

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

City Manager’s Report
February 10, 2015 City Council Meeting
Prepared By: Andrew Painter, City Planner
Item#: 12.1



Subject: Adopt a Resolution of Intention to initiate an amendment to the City of Placerville’s Zoning Map involving approximately four acres to the R-5, Multi-Family Residential Zone District located near Mallard Lane and Macintosh Drive, southwest of Drake Court.

Discussion: On February 11, 2014, the City Council adopted the Housing Element for the planning period 2013-2021. An important component of the Housing Element implementation relates to Program 3. High Density Development. Program 3 identified several sites capable of fulfilling a minimum density of 20 dwelling units per acre in order to assist the city in providing for its regional housing needs allocation for the aforementioned planning period.

While it may seem arbitrary, State Law was amended in 2004 to clarify the process by which cities determined the capacity of sites for new housing development. The law established minimum densities that are presumed to be necessary to facilitate the development of housing that is affordable for lower income households for jurisdictions classified as suburban and within a metropolitan statistical area. Placerville is located within the Sacramento-Arden-Arcade-Roseville Metropolitan Statistical Area and the minimum density for suburban jurisdictions set forth in the Law is 20 dwelling units per acre.

In 2012, the City amended its Zoning Ordinance by establishing an R-5 Multi-Family Residential Zone with a maximum density of 20 dwelling units per acres; however, no land was identified for rezoning at that time under the R-5 category. The R-5 category now establishes 20 dwelling units per acre as the minimum and maximum for the zone district.

To meet the intent of State Law and to accomplish the City’s Sacramento Area Council of Governments (SACOG) Regional Housing Needs Allocation (RHNA) for the present Housing Element planning cycle, the City must identify sites that can be developed at the minimum density of 20 units per acre. **Exhibit ‘A’** attached hereto identifies approximately four acres located on Mallard Lane at Macintosh Drive, south of Drake Court in western Placerville. Staff believes that this is a site capable of meeting the minimum density requirements of 20 dwelling units per acre because of its generally gentle topography. It is also in an area that has adequate infrastructure to support such a density. Presently the subject site has a General Plan Land Use designation of High-Density Residential and carries with it a zoning designation of R-3-PD (Multi-Family Residential – Planned Development) providing for up to 12 dwelling units per acre.

The approximately four (4) acre parcel was a component of the phased Planned Development Overlay called The Ridge at Orchard Hill (Ridge PD) that totaled thirty (30) acres. The Ridge PD and Mitigated Negative Declaration were originally adopted by City Council in 2004. It consisted of a total of 311 residential units: an 81-unit Assisted Living Facility on an approximately four (4) acre parcel; a 54 senior restricted single-family lot subdivision totaling approximately nine (9) acres; and, a 176 affordable senior restricted apartments units over approximately seventeen (17) acres.

Revision date: February 4, 2015

\\Planning\ROI\2015\ROI 2015-01 - Rezone for Unmet RHNA\CC STAFF REPORT - 4 acres rezone Mallard Lane SW of Drake Ct - 1 20 2015

In 2006 City Council approved an amendment to the Ridge PD which involved a 53-lot senior-restricted subdivision and two subsequent phases totaling 103 units, consisting of an 84-lot senior restricted townhouse component and a 19-lot non-age restricted single-family subdivision. Only the 53-lot subdivision was completed. All other phases were not developed. Thus, only 53 units of an originally approved 311 units have been developed under the original Ridge PD.

State Law requires that when an agency initiates a rezoning of private property that it does so by adopting a Resolution of Intention disclosing its desire to begin its formal process. After adopting the Resolution City staff will begin the formal entitlement procedure and prepare an environmental document, in addition to initiating discussions with the landowner(s) of record. This process should take somewhere between 60 and 90 days.

Environmental Assessment: The proposed Resolution of Intention is not subject to the California Environmental Quality Act (CEQA) pursuant to Section §15378, because the adoption of the Resolution of Intention is not a “project” as defined under CEQA.

Zoning Amendment Procedure: Pursuant to City of Placerville Zoning Ordinance Section 10-1-7, an amendment to the Ordinance may be initiated by a resolution of intention or minute order of the City Council; resolution of intention of the Planning Commission, or by a petition of an owner of property affected by amendment.

