

Placerville, a Unique Historical Past Forging into a Golden Future



City of Placerville Planning Commission
STAFF REPORT

MEETING DATE: November 15, 2016

FILE NO: General Plan Amendment (GPA) 16-04, Zone Change (ZC) 16-05, Planned Development Overlay (PD) 06-01, Tentative Subdivision Map (TSM) 07-01 and Environmental Assessment (EA) 07-02 - Placerville Heritage Homes Subdivision

PREPARED BY: Andrew Painter, City Planner **DATE:** November 1, 2016

SUBJECT: 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 3.63-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); and,
- (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 the parcel.

Proposed amendments would partially implement Program 3. High-Density Development – Unmet Need of the 2013-2021 Housing Element.

EXHIBITS:

- A - Draft Resolution of the City Council amending the General Plan Land Use Map
- B - Draft Ordinance of the City Council amending the Zoning Map
- C - Addendum to the Mitigated Negative Declaration for the Placerville Heritage Homes Planned Development
- D – Adopted Mitigated Negative Declaration for the Placerville Heritage Homes Planned Development
- E - The Placerville Heritage Homes Planned Development Overlay 06-01 – Conditions of Approval

REQUEST: To consider and make recommendation to City Council regarding the following City-initiated requests involving Assessor's Parcel Number (APN) 323-400-20 located within the Placerville Heritage Homes Subdivision Planned Development, which would partially implement Program 3. High-Density Development – Unmet Need, of the 2013-2021 Housing Element:

1. Adopt an Addendum to the Mitigated Negative Declaration (EA07-02) for the approved Placerville Heritage Homes Planned Development project (PD06-01), that addresses the subject requests;
2. Adopt a resolution that would amend the General Plan Land Use Map for the subject parcel from High Density Residential (HD) to High Density Residential – Housing Opportunity Overlay (HD-HO) land use designation;
3. Adopt an ordinance that would amend the Zoning Map for the subject parcel from Medium Density Multi-Family Residential – Planned Development (R-3-PD) to Medium Density Multi-Family Residential – Planned Development – Housing Opportunity (R-3-PD-HO) zone classification;
4. Approve an amendment to the Official Development Plan for the Placerville Heritage Homes Planned Development (PD06-01) project, authorizing the provisions of the Housing Opportunity land use and zone to the subject parcel.

BACKGROUND:

2013-2021 Housing Element

In February 2014 the City Council adopted the City of Placerville General Plan, 2013-2021 Housing Element (known as the 5th Cycle Housing Element). As required by State Law, the Housing Element identified an inventory of opportunity sites (potential) sites which could accommodate the City's Regional Housing Needs Allocation (RHNA). The RHNA identifies the number of new housing units, at various income levels, with the region needed to accommodate future population growth expected over a given planning period. The planning period for the City's 2013-2021 Housing Element is retroactive to October 31, 2013 and extends through October 31, 2021. The number of new housing units allocated to the City for this planning period is 372 and distributed among various income categories, as shown in Table 1.

The City has an unmet need of 133 housing units for the Low, Very Low and Extremely Low income categories. In other words, the City does not have sufficient land zoned and with sufficient land area to accommodate housing for lower-income households for the Housing Element planning period. Sufficient land however is available and zoned to accommodate housing for moderate-income and above households over the planning period.

Table 1. RHNA Allocations by Income Category for Placerville, October 31, 2013 to October 31, 2021

Income Category	RHNA Allocation	
	Number	Percent
Extremely Low	39	10.5 %
Very Low	39	10.5 %
Low	55	14.8 %
Moderate	69	18.5 %
Above Moderate	170	45.7 %
Total	372	100.0 %

Source: Sacramento Area Council Governments, Regional Housing Needs Plan. (November 2012)

The update included a number of housing programs (action/implementation items) established with certain components of State housing law. One of the Housing Element programs adopted is Program 3—High-Density Development – Unmet Need. Program 3 requires the City enact General Plan and Zoning Ordinance amendments that are necessary to achieve compliance with minimum density under State law appropriate to accommodate housing for lower income households. Per State housing law (Govt Code §65583.2), the City is classified as a suburban jurisdiction. For a suburban classified jurisdiction, State housing law deemed that twenty (20) units per acre is an appropriate density to accommodate housing for lower income households. Program 3 requires the City to rezone land to accommodate the City’s unmet housing need of 239 units for lower income households as follows:

- 106 units for unmet need for lower income households carried over from the 2008-2013 Housing Element (4th Cycle), as the City failed to rezone land to meet this unmet need during the planning period. The City had one year of the adoption of the 2013-2021 Housing Element, or February 11, 2015 to rezone for the 106 units.
- 133 units for unmet lower income households identified during the 2013-2021 Housing Element planning period. This rezoning must be completed within three years from Housing Element adoption, or February 11, 2017.

Several potential sites for re-designating and rezoning to accommodate the unmet need were inventoried and listed in Table 40 and Appendix E of the Housing Element. The City may choose from these sites or may choose others not listed on the Housing Element inventory.

