

August 8, 2023

Kevin Dumler
 Project Manager
 Jamboree Housing Corporation
 555 Capitol Mall, Suite 625
 Sacramento CA 95814

Mr. Dumler:

On April 24, 2023, myself, along with City Staff met with you and other representatives of Jamboree Housing to discuss the project located at 212 Armory Drive in Placerville. The City has supported the project in order to facilitate additional housing in the City. We continue to support the project, however consistent with our statements at the meeting, we have concerns with the proposed parking plan that we would like to see addressed.

I am writing today on behalf of the City Council of Placerville to ask that the provisions for parking at the project be reviewed.

	Number of Parking Stalls
City Zoning Ordinance 10-4-4	125
Density Bonus Parking Ratio (0-1BR=1 stall; 2-3BR=1.5 stalls; 4+BR=2.5 stalls)	108
Proposed	81

Although we understand the currently planned parking for the project is subject to state approval, it does not address the actual parking needs for the project as witnessed by other projects in the City.

The current project shows 81 parking stalls total. Although transit is available in close proximity to the project, many residents will still have one or two cars in order to meet their needs, due to the rural nature of the community where we live. Government Code Section 65915 allows for parking ratios as shown in the above table at 108. This is a deficit of 27 spaces below reduction in parking allowed under the Density Bonus provisions and 44 below what the City Code requires Please note that the project does not qualify for a reduction in parking below the Density Bonus provisions since none of the criteria in Section 65915 are met.

We would ask that you look at ways to increase the parking for the project to a minimum of 108 as allowed under the State Density Bonus provisions. This is more in line with what we see the need is in other apartment complexes in the City. A good example is the Woodridge East Apartment complex located off of Cold Springs Road in Placerville. Both Cold Springs Road and Woodridge Court consistently have cars parked on the side of those roads in the evenings due to inadequate on-site parking.

Thank you for the work and effort of Jamboree Housing to provide additional needed housing in the City of Placerville. We strongly encourage you to re-evaluate the parking for the project and provide

numbers closer to the actual need for the project. We would be happy to discuss this further with you and how you can achieve these numbers.

Sincerely,

Mayor Michael Saragosa

Cc: Barbara Field, Department of General Services
Paul McDougal, Department of Housing and Community Development
Katherine McFadden, Jamboree