 Notice of Planning Commission Public Hearing
Tuesday, August 17, 2021 at 6:00 p.m.
Town Hall, 549 Main Street, Placerville

Notice is hereby given that the Planning Commission of the City of Placerville will hold a Public Hearing at the City Council Chambers located at 549 Main Street, Placerville, CA for the purpose of considering the request below and making its recommendation to City Council. Members of the public may attend the meeting in-person, or view the meeting streamed live on the City's website and YouTube channel (https://www.youtube.com/watch?v=WuuP0Tnw0nY)

Request: 6th Cycle Housing Element of the General Plan. The Housing Element identifies Placerville's housing needs and establishes programs and policies to define how those needs will be met. State law requires Housing Elements be updated on eight-year cycles, and the Element must be reviewed and approved by the California Housing and Community Development Department. The current Housing Element was adopted by City Council in 2014 and expires in 2021, and the updated Housing Element will cover the 2021 to 2029 planning period.

The approval of the City of Placerville 6th Cycle Housing Element would enable the City to preserve, improve, and develop housing for all incoming segments of the community and show how the City intends to meet the Reginal Housing Needs Allocation (RHNA) determined by the Sacramento Area Council of Governments (SACOG). The RHNA for the City of Placerville includes a total of 259 housing units consisting of 56 very low-income units, 34 low-income units, 50 moderate-income units, and 119 above moderate-income units. However, the proposed project does not include any physical development of housing identified in the Housing Element. Therefore, physical changes to the environment would not directly result from project approval.

The updated Housing Element includes analysis required by state law, including the following: 1) goals, policies, and programs; 2) existing demographics and housing characteristics; 3) constraints on housing production; 4) a fair housing assessment; 5) a review of the effectiveness of the 2013-2021 Housing Element; and 5) an inventory of sites available to accommodate housing.

Request Title/Name and File #:   2021-2029 Housing Element, File# GPA20-01
Project Address: City Hall, 3101 Center Street, Placerville, CA 95667
Applicant: City of Placerville

Environmental Determination: An Addendum to the 2013 Negative Declaration for the 2013-2021 Housing Element (SCH#2013122012) has been prepared consistent with California Environmental Quality Act Section 15164. The Planning Commission will consider the Addendum prior to making its recommendation on the request to City Council.

Any persons interested in this matter are invited to attend and present testimony and provide comment on the proposed Housing Element update.

Written comments regarding the draft Housing Element and the draft Addendum to the Negative Declaration may be submitted at the hearing or prior to the hearing, by mailing or delivering them to the Development Services Department Division, 3101 Center Street, 2nd Floor, Placerville, CA 95667, or by email: pv.planning@gmail.com. For inclusion in the agenda packet to be distributed, written comments of interested parties should be submitted to the Development Services Department prior to 5:00 p.m., Tuesday, August 10, 2021.

The Draft 2021-2029 Housing Element Update and the draft Addendum to the Negative Declaration are available at: www.cityofplacerville.org/. Public review copies are also available at City Hall offices indicated at the above address, and at the El Dorado County's Placerville Public Library branch located at 345 Fair Lane, Placerville.

Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk (530) 642-5531 at least 72 hours before the meeting, if possible.

Development Services Department, Planning Division
3101 Center Street, Placerville, California 95667
(530) 642-5252