Housing Element Program 3 Implementation

On February 25, 2014, City Council adopted Resolution No. 8174 that authorized staff to initiate amendments to the City of Placerville Zoning Map, and the City of Placerville General Plan Land Use Element to rezone an estimated twelve (12) acres to permit a minimum density of 20 units per acre to implement Program 3 of the General Plan 2013-2021 Housing Element.

On August 9, 2016, the City Council adopted Ordinance No. 1680, establishing the Housing Opportunity (HO) Overlay Zone. This Ordinance added Section 10-5-24 to the City's Zoning Ordinance. The purpose and intent of the overlay zone is to apply it to parcels with the potential to achieve the residential housing objectives of the Housing Element of the General Plan. These objectives include encouraging new multi-family residential development that includes housing for persons with disabilities, housing for persons with developmental disabilities, housing that supports aging in place, and affordable housing for low-income households to address the City's unmet RHNA need. The HO Overlay Zone provides for twenty (20) units per acre minimum density that is deemed appropriate by the State to accommodate housing for lower income households. Maximum density is twenty-four units per acre. Ordinance No. 1680 went into effect on September 9, 2016.

On October 25, 2016, the City Council adopted Resolution No. 8471 making text changes to the General Plan Land Use Section, the 2013-2021 Housing Element, and the General Plan Land Use Map resulting in the following:

- (1) Establishment of the Housing Opportunity Overlay (HO) land use designation;
- (2) Inserted the HO land use designation description and the Housing Opportunity Overlay (HO) zone classification where applicable within these documents, and
- (3) Amended the General Plan Map by applying the HO land use designation affecting Assessor's Parcel Numbers (APN) 323-220-06 and 323-220-08, located within The Ridge at Orchard Hill Planned Development, changing the land use designation from High Density Residential (HDR) to High Density Residential – Housing Opportunity (HDR-HO).

In addition, on November 8, 2016 the City Council is to consider adoption of an ordinance that would amend the Zoning Map, affecting the same APN 323-220-06 and 323-220-08, changing the zoning classification from Medium Density Multi-Family Residential – Planned Development (R-3-PD) to Medium Density Multi-Family Residential – Planned Development - Housing Opportunity (R-3-PD-HO) for the two parcels. These parcels under the HO provisions have a realistic potential to generate 72 multi-family residential units of the City's unmet lower-income household need.

GENERAL PLAN AMENDMENT (GPA16-04) AND ZONE CHANGE (ZC16-05):

Staff's requests would amend the General Plan Land Use Map and Zoning Map to partially implement Housing Element Program 3. These amendments involve one parcel of approximately 3.63 acres located entirely within the Placerville Heritage Homes Planned Development (PD 06-01). The Housing Opportunity Overlay land use designation would be added to the existing High Density Residential (HD) land use designation by City Council resolution. Also, the Housing Opportunity (HO) Overlay Zone would be added to the existing R-3-PD (Medium Density Multi-Family Residential Zone – Planned Development) zoning classification by City Council ordinance for the same vacant Planned Development parcel. See Exhibits 3, 4 and 5.

The Overlay Zone would allow development on the parcels either in the manner provided under the HO Ordinance or the manner provided in the Planned Development base (underlying) zone, but not both. Once the parcels have developed in the manner provided in the base zone, the property owner would relinquish the right to redevelop the land using the HO Overlay Zone

provisions. The HO Overlay Zone would therefore offer property owners increased flexibility for the future development of their properties.

Approximately 2.15 acres of the Planned Development site is dedicated as open space, or approximately 60% of the 3.63 acres. Realistic unit capacity for the site therefore would be recalculated to reflect proposed grading of the site, retaining wall installation and dedicated open space would limit the buildable area of the adjusted 3.63 acres to approximately 1.48 acres. Buildable acreage at the 24 dwelling units per acre maximum density under the HO provisions may generate up to 35 multi-family residential units of the City's unmet lower-income household need.

These 35 Housing Opportunity residential units under the subject request, along with the 72 Housing Opportunity residential units under the rezoning within The Ridge at Orchard Hill Planned Development under consideration by City Council, total 107 units. The 107 residential units would establish an inventory of land capable of meeting the City's carryover of 106 units of unmet need for lower-income households from the 2008-2013 Housing Element (4th Cycle). Additional rezoning of land to meet the City's 5th Cycle Housing Element unmet lower-income household need is forthcoming and will be processed under a separate City-initiated request.

AMENDMENT TO THE OFFICIAL DEVELOPMENT PLAN FOR THE PLACERVILLE HERITAGE HOMES SUBDIVISION PLANNED DEVELOPMENT (PD06-01):

Staff's request would also amend the Official Development Plan for the Placerville Heritage Homes Subdivision Planned Development (PD06-01) project. The amendment would authorize the provisions of the HO (Housing Opportunity Overlay) Zone to the currently undeveloped Planned Development 3.63 acre parcel, A.P.N. 323-400-20 located along the north side of Ray Lawyer Drive, approximately ¼-mile northeast of the intersection of Ray Lawyer Drive and Placerville Drive.

Any future development of multi-family units would be required to comply with the mitigation measures and conditions of approval for PD06-01. Future development of multi-family units would also be required to contain architectural and finish characteristics (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), along with the design characteristics of the *City of Placerville Development Guide*.

