



NOTICE OF PUBLIC HEARING BEFORE PLANNING COMMISSION

Notice is hereby given that the Planning Commission of the City of Placerville will conduct a public hearing for the following project on Tuesday, November 15, 2016 at 6:00 p.m. at Town Hall, 549 Main Street, Placerville, CA as the time and place for:

Consideration and recommendation to City Council of City-initiated GENERAL PLAN AMENDMENT (GPA16-04), ZONE CHANGE (ZC16-05) and AMENDMENT TO PLANNED DEVELOPMENT OVERLAY (PD06-01) to change the General Plan and zoning designations of a 3.60-acre vacant site, planned for 20 single-family lots and open space under PD06-01, to allow for the optional development of 35 multi-family dwelling units and open space. Located on the north side of Ray Lawyer Drive, approximately 1,000 feet northeast of the intersection of Ray Lawyer Drive and Armory Drive on A.P.N. 323-400-20, the project site currently has a General Plan designation of High Density Residential (HDR). Existing zoning is Medium Density Multi-Family Residential – Planned Development Overlay (R-3-PD). The City proposes the following on A.P.N. 323-400-20: (1) General Plan re-designation to High Density Residential – Housing Opportunity Overlay (HDR-HO); (2) zone re-classification to Medium Density Multi-Family Residential – Planned Development Overlay – Housing Opportunity Overlay (R-3-PD-HO); (3) amendment to the Official Development Plan for Placerville Heritage Homes Subdivision Planned Development (PD06-01) project, authorizing the provisions of the Housing Opportunity Zone to A.P.N. 323-400-20. Proposed amendments would partially implement Program 3. High-Density Development – Unmet Need of the 2013-2021 Housing Element.

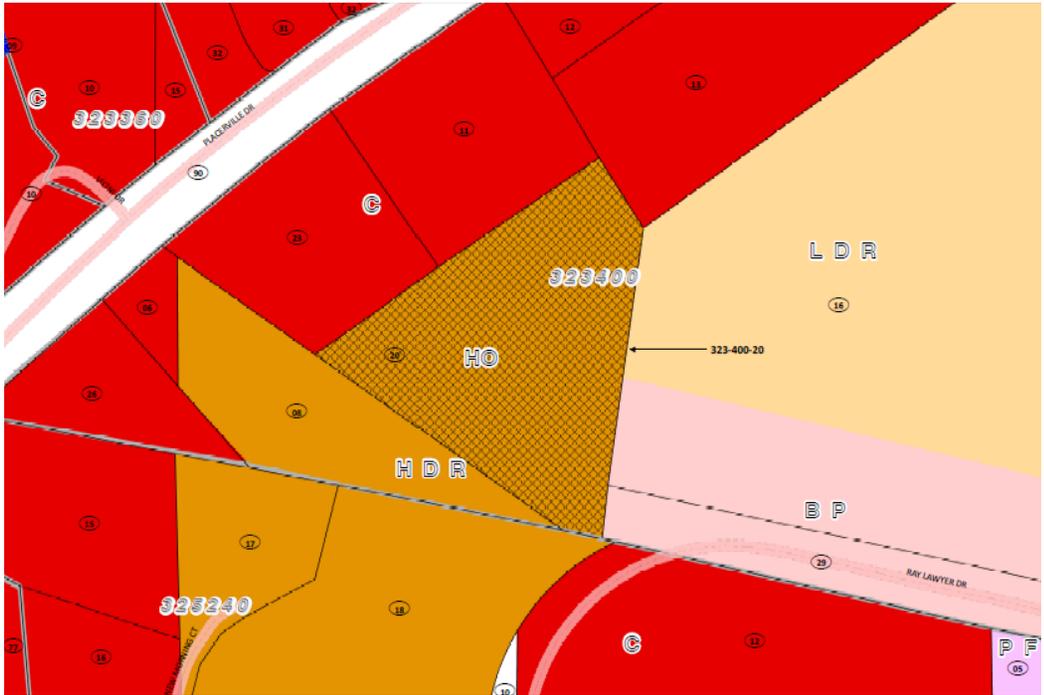
The City has prepared an Addendum to the Mitigated Negative Declaration for the approved Placerville Heritage Homes Subdivision Planned Development project (PD06-01) for these requests.

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.

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, October 31, 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.

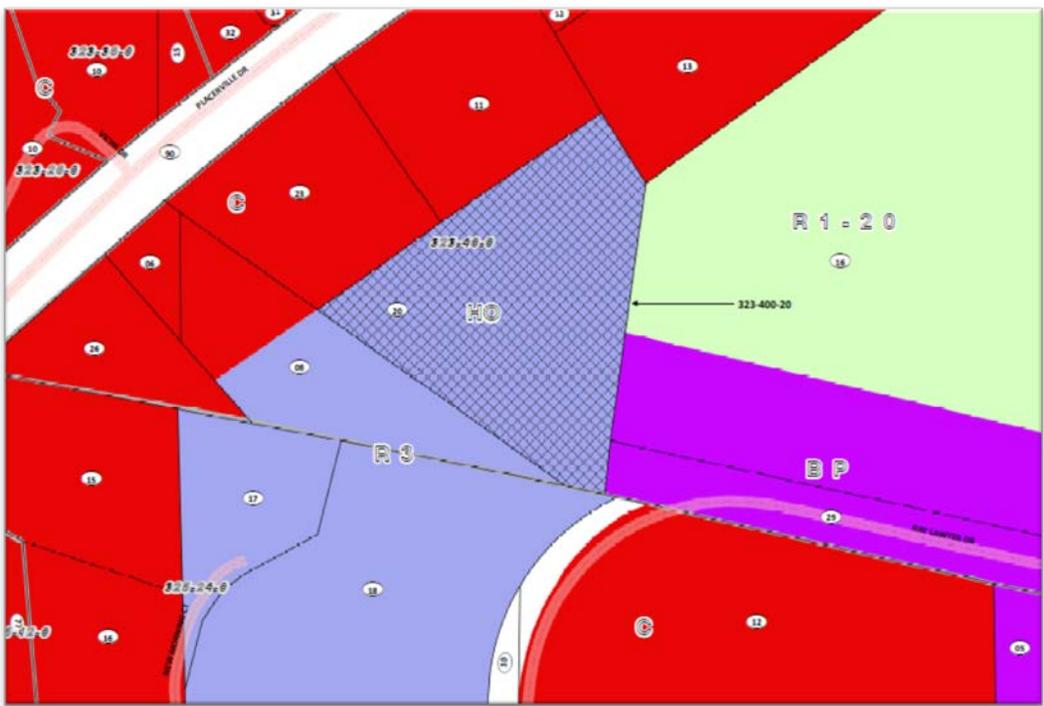
Planning Commission information packets for the November 15, 2016 meeting will be made available to the public after noon on Tuesday, November 1, 2016. The packets may be viewed at the Development Services Department during regular business hours, or alternatively can be accessed and online at the Planning Commission Agendas webpage.

Andrew Painter, Executive Secretary
City of Placerville Planning Commission
October 21, 2016



Land Use Amendment

High Density Residential to High Density Residential – Housing Opportunity Overlay (HDR to HDR-HO)
 APN 323-400-20 - Ray Lawyer 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 323-400-20 – Ray Lawyer Dr.