The requested Resolution of Intention if approved by City Council will direct staff to initiate draft changes to the text of the Zoning Ordinance as necessary to implement Housing Element Program 3. Upon completion of the draft amendments and an environmental analysis of the draft amendments, staff will prepare, circulate, and publish public notice in compliance with Section 10-1-7 of the Zoning Ordinance. A public hearing will be scheduled for the Planning Commission to consider the draft amendments, the environmental analysis prepared, and receive public comment. The Commission will then make a recommendation on the draft amendments and the environmental analysis document to the City Council. The City Council shall then schedule a public hearing, giving proper notice in compliance with Section 10-1-7. The Council may then adopt or reject the amendment or any part thereof as set forth in the Planning Commission’s recommendation.


Options: City Council could:

1. Adopt the Resolution of Intention as described herein.
2. Not adopt the Resolution of Intention, thereby eliminating the subject site as a candidate to meet the City’s RHNA allocation for Low Income Housing.

Cost: There is no cost for the consideration and potential adoption of the Resolution of Intention. Should City Council adopt the Resolution of Intention the costs associated with the amending the Zoning Ordinance, would be borne by the City under the General Fund.

Budget Impact: Consideration and potential adoption of the Resolution of Intention will have no budget impact.

Recommendation: Adopt a Resolution of Intention to initiate an amendment to the City of Placerville's Zoning Map involving approximately four acres to the R-5, Multi-Family Residential Zone District located near Mallard Lane and Macintosh Drive, southwest of Drake Court.



M. Cleve Morris, City Manager



Pierre Rivas, Development Services Director

Attachment:

Exhibit A: Resolution of Intention

RESOLUTION NO. _____

A RESOLUTION OF INTENTION TO INITIATE AN AMENDMENT TO THE CITY OF PLACERVILLE ZONING MAP TO REZONE AN ESTIMATED FOUR ACRES TO THE R-5, MULTI-FAMILY RESIDENTIAL ZONE, GENERALLY LOCATED NEAR MALLARD LANE, AT MACINTOSH DRIVE, SOUTHWEST OF DRAKE COURT, TO IMPLEMENT GENERAL PLAN 2013-2021 HOUSING ELEMENT PROGRAM 3

WHEREAS, on February 11, 2014 the City Council adopted Resolution No. 8168 approving the 2013-2021 Housing Element; and

WHEREAS, the Housing Element includes Housing Element Program 3, providing for the City to rezone to accommodate the unmet housing need of 106 units for lower income households identified during the 2008-2013 Housing Element planning period, and rezone to a multi-family residential zone with a sufficient minimum density to accommodate the unmet housing need of 133 units for lower income households identified during the 2013-2021 Housing Element planning period. The rezoned lands will permit a minimum density of 20 units per acre, and permit owner-occupied or multifamily residential uses by right, with compliance with local design standards, but without discretionary action; and

WHEREAS, the purpose of the requested action is to:

A. Implement the City of Placerville’s 2013-2021 Housing Element Program 3, a program designed to rezone adequate acreage within the City to the R-5 Zone designation, capable of developing multi-family dwellings at a minimum of twenty (20) dwelling units per acre density;

B. To achieve the following City of Placerville General Plan (1990) Housing Element Goal and Polices:

Goal ‘A’ and Policies 1 and 2 that guide the City to designate and inventory residential land to accommodate the City’s share of future housing needs.

Goal ‘C’ and Policy 3 that guide the City to facilitate the development of housing affordable to lower-and moderate-income households, and to identify and remove potential constraints to the development of a range of housing for all income levels and needs.

C. To ensure the City of Placerville’s Housing Element is consistent with State of California Housing Element Law (Article 10.6 of the Government Code); and

WHEREAS, the City Council may initiate amendments to the Placerville Zoning Ordinance by Resolution of Intention or minute order, per Section 10-1-7(A-1) of City Code.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Placerville hereby establishes the City's intent to initiate amendments to the City of Placerville Zoning Map, and the City of Placerville General Plan Land Use Map if necessary, to rezone an estimated four (4) acres to the R-5, Multi-Family Residential Zone, generally located near Mallard Lane, at Macintosh Drive, southwest of Drake Court, as shown on Exhibit 'A' attached hereto to Implement General Plan 2013-2021 Housing Element Program 3.

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Placerville held on _____, 2015, by Councilmember _____ who moved its adoption. The motion was seconded by Councilmember _____.