Placerville Heritage Homes Planned Development Background

June 2008: The Placerville City Council approved the Placerville Heritage Homes Planned Development project that involved the two phase subdivision of the 3.63 acre site into 20 single-family residential parcels; the mass pad grading of the site for subdivision parcel access, retaining walls, lot pads and underground utilities; tree preservation / canopy retention plan; the set aside as dedicated open space of 2.15

acres of the 3.63 acres; modifications to the R-3 (Medium Density Multi-Family Residential) development regulations of parcel area, parcel width, parcel frontage and setbacks; building elevation approval. Total Units: 20. See Figures 1 and 2.

The project has not been developed as permitted under PD06-01. The parcel is owned by Teddy L & Carol Dian Burdine who have marketed the property for sale. Staff sent a letter to the property owners describing the subject request and the City's intent. As of the date of this staff report, the property owners nor their agent have contacted the City in response.

Expiration date of the City granted entitlements under PD06-01 and TSM 07-01 is June 24, 2020. TSM 07-01 received an initial two year approval and several state and City map extensions that by its connection to PD06-01 extended automatically PD06-01. These extensions include a one-year state map extension, SB 1185, effective July 15, 2008; a one-year City map extension, Ordinance 1628, effective April 8, 2009; a two-year state map extension, AB 333, effective July 15, 2009; a two-year City map extension, Ordinance 1637, effective April 8, 2010; a two-year state map extension, AB 208, effective July 13, 2011; and a two-year state map extension, AB 116, effective July 11, 2013.

ENVIRONMENTAL ANALYSIS OF HO OVERLAY LAND USE AND ZONING MAP AMENDMENT, AND AMENDMENT TO THE OFFICIAL DEVELOPMENT PLAN FOR THE PLACERVILLE HERITAGE HOMES PLANNED DEVELOPMENT

In June 2008 the Placerville City County adopted the Mitigated Negative Declaration (MND) for the Placerville Heritage Homes Planned Development project. The MND analyzed the potential impacts that could result from the residential development proposed under the Planned Development project. As mentioned above, the project involved the subdivision of the 3.63 acre site into 20 single-family residential parcels.

Site Description/Surrounding Land Uses: The undeveloped project site totals approximately 3.63 acres. Site elevations range from approximately 1,720 at the project's northwest boundary, to 1,840 feet above sea level near Ray Lawyer Drive. Site slope ranges from 0% at the southern corner to an average of approximately 33% over the entire site. Site geologic features include slate and sandstone of the Calaveras Complex that underlays predominantly sandy silt or silty sand surface soils.

Predominant canopy vegetation onsite is a mixture of oak and pine species, including Blue Oak, Black Oak, Live Oak, White Oak, Foothill Pine, and Ponderosa Pine. Other tree species include Incense Cedar and California Buckeye. Understory species include Manzanita, Toyon, several brush species and native and non-native grasses.

Land uses in the vicinity of the subject site include the Placer Village Apartments located southwest that are zoned R-3 (Medium Density Multi-Family Residential); the El Dorado County Fairgrounds and County Administrative Center is located southeast of the site that are zoned C (Commercial) and PF(Public Facility); the New Morning Youth & Family Services youth shelter is located west of the site; a large vacant parcel known as the Oetting property is located east,

and is zoned R1-20,000 and BP (Business Professional); north are commercial retail and office uses along Placerville Drive that are zoned C (Commercial).

Infrastructure: Public water is provided to the site by the El Dorado Irrigation District (EID). An existing EID water line is located in Ray Lawyer Drive near the southeast corner of the site. The current Planned Development project includes connection of each of the proposed parcels to the EID water system. EID will require the project proponent provide a water service lateral from the site to the EID water line. Development under the HO zone provisions would not change the water purveyor, EID, or the connection location within Ray Lawyer Drive, or service lateral(s) expected to serve the multi-family residential uses.

The existing Planned Development includes proposed sewer laterals for each project parcel to connect to a trunk line within Brody Way, the proposed internal vehicle access. This sewer line will then connect by gravity to the City sewer service within Placerville Drive. Development under the HO zone provisions would not change substantially the trunk and sewer line system to the City sewer service within Placerville Drive.

Storm water drainage system of concrete curb, gutter, drop inlets, storm drains, underground detention and overland swales is proposed to accommodate the Planned Development storm water generation. Conveyance of storm water to the City maintained system along Placerville Drive is proposed. Development under the HO zone provisions would not change substantially the storm water system as planned under the Planned Development.

Electric and telephone utilities are to be placed underground from existing utilities within Ray Lawyer Drive under the approved Planned Development. An underground propane tank of unknown size with distribution system is proposed to serve all residences within the subdivision. Development under the HO zone provisions would not change substantially the utility systems as planned under the Planned Development.

Vehicle access to the approved Planned Development uses is Brody Way. Brody Way is conditioned to have a 40' right-of-way width that includes 28' of surfacing curb face to curb face, and a 4' wide sidewalk on one side. Brody Way would dead end just east of the Lots 10 and 11, with a vehicle turnaround provided. Brody Way is designed so that if/when the neighboring "Oetting parcel" to the east is developed it could be connected to Brody Way. Development under the HO zone provisions would not change substantially vehicle access and connectivity to the neighboring property.

