

"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#: 12.2



Subject: Adopt a Resolution of Intention to initiate an amendment to the City of Placerville's Zoning Map and the City Of Placerville General Plan Land Use Map, to Redesignate and Rezone Two Parcels with an Estimated Combined Area of 3.2 Acres to the High Density Residential Land Use Designation and R-5, High Density Zone District, for Property Generally Located on Green Valley Road at the Intersection with Mallard Lane to Implement General Plan 2013-2021 Housing Element Program 3

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 Zone. The R-5 Zone 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 two parcels (2.1-acres and 1.1-acres) with an estimated combined area of 3.2 acres to the High Density Residential Land Use Designation and R-5, High Density Zone District, for property generally located on Green Valley Road at the intersection with Mallard Lane. 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. The sites are located on a designated transit route, is in close proximity to retail services and government uses. Furthermore, the two sites are southeast and across Green Valley Road from the City approved site for the new Boys & Girls Club of El Dorado County facility. Presently the subject site has a General Plan Land Use designation of Commercial and carries with it a zoning designation of C (Commercial).

Revision date: January 29, 2015

\\Planning\ROI\2015\ROI 2015-02 - Rezone for Unmet RHNA\CC STAFF REPORT - 3.2 acres rezone Green Valley Rd at Mallard - 01.29.15

These sites have a previous planning history. In 2000 the two sites were approved for a 48-unit apartment project proposed by Kaufman & Broad. In 2008 the property owner of the 1.1-acre parcel applied and the City approved a Tentative Parcel Map to subdivide the parcel into three parcels. This tentative parcel map approval remains valid. In 2009 the City Council denied a 15-unit single-family detached housing planned development subdivision application on the 2.1-acre parcel. Also in 2009, the City Council directed staff to amend the General Plan Land Use Designation and Zoning Maps for the two parcels from R-4 (Multi-Family Residential, up to sixteen (16) dwelling units per acre) to C (Commercial).

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 and the City Of Placerville General Plan Land Use Map, to Redesignate and Rezone Two Parcels with an Estimated Combined Area of 3.2 Acres to the High Density Residential Land Use Designation and R-5, High Density Zone District, for Property Generally Located on Green Valley Road at the Intersection with Mallard Lane to Implement General Plan 2013-2021 Housing Element Program 3



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, AND THE CITY OF PLACERVILLE GENERAL PLAN LAND USE MAP, TO REDESIGNATE AND REZONE TWO PARCELS WITH AN ESTIMATED COMBINED AREA OF 3.2 ACRES TO THE HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION AND R-5, HIGH DENSITY ZONE DISTRICT, FOR PROPERTY GENERALLY LOCATED ON GREEN VALLEY ROAD AT THE INTERSECTION OF MALLARD LANE 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 Policies:
 - 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 three and two-tenths (3.2) acres to the R-5, High Density Zone District, for property generally located on Green Valley Road at the intersection of Mallard Lane, 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, City Clerk

Exhibit A

Site 1: APN: 325-120-30—7460 Green Valley Road at Mallard Lane

Acreage: 2.11 acres, 1.88 buildable	
Land Use Considerations	Potential Zoning: R-5 (20 DU/AC)
Existing General Plan: C, Commercial	Development Potential Under R-5
Existing Zoning: C, Commercial	Realistic Unit Capacity: 42 units
Existing Use: Vacant	
Pending Development: None	

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: Less than 20 percent
Biotic Resources: Vegetation removal during future development.

Other Considerations

Site is within walking distance to the Placerville Drive employment center (El Dorado County Government campus and commercial services along Placerville Drive), public transit and the El Dorado Transit commuter Park & Ride facility at the El Dorado County Fairgrounds. Proposed Boys and Girls Club facility located across Green Valley Road from site.

Site would require general plan amendment and rezone due to the existing Commercial land use and zoning.

