

"Placerville, a Unique Historical Past Forging into a Golden Future"



City Manager's Report
February 25, 2014 City Council Meeting
Prepared By: Andrew Painter, City Planner

Item#: // 1

Subject: Adopt a Resolution of Intention to initiate amendments to the City of Placerville Zoning Map, and the City of Placerville General Plan Land Use Map if necessary, to rezone an estimated twelve (12) acres to the R-5, High Density Zone District, and, to amend Section 10-5-22 of the City of Placerville Zoning Ordinance (Municipal Code Title 10) to Implement General Plan 2013-2021 Housing Element Program 3

Discussion: On February 11, 2014 the City Council adopted Resolution 8168 approving the 2013-2021 Housing Element. The Housing Element includes Housing Element Program 3: High-Density Development for Unmet Need that stipulates that the City rezone sufficient acreage to the R-5 zoning designation to accommodate higher density residential at a minimum density of twenty (20) units per acre.

Rezoning must accommodate a land inventory to support an unmet need of 106 units for lower-income households during the 4th Cycle, 2008-2013 Housing Element. Per state law the rezoning for the City's unmet 4th Cycle housing need shall be completed within one year of the beginning of the 5th Cycle, 2013-2021 planning period which began on October 31, 2013.

In addition, rezoning must accommodate land inventory to support an unmet need of 133 units for lower-income households for the 5th Cycle, 2013-2021 Housing Element planning period. Per state law the City has three years from Housing Element adoption to rezone for this unmet housing need.

Request: The Development Services Department is requesting that the City Council adopt a Resolution of Intention (**Exhibit A**) directing the Development Services Department to initiate studies and evaluation of potential properties listed in the Housing Element to present for the rezoning of an estimated twelve (12) acres to the R-5, High Density Zone designation of twenty (20) dwelling units per acre; and to amend Section 10-5-12 of the City of Placerville Zoning Ordinance. This requested action is needed for the following reasons:

- To Implement the City of Placerville's 2013-2021 Housing Element Program 3, a program designed to rezone adequate acreage within the City to the R-5 Zone designation, capable of developing multi-family dwellings at a minimum of twenty (20) dwelling units per acre density;
- To achieve the following City of Placerville General Plan (1990) Housing Element Goal and Policies:

Goal A: To Designate Sufficient Land to Accommodate Placerville's Share of El Dorado County's Future Housing Needs

Policy 1: The City will maintain an inventory of vacant residential sites, to be updated annually.

Policy 3: The City will promote infill development by identifying suitable sites, design goals, and potential development incentives.

Goal C: To Facilitate the Development of Housing Affordable to Lower-and Moderate-Income Households

Policy 3: The City will review the Zoning Ordinance, permit processes, and development fees to identify and remove potential constraints to the development of a range of housing for all income levels and needs; and

- To ensure the City of Placerville’s Housing Element is consistent with State of California Housing Element Law (Article 10.6 of the Government Code)

Appendix E and Table 40 of the 2013-2021 Housing Element identified potential sites for rezoning to the R-5 Zone designation, the high density, multi-family dwelling zone that would permit, with amendments, a minimum of twenty (20) dwelling units per acre by-right, without discretionary approval. Table 40 is provided as **Exhibit B**.

Environmental Assessment: The proposed Resolution of Intention is not subject to the California Environmental Quality Act (CEQA) pursuant to Section §15378, because the adoption of the Resolution of Intention is not a “project” as defined under CEQA.

Zoning Amendment Procedure: Pursuant to City of Placerville Zoning Ordinance Section 10-1-7, an amendment to the Ordinance may be initiated by a resolution of intention or minute order of the City Council; resolution of intention of the Planning Commission, or by a petition of an owner of property affected by amendment.

The requested Resolution of Intention if approved by City Council will direct staff to initiate draft changes to the Zoning Map and Zoning Ordinance as necessary to implement Housing Element Program 3. Upon completion of the draft amendments and an environmental analysis of the draft amendments, staff will prepare, circulate and publish public notice in compliance with Section 10-1-7 of the Zoning Ordinance. A public hearing will be scheduled for the Planning Commission to consider the draft amendments, the environmental analysis prepared, and any public comment received. The Commission will then make a recommendation on the draft amendments and the environmental analysis document to the City Council. The City Council shall then schedule a public hearing, giving proper notice in compliance with Section 10-1-7. The Council may then adopt or reject the amendment or any part thereof as set forth in the Planning Commission’s recommendation.


Options: City Council could:

1. Adopt the Resolution of Intention as described in staff's report.
2. Not adopt the Resolution of Intention as described in staff's report. Direct staff to revise the Resolution of Intention as specified by City Council.

Cost: There is no cost for the consideration and potential adoption of the Resolution of Intention. Should City Council adopt the Resolution of Intention the costs associated with the amending the Zoning Map and Zoning Ordinance, will be borne by the City under the General Fund.

Budget Impact: Consideration and potential adoption of the Resolution of Intention will have no budget impact.

Recommendation: Adopt a Resolution of Intention to initiate amendments to the City of Placerville Zoning Map, and the City of Placerville General Plan Land Use Map if necessary, to rezone an estimated twelve (12) acres to the R-5, High Density Zone District, and, to amend Section 10-5-22 of the City of Placerville Zoning Ordinance (Municipal Code Title 10) to Implement General Plan 2013-2021 Housing Element Program 3.