Services: Police services are provided by the City Police Department. The El Dorado County Fire District provides fire protection and safety services. El Dorado Transit serves the project site vicinity with stops located 0.4 miles east at the Placerville Library, and 0.3 miles west on Armory Drive at the Park & Ride Commuter stop. It is also within walking distance (approximately ½ mile) to the Placerville Drive commercial corridor and employment sources (County government, public library, groceries, sundries, banking, retail and retail services, movie theater and the Boys & Girls Club).

Figure 1.
2008 Approved TSM 07-01 & PD 06-01 – Placerville Heritage Homes Subdivision Planned Development

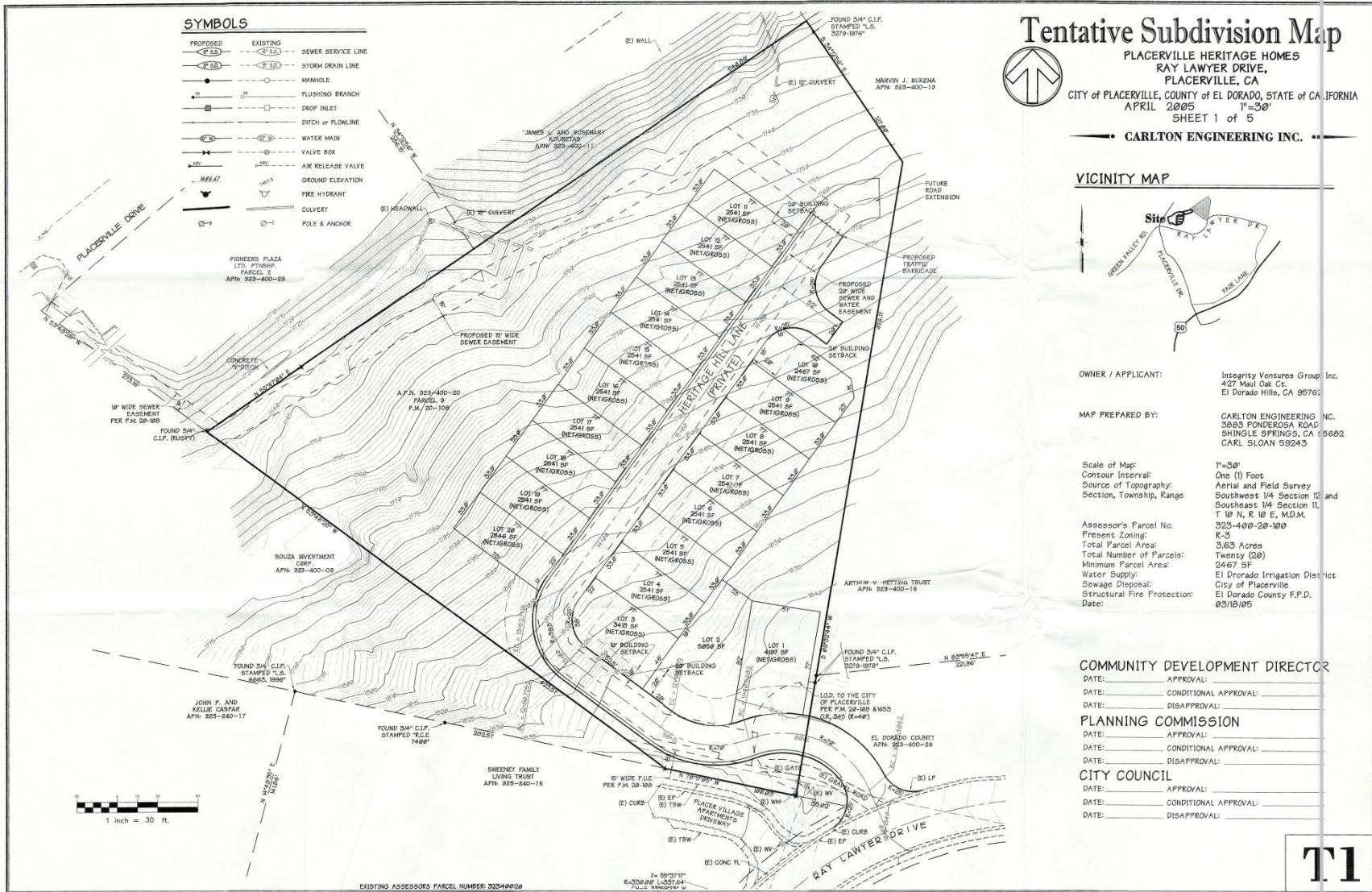
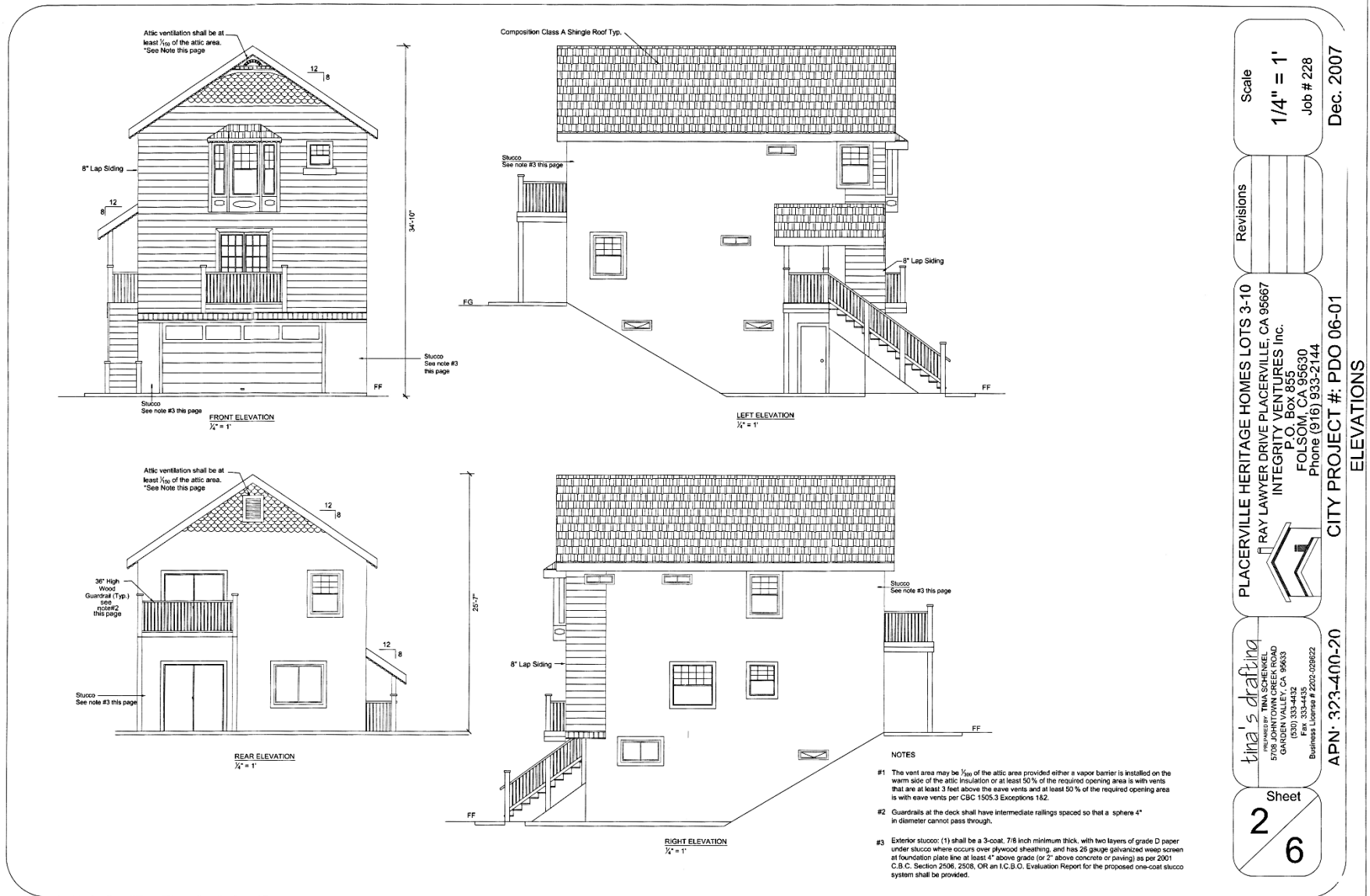


