



NOTICE OF PUBLIC HEARING BEFORE CITY COUNCIL

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Placerville City Council, on **January 24, 2017, 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 RHNA Rezone: Program 3. High-Density Development – Unmet Need - General Plan Amendment (GPA 16-03), Zone Change (ZC 16-04) and Environmental Assessment (EA 16-01)

Applicant: City of Placerville

Proposal: City Council to consider the recommendation of the Planning Commission to consider City-initiated proposals to change the land use designation and zone classification on Assessor's Parcel Numbers 323-570-01 and 323-570-37, totaling approximately 7.60-acres, located at the intersections of Middletown Road and Cold Springs Road and Cold Springs Road and Placerville Drive, from Commercial (C) to Commercial – Housing Opportunity Overlay (C-HO); and that Council receive, review and consider any and all opportunities and strategies available to the City in development, adoption and filing of the Mitigated Negative Declaration prepared for the proposal that would minimize any contemplated or potential negative impacts to the community through the adoption of the City-initiated proposals.

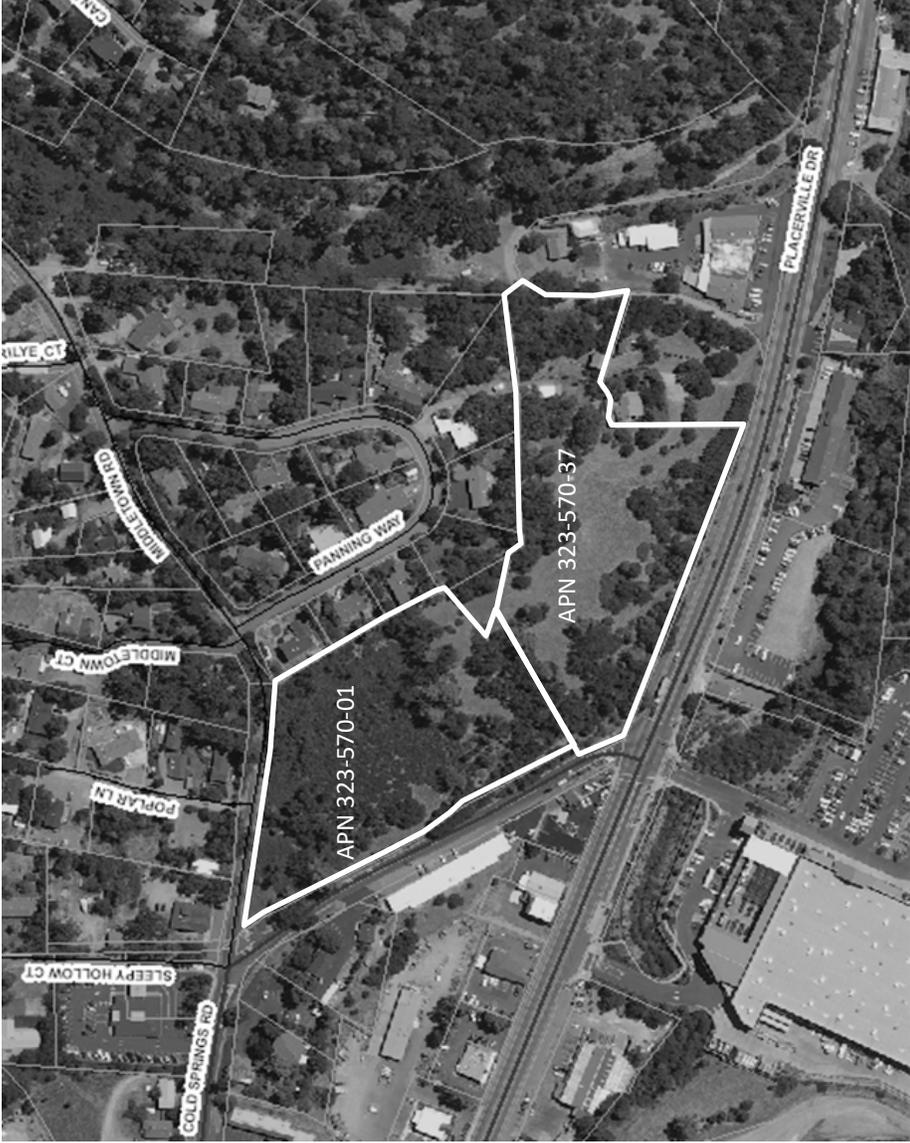
The re-designation and re-classification would partially implement Program 3 of the 2013-2021 Housing Element by creating an inventory of land with a land use designation and zoning classification capable of developing high density residential zoning at 20-unit minimum per acre up to 24-unit maximum per acre to meet the City's unmet lower-income housing needs identified in the Housing Element. The Housing Opportunity Overlay would allow for a development option on the two parcels: (1) to develop the site under the uses and regulations under the base Commercial zone; (2) to develop under the Housing Opportunity Overlay provisions.

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., Friday, January 13, 2017**. 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

Date: January 6, 2017



Project Location:

APN 323-570-01 and 323-570-37; Cold Spring
Road at Placerville Drive

