



NOTICE OF PUBLIC HEARING BEFORE PLANNING COMMISSION

Notice is hereby given that the Executive Secretary of the Planning Commission of the City of Placerville has set Tuesday, September 20, 2016 at 6:00 p.m. at Town Hall, 549 Main Street, Placerville, CA as the time and place for public hearing for the following project:

2013-2021 HOUSING ELEMENT IMPLEMENTATION - GENERAL PLAN AMENDMENT 16-02, ZONE CHANGE 16-03 AND AMENDMENT TO PLANNED DEVELOPMENT OVERLAY 03-01 - THE RIDGE AT ORCHARD HILL: Description: The Planning Commission will conduct a public hearing to consider and make recommendation to City Council regarding the following that will partially implement Program 3. High-Density Development – Unmet Need of the 2013-2021 Housing Element:

1. Amendments to the City of Placerville General Plan Land Use Section and the Housing Element, establishing the Housing Opportunity (HO) Overlay land use designation, inserting description, and where applicable, references to the Housing Opportunity Overlay Zone (Zoning Ordinance Section 10-5-24); and, amendments to Housing Element Table 40 and Appendix E of the City of Placerville Potential Low Income Housing Land Inventory;
2. Application of a Housing Opportunity Overlay land use designation and zone district to two parcels, A.P.N. 323-220-06 and 323-220-08, totaling approximately six acres, generally located at southeast corner of the intersection of Mallard Lane and Macintosh Drive, within The Ridge at Orchard Hill Planned Development;
3. Amendment to the Official Development Plan for The Ridge at Orchard Hill Planned Development (Planned Development Overlay 03-01) project, authorizing the provisions of the Housing Opportunity Zone to two parcels, A.P.N. 323-220-06 and 323-220-08; and,
4. An Addendum to the Mitigated Negative Declaration for the approved The Ridge at Orchard Hill Planned Development project (Planned Development Overlay 03-01).

The Planning Division's file for this request may be viewed at the Development Services Department located at City Hall, 3101 Center Street, 2nd Floor, Placerville, CA 95667, during regular business hours, Monday through Friday between 8:00 a.m. and 5:00 p.m.; alternatively, the public may view filed documents via the Planning Division's Current Development Projects webpage.

PUBLIC COMMENT: Written comments to the Commission about this project is encouraged. In order to be included in the Planning Commission's information packets, written communications should be filed at or before 12:00 p.m. on Monday, September 5, 2016. A minimum of six (6) copies of any written information is requested to ensure distribution to the Commission. Direct comments to: Development Services Department, Planning Division, 3101 Center Street, 2nd Floor, Placerville, CA 95667. Fax (530) 295-2510.

Planning Commission information packets for the September 20, 2016 meeting will be made available to the public after noon on Tuesday, September 6, 2016. The packets may be viewed at the Development Services Department during regular business hours, or alternatively can be accessed and online at the Planning Commission Agendas webpage.

Andrew Painter, Executive Secretary
City of Placerville Planning Commission
September 26, 2016



Land Use Amendment

High Density Residential to High Density Residential – Housing Opportunity Overlay (HDR to HDR-HO)
 APN 323-220-06 and 323-220-08 – Mallard Ln at Macintosh Dr.



Zoning Map Amendment

R-3-PD (Medium Density Multi-Family Residential- Planned Development) to R-3-PD- HO (Medium Density Multi-Family Residential – Planned Development - Housing Opportunity Overlay Zone)
 APN 323-220-06 and 323-220-08 – Mallard Ln at Macintosh Dr.