Figure 2.
Placerville Heritage Homes Lots 3-10, PD 06-01 Elevations, Sheet 2/6, dated December 2007



Scale
1/4" = 1'
Job # 228
Dec. 2007

Revisions

PLACERVILLE HERITAGE HOMES LOTS 3-10
RAY LAWYER DRIVE PLACERVILLE, CA 95667
INTEGRITY VENTURES Inc.
P.O. BOX 856330
FOLSOM, CA 95630
Phone (916) 933-2144

CITY PROJECT #: PDO 06-01
ELEVATIONS

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APN: 323-400-20

Sheet
2
6

Figure 3
Assessor's Parcel Map

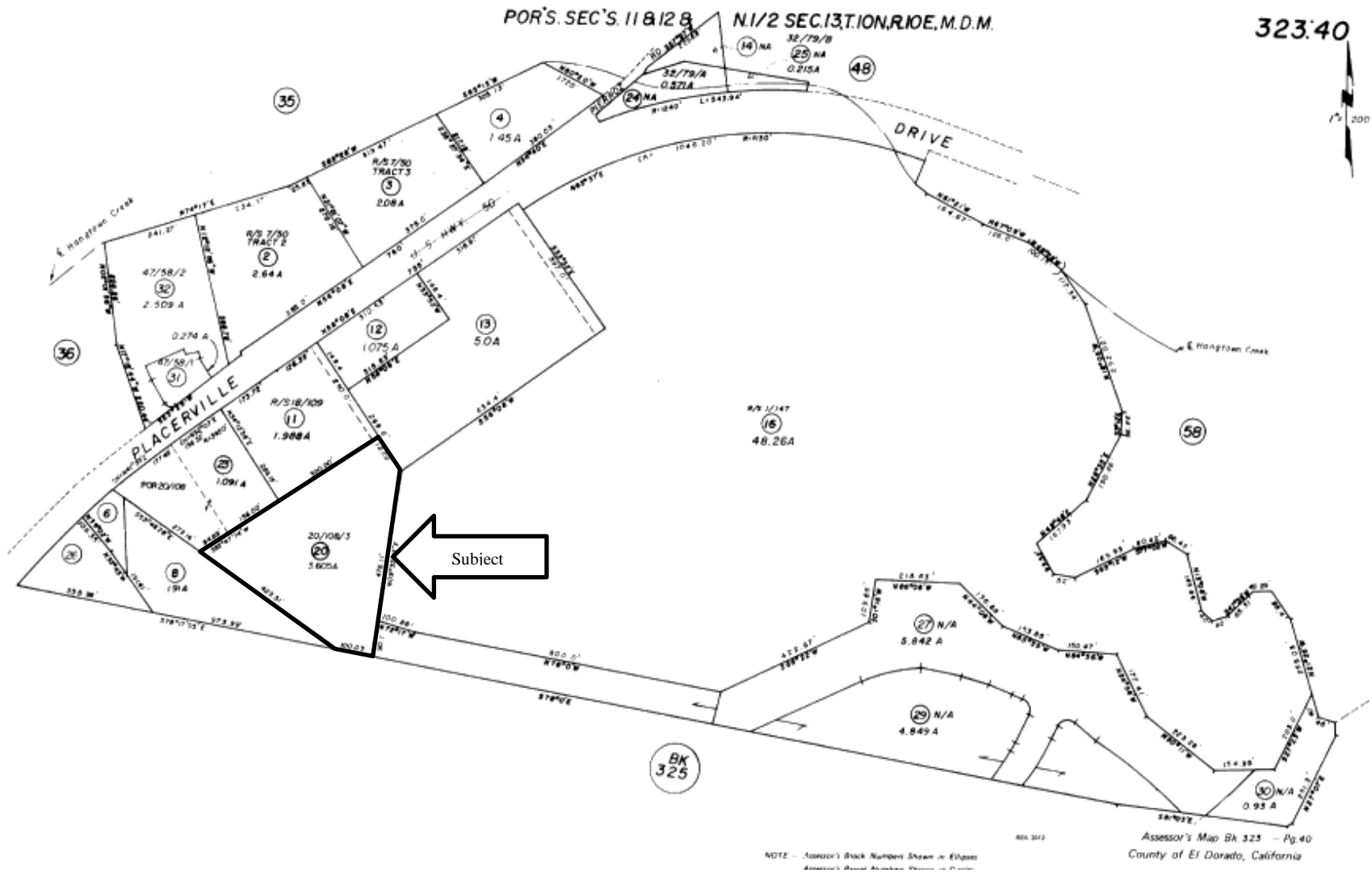
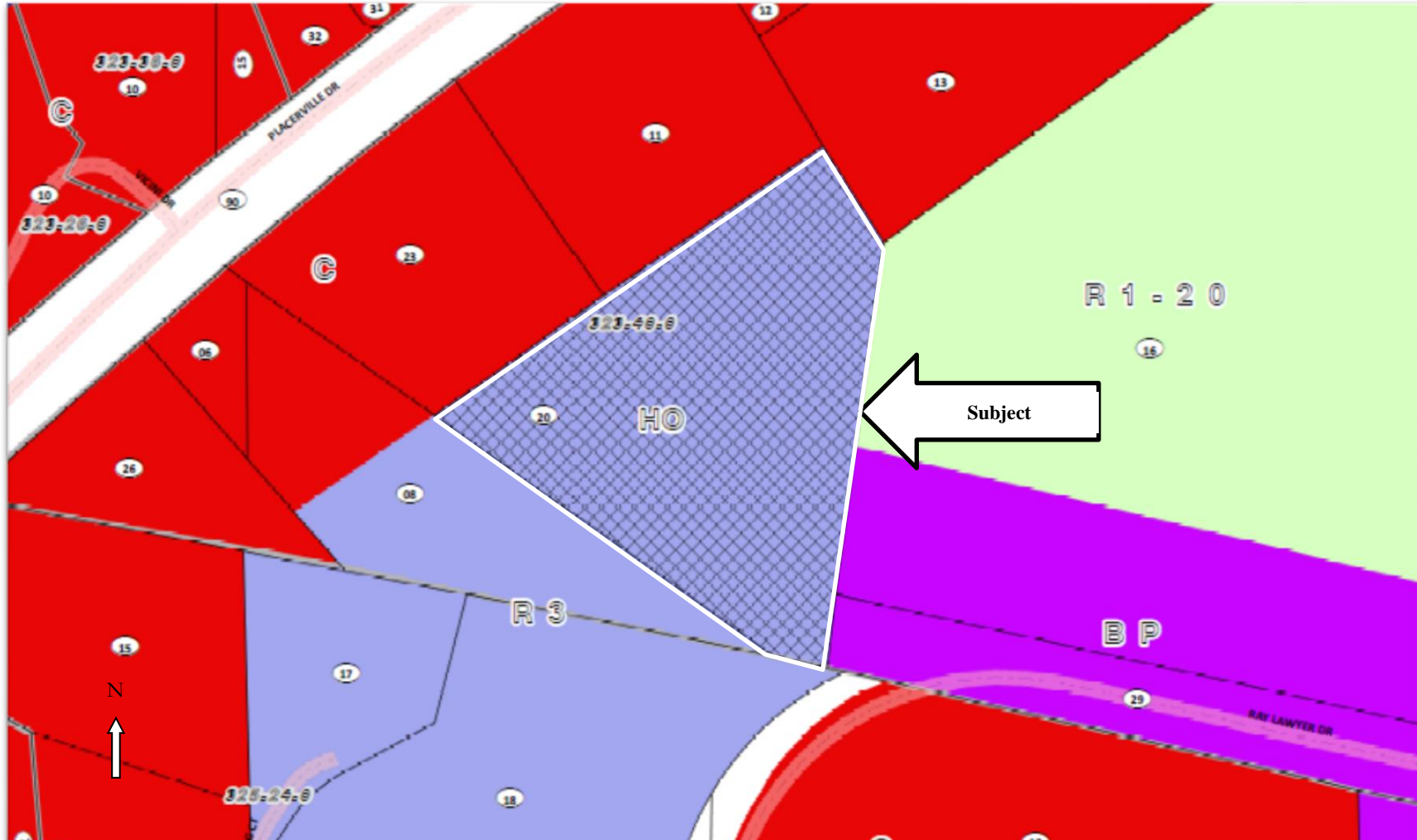


