

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

**City Manager's Report  
December 13, 2016 City Council Meeting  
Prepared By: Andrew Painter**



**Item#: 11.2**

**Subject:** Approve a General Plan Amendment; Zoning Map Amendment; amendments to the Placerville Heritage Homes Subdivision Planned Development (APN 323-400-20); and an Addendum to the Mitigated Negative Declaration to partially implement City's 2013-2021 Housing Element Program 3. High-Density Development – Unmet Need.

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**Discussion:** On November 15, 2016, the Planning Commission considered and then made the recommendation to City Council to approve the subject City-initiated requests at a noticed public hearing without amendment. Property owners' representative, Lynette Ropp of Integrity Ventures, spoke in favor of the request stating it would provide them a development option to the 2008 Planned Development approval of small-lot single-family residential homes at the project location.

The requests will partially implement Program 3. High-Density Development – Unmet Need of the 2013-2021 Housing Element. A detailed description and analysis of the City-initiated requests are provided as follows:

- a. Planning Commission Staff Report (Exhibit A);
- b. Draft Resolution of the City Council amending the General Plan Land Use Map (Exhibit B);
- c. Draft Ordinance of the City Council amending the Zoning Map (Exhibit C);
- d. Addendum to the Mitigated Negative Declaration for Placerville Heritage Homes Subdivision Planned Development (Exhibit D);
- e. Mitigated Negative Declaration for Placerville Heritage Homes Subdivision Planned Development (Exhibit E);
- f. 2008 Conditions of Approval, Placerville Heritage Homes Subdivision Planned Development 06-01 (Exhibit F);

**Options:**

1. Approve the City-initiated requests as recommended by staff.
2. Table discussion of the resolution, and/or the ordinance, and/or the amendment to the Planned Development Overlay; and provide direction to staff to revise said for consideration by the City Council.
3. Do not introduce and/or adopt the resolution, and/or ordinance, and/or the amendment to the Planned Development Overlay.

**Cost:** Negligible upfront costs associated with generating copies of the document for Council consideration, public notice mailing, Mountain Democrat public notice, codifying and duplication of publications.

**Budget Impact:** None.

**Recommendation:** Approve the following City-initiated requests that will partially implement Program 3. High-Density Development – Unmet Need, of the 2013-2021 Housing Element:

- A. Adopt an Addendum to the Mitigated Negative Declaration approved for the Placerville Heritage Homes Subdivision Planned Development project (Planned Development Overlay 06-01, Tentative Parcel Map 07-01, and Environmental Assessment 07-02).
- B. Adopt a Resolution amending the General Plan Land Use Map by adding the Housing Opportunity Overlay land use designation to the existing High Density Residential land use designation for Assessor's Parcel Number 323-400-20, comprising approximately 3.63 acres of vacant land located along the north side of Ray Lawyer Drive, Placerville, California (file: GPA 16-04).
- C. Introduce and waive the first reading of an Ordinance amending the City of Placerville's Zoning Map that would add the Housing Opportunity (HO) Overlay Zone to the existing R-3-PD (Medium Density Multi-Family Residential Zone- Planned Development) for Assessor's Parcel Number 323-400-20, comprising approximately 3.63 acres of vacant land located along the north side of Ray Lawyer Drive, Placerville, California (file: ZC 16-03).
- D. Amend the Official Development Plan for the Placerville Heritage Homes Subdivision Planned Development project (File: PD 06-01), as follows:
  1. Authorize the provisions of the Housing Opportunity Overlay Zone to A.P.N. 323-400-20, to allow for the option development of 35 multi-family residential dwelling units.
  2. Any future development of multi-family units under the Housing Opportunity Overlay Zone on A.P.N. 323-400-20 would be required to comply with the conditions of approval for Placerville Heritage Homes Subdivision Planned Development. Additionally, the design and building elevations would also be required to contain architectural and finish characteristics of multi-floor massing, roof gables, 8:12 roof pitch, lap and stucco exterior siding, decks, covered entries, single-hung/double hung windows of the 2008 approved single-family residential elevations under the Planned Development (Placerville Heritage Homes Lots 3-10, PD 06-01 Elevations, Sheet 2/6, dated December 2007); and, be substantially consistent with the design requirements of the City of Placerville Development Guide.



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M. Cleve Morris, City Manager



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Pierre Rivas, Director  
Development Services Department



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Andrew Painter, City Planner  
Development Services Department

Exhibits:

Exhibit A: Planning Commission Staff Report

Exhibit B: Draft Resolution of the City Council amending the General Plan Land Use Map

Exhibit C: Draft Ordinance of the City Council amending the Zoning Map

Exhibit D: Draft Addendum to the Mitigated Negative Declaration for the Placerville  
Heritage Homes Subdivision Planned Development

Exhibit E: Mitigated Negative Declaration for the Placerville Heritage Homes Subdivision  
Planned Development

Exhibit F: 2008 Conditions of Approval, Placerville Heritage Homes Subdivision Planned  
Development 06-01