

**PLANNING COMMISSION – November 13, 2024  
REQUIRED FINDINGS FOR:**

**110 Wood Road**

**Planned Development Application PD-20-001  
Environmental Impact Report EIR-21-002**

**Requesting Approval of a Planned Development for Demolition of a Senior Living Community, Construction of a New Senior Living Community, Removal of Large Protected Trees, and Site Improvements Requiring a Grading Permit on Property Zoned R:PD. APN 510-47-038. An Environmental Impact Report (EIR), Mitigation Monitoring and Reporting Program, and Modified CEQA Checklist have been Prepared for this Project.**

**Applicant: Frank Rockwood**

**Property Owner: Front Porch Communities**

**FINDINGS**

**Required finding for CEQA:**

- An Environmental Impact Report (EIR) was prepared for the proposed development. The Planning Commission recommends that the Town Council make the CEQA Findings of Fact, certify the Final EIR, and adopt the Mitigation Monitoring and Reporting Program.

**Required consistency with the Town's General Plan:**

- That the proposed Zone Change is consistent with the General Plan and its Elements in that the proposed development provides much needed senior housing and continuing care services to the Town.

**Compliance with Hillside Specific Plan:**

- The project is in compliance with the Hillside Specific Plan in that the site has served as a senior living facility since 1971 and would continue to do so under the proposed PD. The project includes modernization of the facility, circulation system, and safety characteristics; an increase in the open space area; and would include a similar number of living units, staff levels, and traffic generation. The proposal is consistent with the development criteria included in the plan.

**Required finding for the adoption of a Planned Development Ordinance:**

- As required by Section 29.80.095 of the Town Code for adoption of a Planned Development Ordinance:

1. The proposed Planned Development complies with Chapter 29, Article VIII, Division 2 of the Town Code.
2. The proposed Planned Development is consistent with the General Plan in that the development provides much needed senior housing and continuing care services to the Town.
3. The proposed Planned Development is consistent with the Hillside Specific Plan in that the project includes modernization of the existing facility, circulation system, and safety characteristics; an increase in the open space area; and would include a similar number of living units, staff levels, and traffic generation to the existing facility.
4. The proposal is consistent with the development criteria included in the plan. The Planned Development Ordinance provides a public benefit to the Town by providing much needed senior housing and continuing care services.