



NOTICE OF PUBLIC HEARING BEFORE CITY COUNCIL

AMENDMENTS TO THE SECONDARY DWELLING UNIT REGULATIONS

PROJECT DESCRIPTION: Zone Change (ZC) 17-01: Accessory Dwelling Units: Amendments are necessary to conform to the changes in Government Code Section 65852.2, made by Assembly Bill 2299 (Bloom) and Senate Bill 1069 (Wieckowski), pertaining to the development of accessory dwelling units and associated provisions related to parking, design and development standards. Amendments are as follows: deletion of the definition of “dwelling unit, secondary”, and the addition of the definitions of “director”, “dwelling unit, accessory”, “dwelling unit, attached accessory”, “dwelling unit, detached accessory”, “kitchen”, “living area” and “passageway” in Section 4 of Chapter 1 of Title 10; replacing in its entirety Section 12: Secondary Dwelling Units of Chapter 4 of Title 10 with “Section 12: Accessory Dwelling Units”, and amending all references of “secondary dwelling unit” within Chapter 5 of Title 10 and replacing with “accessory dwelling unit” of the Placerville City Code.

PROJECT LOCATION: All residential properties that are subject to Single-Family Residential Zoning District (RE, R-1, A, R-1, 6000, R-1, 10000, R-1, 20,000) development standards, including properties within Multi-Family Residential Zoning Districts that consist of one single-family dwelling unit.

ENVIRONMENTAL DETERMINATION: The proposed amendment to the Zoning Code is statutorily exempt from the California Environmental Quality Act (CEQA) under California Public Resources Code Section 21080.17 in that the proposed Zoning Code text amendment further implements the provisions of Section 65852.2 of the California Government Code.

PLANNING COMMISSION RECOMMENDATION: On September 5, 2017, the Planning Commission reviewed the proposed amendments to the City’s existing secondary dwelling unit regulations. The Commission recommended approval of the proposed amendments to the City Council.

NOTICE IS HEREBY GIVEN that the City Council will hold a public hearing to receive testimony, oral and written, on the above proposed CEQA determinations and Zoning Code amendments. The hearing is scheduled for:

Date: Tuesday, October 10, 2017

Time: 6:00 p.m.

Place: Town Hall, 549 Main Street, Placerville

PUBLIC REVIEW PERIOD: Any interested party or a representative may appear at the hearing and comment on the project. Written communications should be filed at or before 5:00 p.m. Monday, October 2, 2017, and directed to Andrew Painter, City Planner, 3101 Center Street, 2nd Floor, Placerville, CA 95667, so that the can be included in City Council meeting packets for the October 10, 2017 meeting. A minimum of six (6) copies of any written information submitted is required to ensure distribution to City 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.