The motion was passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Patty Borelli, Mayor

ATTEST:

Susan Zito, MMC, City Clerk

EXHIBIT 'A'

Site 1: APN 323-220-08 – Mallard Lane at Macintosh Drive

| | |
|---|--|
| Acreage: 4.04 | Development Potential Under R-3-PD (12 DU/AC) |
| Land Use Considerations | Gross Unit Capacity: 48 units |
| Existing General Plan: High Density Residential | Realistic Unit Capacity: 48 units |
| Existing Zoning: R-3-PD | |
| Existing Use: Vacant | Development Potential Under R-5 (20 DU/AC): |
| Pending Development: None | Gross Unit Capacity: 81 units |
| Potential Zoning: R-5 (20 DU/AC) | Realistic Unit Capacity: 81 units |

Infrastructure Considerations

Sewer and water utilities are within immediate vicinity along Mallard Lane. Traffic impact mitigation (improvement and/or fair share contribution) is likely along Green Valley Road offsite to offset anticipated traffic at build-out.

Environmental Considerations

Noise: No noise generating land use in site vicinity.

Flooding: Site is located outside FEMA 100-Year Flood Zone.

Slope: Site rough graded

Biotic Resources: Vegetation removed during mass pad grading. Both parcels are under common ownership.

Notes: Site is along El Dorado Transit route, and one-half mile distance to Armory Drive Park & Ride Commuter Bus station. Site is less than one-half mile to Placerville Drive shopping and El Dorado County Center.

Figures 1 & 2: Site 1 – Mallard Lane Photos

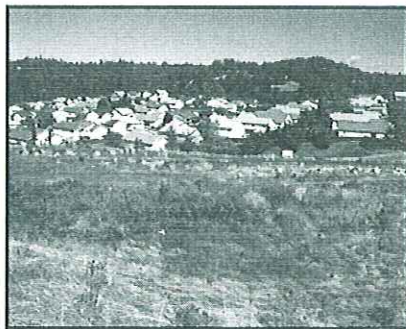
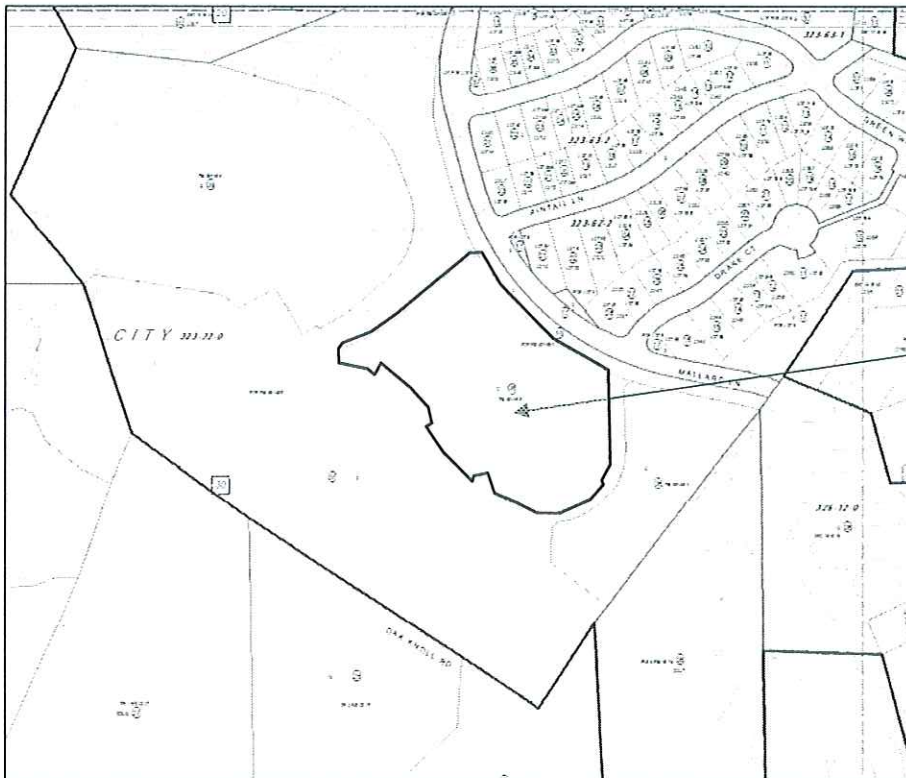


Figure 3: Site 1 – Aerial Photo



Figure 4: Site 1 – Mallard Lane Location Map



APN 323-220-08