



Notice of Public Hearing Placerville City Council

2021-2029 General Plan—Housing Element Update: General Plan Amendment (GPA) 20-01 and Addendum to 2013-2021 Negative Declaration for the 2021-2029 Housing Element Update

The following has been scheduled for a Public Hearing before the City Council of the City of Placerville at 5:00 p.m. on Tuesday, August 31, 2021, at Town Hall, 549 Main Street, Placerville, CA:

2021-2029 Housing Element Update: GPA 20-01, and Addendum to 2013-2021 Negative Declaration for the 2021-2029 Housing Element Update: City Council to consider the August 17, 2021 recommendation by the Placerville Planning Commission to approve the Addendum to the 2013-2021 Housing Element Update for the 2021-2029 Housing Element Update, and adopt the 2021-2029 Housing Element Update by City Council Resolution.

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 Regional 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 over the 2021-2029 planning period.

The Housing Element Update is available for public review at City Hall, second floor, 8:00 a.m.—5:00 p.m., at the El Dorado County Library – Main Branch, 345 Fair Lane, Placerville CA, and online at:

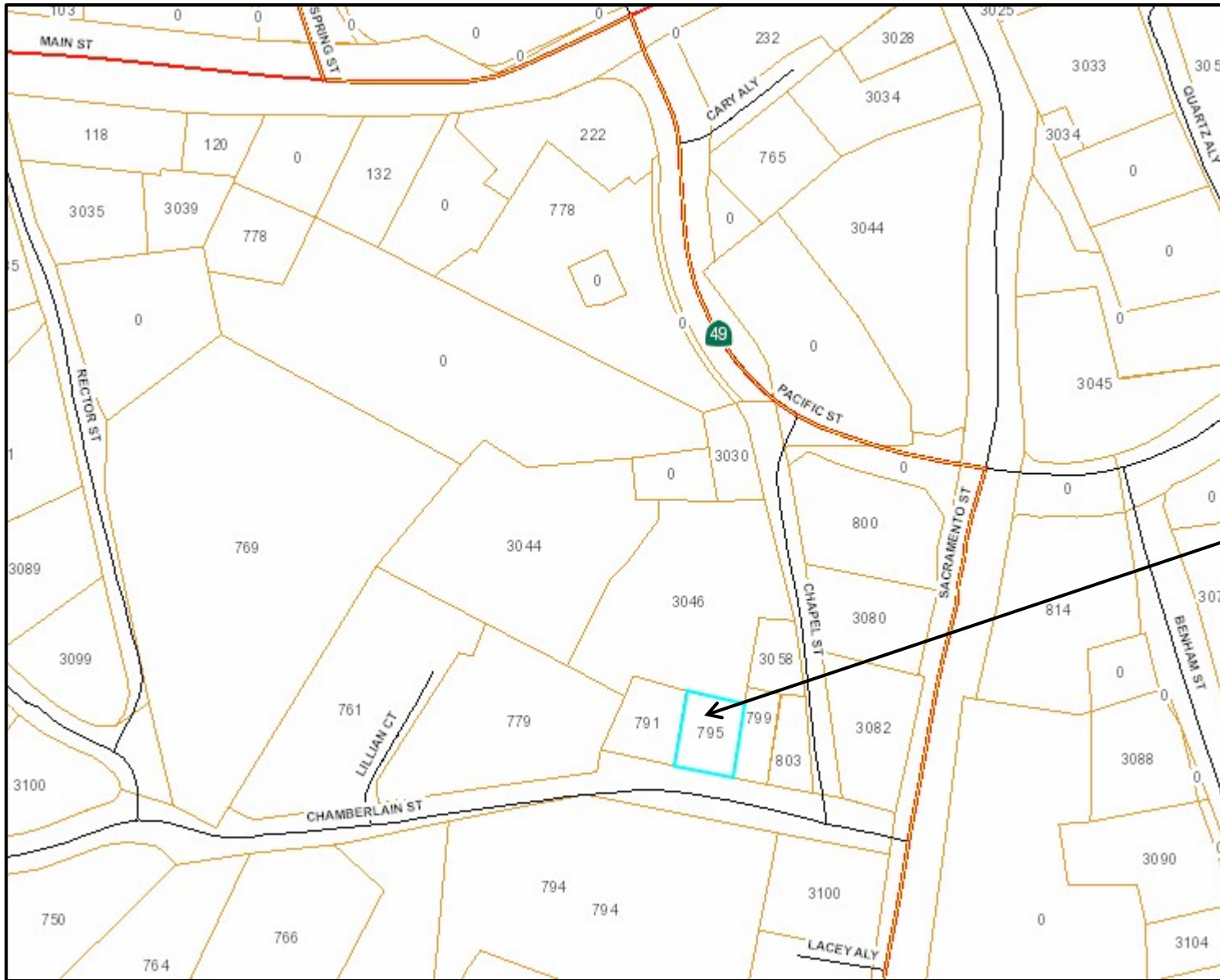
<https://www.cityofplacerville.org/HousingElementUpdate-6thCycle2021-2029>.

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 24, 2021.

After 5:00 p.m., Tuesday, August 24, 2021, you may submit written comments by e-mail to pv.citycouncil@cityofplacerville.org, or you may submit your written comments in-person at the Administration Department, City Hall – 4th Floor, 3101 Center Street by 2:00 p.m. the day before the meeting to give the City Clerk adequate time to forward your comments to the City Council.

In the City Council's efforts to comply with the requirements of the Americans with Disabilities Act, the City requires that any person in need of any type of special equipment, assistance, or accommodation(s) in order to communicate at the public hearing, must inform City staff a minimum of 48 hours prior to the scheduled meeting.

If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing.



Project Location:
795 Chamberlain Street - CUP21-01