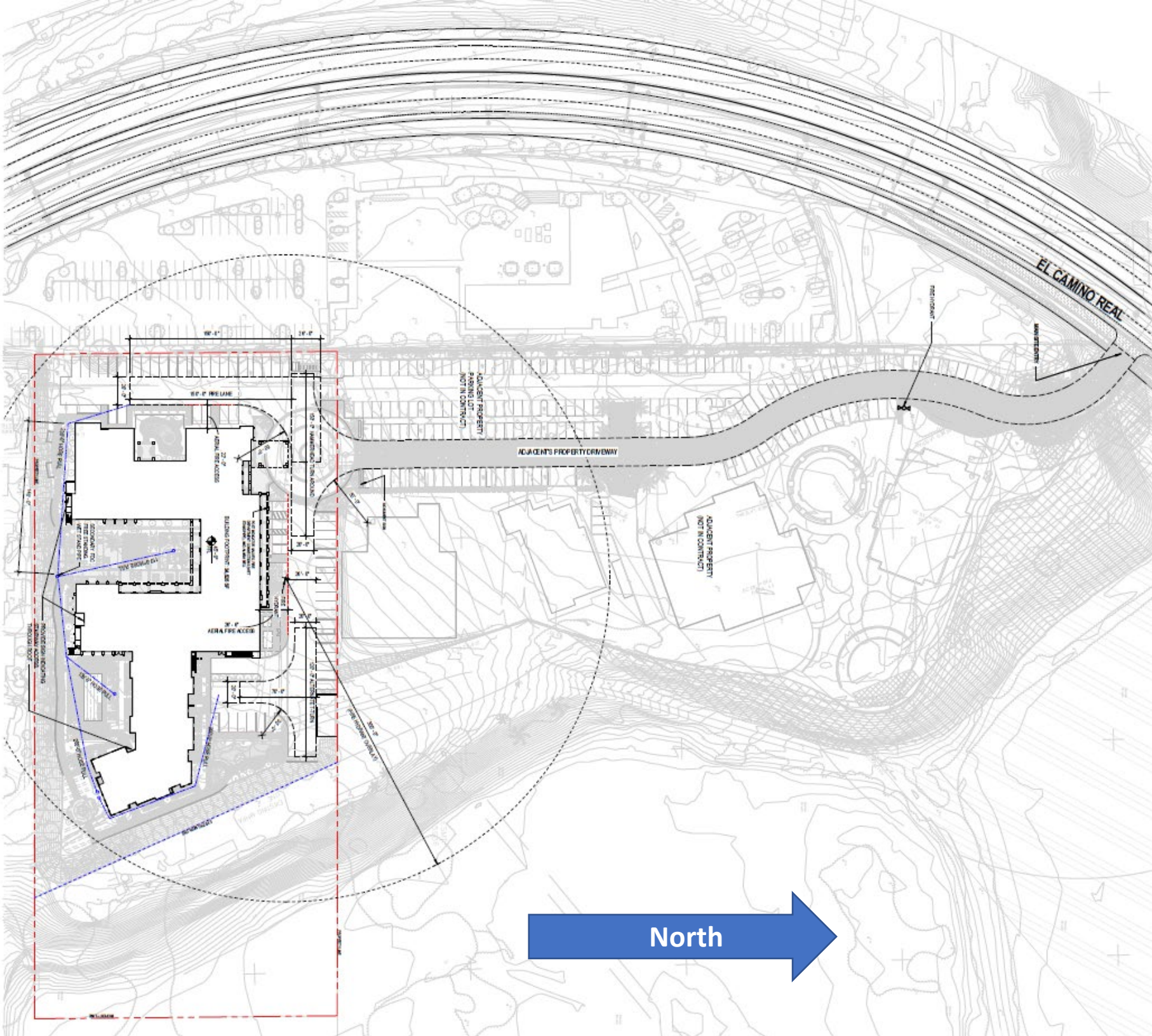
-  100-FT WETLAND BUFFER
-  STUDY AREA
-  MHPA BOUNDARY
-  VEGETATION
-  PROJECT BOUNDARY
-  POTENTIAL JURISDICTION RESOURCES



Sign Program Deviations Requested		
Description	Required	Proposed
Ground sign for each street frontage	One (1)	Two (2)
Size of each ground sign	12 square feet	Not to exceed 25 square feet

Fire Access Plan

- Project complies with road width and access requirements
- Water supply and paved roads will be installed prior to development
- Brush Management Plan will be implemented



Environmental Evaluation

A Final Subsequent Environmental Impact Report was prepared in accordance with the California Environmental Quality Act, and a Mitigation Monitoring and Reporting Program for Biological Resources, Historical Resources, Noise and Tribal Cultural Resources will be implemented to reduce impacts to below a level of significance.

Carmel Valley Community Planning Board

- June 22, 2023: Voted 5-1-1 to approve the project with conditions.

Staff Recommendation

ADOPT:

Subsequent Environmental Impact Report (EIR) No. 675732/SCH No. 2013071043, Mitigation Monitoring and Reporting Program and EIR Findings of Fact; and

APPROVE:

1. Conditional Use Permit No. PMT-2475043 (amendment to Conditional Use Permit No. 862494);
2. Site Development Permit No. PMT-2475049 (amendment to Site Development Permit No. 862495);
3. Neighborhood Use Permit No. PMT-2475050; and
4. Ordinance allowing nursing facility in AR-1-1 zone at this location.

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