Figure 4
Vicinity Map



Figure 5.

Zone Change 16-03: Placerville Heritage Homes Subdivision Planned Development – R-3-PD to R-3-PD-HO Zone APN 323-400-20



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)



Land Use/Density: The existing General Plan Land Use designation/zoning for the site is High Density Residential (HD)/R3-PD. At 3.63 acres, the R-3 zoning would allow a maximum of 43-units on the site at 12 units per acre density. However, the current and approved Planned Development for the site has 20-units single-family lots and approximately 2.15 acres of open space. The proposed General Plan designation/zoning is High Density Residential – Housing Opportunity Overlay (HD-HO)/R3-PD-HO. Through the Planned Development’s environmental review process (Mitigated Negative Declaration) and project design, it was determined that the site has a developable footprint of 1.48-acres (3.63-acres – 2.15-acres of open space), which at the maximum density of 24-units per acre under the HO provisions would result in a realistic yield of 35 units.

Parking: The number of required parking spaces associated with the future multi-family development of the site would vary dependent upon the number of residential units actually provided. City Parking Regulations require that multi-family residential developments provide a minimum of one and one-half spaces per residential unit. Based on the 35-unit realistic capacity of the site, 53 spaces would be required. There is adequate area on the site for required parking and residential uses.

Traffic Generation: The Mitigated Negative Declaration prepared and adopted for the 2008 approved Planned Development estimated that each of the project’s twenty single-family dwellings is expected to generate as many as 10 vehicle trips per day, or a maximum of 200 vehicle trips per day. The 200 vehicle trips would create an increase in vehicle trips along Ray Lawyer Drive and nearby Placerville Drive, but was determined to not result in a change in Ray Lawyer Drive Level of Service (LOS) A or the Placerville Drive LOS of D/E. Per the Trip Generation Rates from the 7th Edition of the Institute of Transportation Engineers Report, of the overall project trips, 20 of these trips will occur during the PM peak hour (13 inbound and 7 outbound). Therefore the increase in project traffic was considered less than significant.

Development under the HO provisions at the realistic net acreage would have the potential to generate 35-units of multi-family housing. Per the Trip Generation Rates from the 7th Edition of the Institute of Transportation Engineers Report, the 35 potential units would generate 231 vehicle trips per day, with 20 of these trips would be expected occur during the PM peak hour (13 inbound and 7 outbound). The net increase of 31 trips under the HO provisions would not result in a change in Ray Lawyer Drive or Placerville Drive levels of service.

In addition, due to the project’s proximity to public transit stop locations, the walkable vicinity of the County Center as a major employment source, and the commercial retail and services along Placerville Drive, there is a potential that some project vehicle trips would be eliminated.

ENVIRONMENTAL RESOURCES: The site is undeveloped. Perimeter parcel fencing is placed along the southeastern and western boundaries. Foothill pine, Ponderosa pine, several oak species, as well as manzanita, toyon and native and non-native trees, shrubs and grasses are the predominate vegetation. An Elderberry shrub survey was conducted for the 2008 project site where one elderberry shrub was observed. Elderberry is the potential habitat for the breeding and foraging for the Valley elderberry longhorn beetle, a species listed as Threatened by the federal government. Mitigation measures were incorporated into the 2008 Mitigated Negative

Declaration in order to protect and to avoid disturbance to the shrub during construction activities.

No intermittent or ephemeral drainages exist on the project site.

