



"Placerville, a Unique Historical Past Forging into a Golden Future"

Planning Commission Staff Report

Meeting Date: May 17, 2022

Prepared By: Pierre Rivas, Development Services Director

PROJECT INFORMATION

Case File: Site Plan Review (SPR) 22-03 – Placerville Armory Affordable Housing Project

Request: Receive a presentation on the proposed Placerville Armory Affordable Housing Project and acknowledge the availability of the Public Review Draft Initial Study/Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act (CEQA).

Project Description: The proposed project consists of the demolition of the existing Placerville Armory facility and the construction of approximately 83 affordable residential units for low and moderate-income individuals and families, which includes 34 one-bedroom units, 27 two-bedroom units, and 22 three-bedroom units. The four-story apartment building provides a multi-purpose room with kitchen, youth room, laundry room, property management and leasing office. Site improvements include 96 parking spaces that include 12 tuck under covered vehicle parking spaces, and outdoor patio areas, walkways, and landscaping on a 3.04-acre site located at 212 Armory Drive (Assessor's Parcel Numbers: 325-280-003 and 325-240-011).

See Attachment D for project description, rendering, site plan, building plans, elevations, landscape plan, and tree removal and preservation plan.

The project site is owned by the State of California. The lead agency for the project is the State Department of General Services (DGS) and will approve the project. The City has no approval authority over the project. The City is an active participant in the development of the project.

The project will be constructed and managed by Jamboree Housing Corporation on a long-term lease. The architect and landscape architect for the project is LPAS Architecture + Design. The civil engineer for the project is BKF Engineers.

Draft Initial Study/Mitigated Negative Declaration (State Clearing House No. 2022050229):

The IS/MND was prepared by NCE for the Department of General Services. A 30-day public review and comment period begins May 11, 2022 and will end on June 10, 2022. Comments must be received by DGS no later than 5:00 p.m. on June 10th. The Notice of Intent To Adopt A Mitigated Negative Declaration is attached (Attachment B).

Discussion and Background: On January 15, 2019, Governor Newsom signed Executive Order N-06-19, recognizing a severe housing shortage in California, directing the Department of General Services to inventory all state-owned parcels that are considered surplus property by the

respective state agency; and further directed that the Department of General Services collaborate with HCD in prioritizing affordable housing development on excess state land. Following the identification by the State that the Placerville Armory site is considered surplus land, City staff has been engaged with HCD staff in facilitating an affordable housing project that would meet the desire of the State to expand affordable housing opportunities and would also assist the City with meeting its local affordable housing needs further implementing the City's adopted General Plan Housing Element goals.

On October 19, 2020, the State Department of General Services issued a Request for Qualifications to solicit proposals in developing an affordable housing project under Executive Order N-06-19. Jamboree Housing Corporation was selected to construct and manage an affordable housing project on the subject site through a long-term lease.

City staff has been actively involved in a collaborative process with Jamboree staff, General Services, the State Housing and Community Development Department, and El Dorado County in the implementation and design of the project.

Completion of the project will assist the City in meeting its Regional Housing Needs Allocation (RHNA) for the 2021-2029 Planning Period by providing 83 affordable housing units as required by the City's General Plan Housing Element. The project will be 100% affordable by providing housing to residents making 80% or below the County average medium income. The City needs 34 units in the low income category (51-80% of County AMI) and 56 units in the very low income category (0-50% of the County AMI).

Attachments

- A. [Location Map](#)
- B. [Notice of Intent of Adopt A Mitigated Declaration](#)
- C. [Draft IS/MND Executive Summary](#)
- D. [Project Site Plan, Elevations, Landscape Plan](#)