M. Cleve Morris, City Manager



Pierre Rivas, Director
Development Services Department

Attachment:

Exhibit A: Resolution of Intention

Exhibit B: Table 40 of the 2013-2021 Housing Element

RESOLUTION NO. _____

A RESOLUTION OF INTENTION TO INITIATE AMENDMENTS TO THE CITY OF PLACERVILLE ZONING MAP, AND THE CITY OF PLACERVILLE GENERAL PLAN LAND USE MAP IF NECESSARY, TO REZONE AN ESTIMATED TWELVE (12) ACRES TO THE R-5, HIGH DENSITY ZONE DISTRICT, AND, TO AMEND SECTION 10-5-22 OF THE CITY OF PLACERVILLE ZONING ORDINANCE (MUNICIPAL CODE TITLE 10) TO IMPLEMENT GENERAL PLAN 2013-2021 HOUSING ELEMENT PROGRAM 3

WHEREAS, on February 11, 2014 the City Council adopted Resolution No. 8168 approving the 2013-2021 Housing Element; and

WHEREAS, the Housing Element includes Housing Element Program 3, providing for the City to rezone to accommodate the unmet housing need of 106 units for lower income households identified during the 2008-2013 Housing Element planning period, and rezone to a multi-family residential zone with a sufficient minimum density to accommodate the unmet housing need of 133 units for lower income households identified during the 2013-2021 Housing Element planning period. The rezoned lands will permit a minimum density of 20 units per acre, and permit owner-occupied or multifamily residential uses by right, with compliance with local design standards, but without discretionary action. The sites to be rezoned may include, but are not limited to, the potential sites identified in Table 40 and Appendix E. Appropriate sites will be vetted and selected through a rezoning process in accordance with legal requirements and the requisite CEQA analysis.

WHEREAS, the purpose of the requested action is to:

- A. Implement the City of Placerville’s 2013-2021 Housing Element Program 3, a program designed to rezone adequate acreage within the City to the R-5 Zone designation, capable of developing multi-family dwellings at a minimum of twenty (20) dwelling units per acre density;
- B. To achieve the following City of Placerville General Plan (1990) Housing Element Goal and Policies:

Goal A and Policies 1 and 2 that guide the City to designate and inventory residential land to accommodate the City’s share of future housing needs.

Goal C and Policy 3 that guide the City to facilitate the development of housing affordable to lower-and moderate-income households, and to identify and remove potential constraints to the development of a range of housing for all income levels and needs.

- C. To ensure the City of Placerville's Housing Element is consistent with State of California Housing Element Law (Article 10.6 of the Government Code)

WHEREAS, the City Council may initiate amendments to the Placerville Zoning Ordinance by Resolution of Intention or minute order, per Section 10-1-7(A-1) of City Code; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Placerville hereby establishes the City's intent to initiate amendments to the City of Placerville Zoning Map, and the City of Placerville General Plan Land Use Map if necessary, to rezone an estimated twelve (12) acres to the R-5, High Density Zone District, and, to amend Section 10-5-22 of the City of Placerville Zoning Ordinance (Municipal Code Title 10) to Implement General Plan 2013-2021 Housing Element Program 3.

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Placerville held on _____, 2014, by Councilmember _____ who moved its adoption. The motion was seconded by Councilmember _____.

The motion was passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor, Carl Hagen

ATTEST:

Susan Zito, City Clerk

EXHIBIT B

Table 40: Summary of Potential Rezoning Sites with Potential to Accommodate Low, Very Low and Extremely Low Housing Units

Site	APN/Location	General Plan Designation	Zoning Designation	Acreage	Allowable Density or Intensity	Potential Realistic Units at 20 DUA Minimum	Existing Use	Infrastructure Capacity
1	323-220-08	High Density Res	R-3	4.04	12 DUA	81	Vacant	Sufficient to serve zone change
2	051-505-01	High Density Res	R-4 - AO	1.12	16 DUA	22	Vacant	Sufficient to serve zone change
3	001-092-27	High Density Res	R-2	3.76	8 DUA	75	Vacant	Sufficient to serve zone change
4	003-241-55	High Density Res	R-4	6.02	16 DUA	90	Single-Family	Sufficient to serve zone change
5	323-450-11	High Density Res	R-4	1.51	16 DUA	30	Single-Family	Sufficient to serve zone change
6	325-120-30	Commercial	C	2.11	0.60 FAR	37	Vacant	Sufficient to serve land use and zone change
7	325-160-08	Commercial	C	1.16	0.60 FAR	23	Single-Family	Sufficient to serve land use and zone change
8	323-400-16	Business-Professional	BP	2.28	0.60 FAR	45	Vacant	Sufficient to serve land use and zone change
9	325-240-16	Commercial	C	2.36	0.60 FAR	47	Vacant	Sufficient to serve land use and zone change
10	049-190-06	Highway Commercial	HWC- AO	2.35	0.60 FAR	35	Vacant	Sufficient to serve land use and zone change
Total						485		

DUA - Dwelling units per gross acre.

FAR - Floor Area Ratio, expressed as ratio of total square footage of floor area within a building to the net parcel area.