



NOTICE OF PUBLIC HEARING BEFORE CITY COUNCIL

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Placerville City Council, on December 13, 2016, at 6:00 p.m., at Town Hall, located at 549 Main Street, Placerville, California 95667, to consider the following project:

Project File No.: 2013-2021 Housing Element Implementation - General Plan Amendment (GPA) 16-04, Zone Change (ZC) 16-05 and Amendment to Planned Development Overlay (PD) 06-01 – Placerville Heritage Homes Subdivision

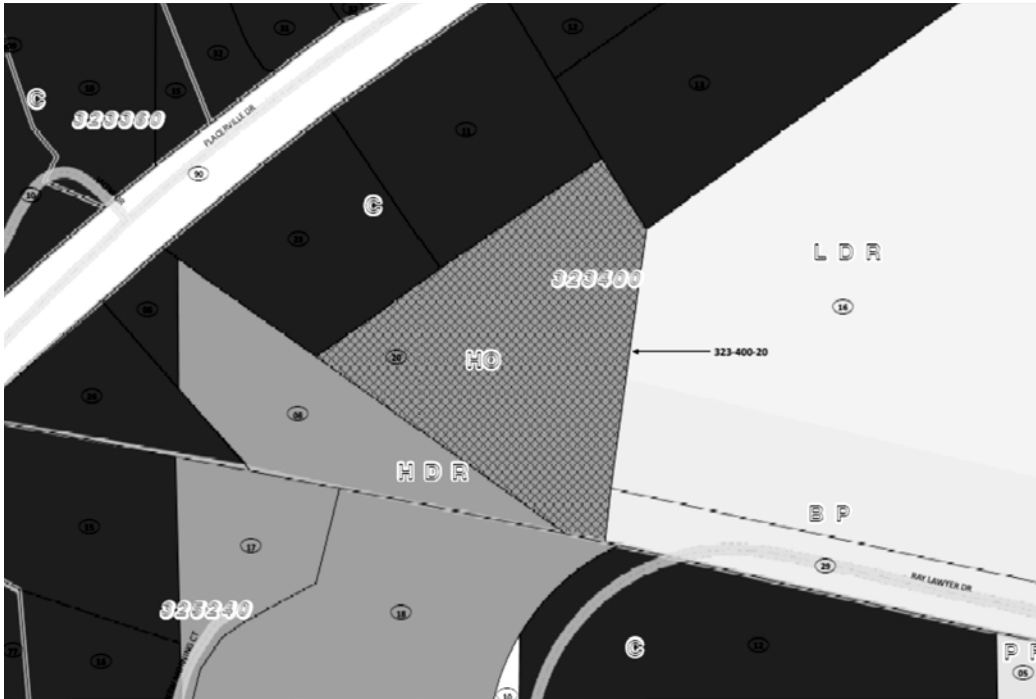
Applicant: City of Placerville

Proposal: City Council to consider the recommendation of the Planning Commission to adopt the following that will partially implement Program 3. High-Density Development – Unmet Need of the 2013-2021 Housing Element: (1) Application of a Housing Opportunity Overlay land use designation (GPA 16-04) and zone district classification (ZC 16-05) to one parcel, A.P.N. 323-400-20, totaling approximately 3.63 acres, generally located along the north side of Ray Lawyer Drive, approximately ¼-mile northeast of the intersection of Ray Lawyer Drive and Placerville Drive, within the Placerville Heritage Homes Subdivision Planned Development; (2) Amendment to the Official Development Plan for the Placerville Heritage Homes Subdivision Planned Development (PD 06-01) project, authorizing the provisions of the Housing Opportunity Zone to A.P.N. 323-400-20, to allow for the optional development of 35 multi-family dwelling units; and, (3) An Addendum to the Mitigated Negative Declaration for the approved Placerville Heritage Homes Subdivision Planned Development project.

All persons interested are invited to attend and be heard or to write their comments to the City Council. Please direct written comments to the City Council to the Development Services Department, Planning Division, 3101 Center Street, 2nd Floor, Placerville, CA 95667. Email: pv.planning@gmail.com. Fax (530) 295-2510. To ensure delivery to the City Council prior to the hearing, written comments from the public must be submitted by 5:00 p.m., December 2, 2016. A minimum of six (6) copies of any written information is requested to ensure distribution to the Council. Development Services cannot guarantee that any letter, Fax, or email received the day of the Council meeting will be delivered to the Council prior to any action.

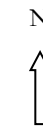
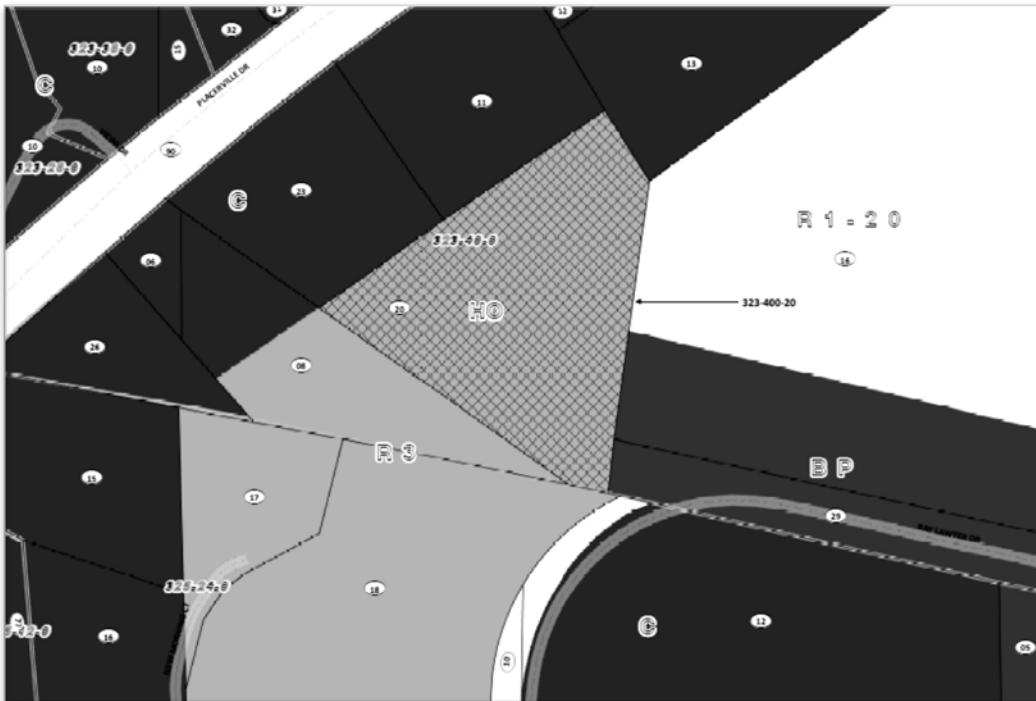
Any interested person may examine the proposal information for this project at the Development Services Department located at City Hall, 3101 Center Street, 2nd Floor, Placerville, CA 95667, during regular business hours, Monday through Friday between 8:00 a.m. and 5:00 p.m.; alternatively, the public may view the proposal information via the City's [Current Development Project](#) webpage.

Andrew Painter, City Planner
Development Services Department
November 25, 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.