Planned Development under the 2008 approved project would result in an estimated 12,200 cubic yards of cut and 11,800 cubic yards of fill that would provide vehicle access to the site from Ray Lawyer Drive, and lot pad and underground utility construction. Retaining walls along the cut and fill slopes would also be installed. Approximately 2/3 of the project site would be disturbed by grading and construction activities, including tree removal. Under the 2008 approved Planned Development project, consistent with City Code Section 8-13: Woodland and Forest Conservation, was the requirement to retain 52% of the existing tree canopy. A Tree Preservation Plan was approved for the site and the Planned Development to retain the 52%, including 31% of the existing canopy not affected by construction, 19% revegetated with street and yard trees, and 4% revegetated with trees after retaining wall construction. The potential 35-units under the HO Overlay would be an increase of 15-units above what would currently be allowed under the Planned Development and will likely be two or more story apartments. The City anticipates the site to be graded substantially the same under the HO zone provisions as under the Planned Development.

For detail regarding how potential impacts will be mitigated for the site and environmental resources, please refer to the Mitigation Measures/Development Standards and the Addendum to Placerville Heritage Homes Subdivision Negative Declaration provided as **Exhibit D**.

MITIGATION MEASURES/DEVELOPMENT REQUIREMENTS: Existing Mitigation Measures and City approved Conditions of Approval for Placerville Heritage Homes Planned Development project shall be required for the development on the site under the HO zone provisions.

STAFF ANALYSIS: Due to the relatively small increase in units from what would be allowed under the approved Planned Development on the site (20 units to 35 units), the availability of public water and sewer, the level of service along Ray Lawyer Drive and Placerville Drive within the project vicinity would not change, and that existing Mitigation Measures and Planned Development Conditions of Approval that identify and specify appropriate mitigation measures that would reduce anticipated environmental impacts to a less than significant level, staff recommends the City amend the General Plan Land Use Map and Zoning Map by adding the HO Overlay land use designation and zoning to the site parcel, and amend the Official Development Plan for the Placerville Heritage Homes Planned Development.

The proposed General Plan Land Use Map Amendment is incorporated into the proposed draft Resolution attached hereto as **Exhibit A**.

The proposed Zoning Map Amendment is incorporated into the proposed draft Ordinance attached hereto as **Exhibit B**.

PUBLIC NOTICE: Public Notice for this request was published in the Mountain Democrat on October 21, 2016. Written notice was mailed to proper owners within five hundred feet of Assessor's Parcel 323-400-20 on and posted on the City's website on October 20, 2016. As of the preparation of this report, no comment had been received.

CEQA: An Addendum to the Placerville Heritage Homes Subdivision Mitigated Negative Declaration (MND) has been prepared that describes the Housing Opportunity Overlay land use and zone and its application to the project area and vicinity (**Exhibit C**). The Addendum determines that the application of the Housing Opportunity Overlay land use and zone would not create any new or significant environmental impacts that were not already evaluated in the MND, and would not increase the severity of any previously identified significant impacts.

RECOMMENDATION: The map amendments proposed help to partially implement Housing Program 3, one of the Programs identified by Council as high-priority. In light of the above, staff respectfully that the Planning Commission recommend to the City Council to take the following actions:

- I. Make the following findings for recommending approval of the Addendum to Placerville Heritage Homes Subdivision Mitigated Negative Declaration (MND):
 - A. Addendum to the MND has been completed in compliance with the California Environmental Quality Act (CEQA), and reflects the lead agency's independent judgment and analysis.
 - B. The Addendum provides substantial evidence that the proposal will not result in any new significant environmental impact, a substantial increase in the severity of a previously identified significant impact or any other condition that requires preparation of a subsequent or supplemental MND as described in Sec. 15162 of the CEQA Guidelines.
 - C. The Planning Commission reviewed and considered the Addendum and the MND prior to recommending approval of the proposed amendments.
- II. Make the following Finding regarding General Plan Amendment (GPA) 16-04 and Zone Change (ZC) 16-05:

The proposed General Plan and Zoning Ordinance text amendments identified herein are consistent with the General Plan Housing Element as adopted in February 2014, particularly Program 3, High-Density Development – Unmet Need.

- III. Adopt the following:
 - A. Recommend that the City Council consider and adopt the Addendum to the Mitigated Negative Declaration approved for Placerville Heritage Homes Subdivision project: Planned Development Overlay 06-01 and Tentative Parcel Map 07-01.

- B. Recommend that the City Council 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 southeast of the intersection of Mallard Lane and Macintosh Drive (file: GPA16-04).

- C. Recommend that the City Council adopt 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 southeast of the intersection of Mallard Lane and Macintosh Drive (file: ZC16-05).

- D. Recommend that the City Council amend the Official Development Plan for Placerville Heritage Homes Planned Development (Planned Development Overlay06-01) project as follows:
 - 1. Authorize the provisions of the Housing Opportunity Overlay Zone on Assessor's Parcel Number 323-400-20, and

 - 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 mitigation measures and conditions of approval for the Placerville Heritage Homes 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.

Andrew Painter
City Planner

ATTACHMENTS:

- Exhibit A - Draft Resolution of the City Council amending the General Plan Land Use Map
- Exhibit B - Draft Ordinance of the City Council amending the Zoning Map
- Exhibit C - Addendum to the Mitigated Negative Declaration for Placerville Heritage Homes Planned Development
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