

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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March 19, 2015

Mr. M. Cleve Morris, City Manager
City of Placerville
3101 Center Street
Placerville, CA 95667

Dear Mr. Morris:

RE: City of Placerville's 5th Cycle Housing Element Compliance Status Update

The Department is writing to notify the City of Placerville that its 5th cycle housing element no longer complies with State housing law. The reason is the City did not meet the October 31, 2014 due date to complete the rezone action specified in the Department's March 5, 2014 letter in determining the element in compliance.

Placerville's housing element cannot be found in compliance until the City completes action to rezone sites to accommodate 106 lower income units representing the housing need not met over the previous 4th housing element cycle. In updating its 5th cycle housing element, the City committed to actions in Program 3 that are still pending to rezone sufficient sites to accommodate a minimum of 239 units comprising 4th cycle unmet housing need (106 units) and 5th cycle housing need (133 units). The timeframe to complete 5th cycle rezoning is three years. Please refer to the Department's technical assistance memo at: http://www.hcd.ca.gov/hpd/SB375/sb375_final100413.pdf

The Department is aware the City created an R-5 zone to facilitate required rezoning pursuant to Government Code (GC) Section 65583.2(h) and (i). Also, that the R-5 zone limits density to both a minimum and maximum of 20 units per acre. Such density limitations can pose a potential constraint in not allowing flexibility and a range of densities to facilitate development. As a result, Placerville needs to analyze its density limits for potential constraints on development of multifamily housing, particularly units affordable to lower income households, and mitigate any constraints. To address this issue, the City could amend the R-5 zone density limits to provide a range of allowable density (e.g., 20-25 units per acre).

Also, the Department notes Placerville created the following footnote in establishing the R-5 zone:

Density achieved shall be determined by the City based on site specific environmental constraints such as slope, water courses, road rights-of-way and/or easements, etc., and the R-5 development regulations of yards (setbacks), building height, etc., consistent with the Housing Element of the General Plan as amended.

In regards to this footnote, the Department reminds the City that Government Code Section 65863 requires local governments ensure the inventory of sites accommodate the regional housing need throughout the planning period of the element. No local

HCD Element Compliance Status Update of Placerville

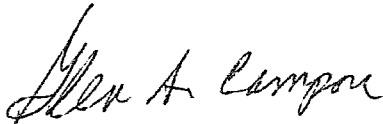
March 19, 2015

Page 2

government action shall reduce, require or permit the reduction of the residential density for any parcel, or allow development of any parcel, at a lower residential density than identified in the site inventory or program unless the local government makes written findings. The required findings must demonstrate the reduction is consistent with the adopted general plan, including the housing element and the remaining sites identified in the housing element are adequate to accommodate the jurisdiction's share of the regional housing need.

The Department is available to assist Placerville in making revisions to its housing element to comply with State law. For information or assistance, please contact Robin Huntley, Housing Policy Analyst, at (916) 263-7422.

Sincerely,

A handwritten signature in cursive script that reads "Glen A. Campora".

Glen A. Campora
Assistant Deputy Director