Figure 19: Site 6—Green Valley Road Photo

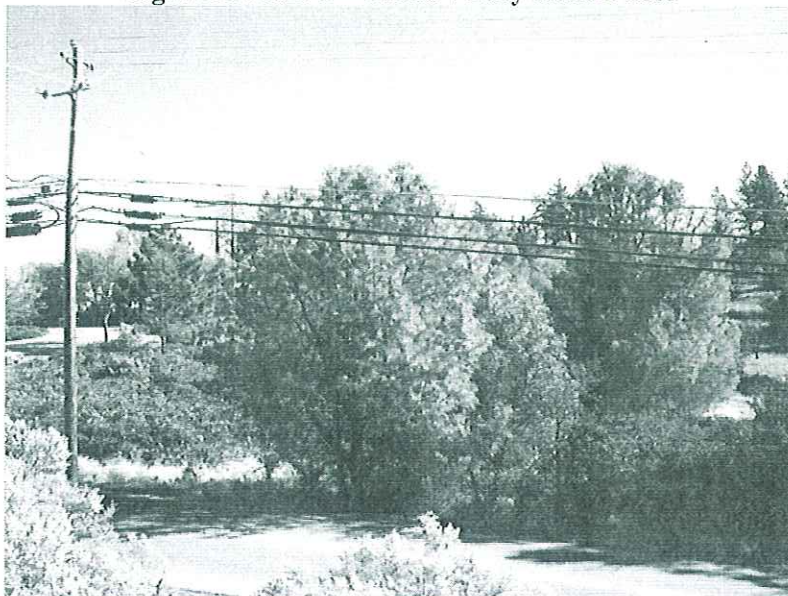
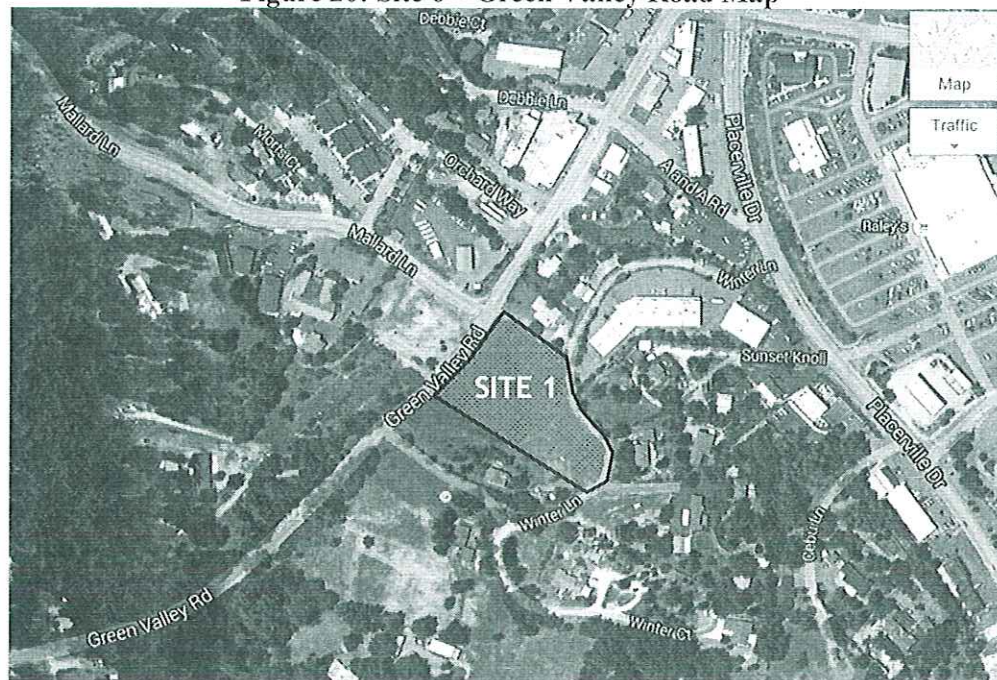


Figure 20: Site 6—Green Valley Road Map



Site 2: APN 325-160-08 - 7444 Green Valley Road

Acreage: 1.16 acres	
Land Use Considerations	Potential Zoning: R-5 (20 DU/AC)
Existing General Plan: C, Commercial	
Existing Zoning: C, Commercial	Development Potential Under R-5
Existing Use: Vacant	Realistic Unit Capacity: 23 units
Pending Development: None	

Infrastructure Considerations

Between early 1990s and 2009 this parcel and the adjoining parcel located southwest (Site 6) were designated high density residential and had zoning of R-4. Sewer lift station is likely needed to accommodate development; existing single-family residential home on the parcel.

Environmental Considerations

Noise: No noise generating land use in site vicinity.
Flooding: Site is located outside FEMA 100-Year Flood Zone.
Slope: Less than 20 percent
Biotic Resources: Vegetation removal during future development.

Other Considerations

Site is within walking distance to the Placerville Drive employment center (El Dorado County Government campus and commercial services along Placerville Drive), public transit and the El Dorado Transit commuter Park & Ride facility at the El Dorado County Fairgrounds. Proposed Boys and Girls Club facility located across Green Valley Road from site.

Site would require general plan amendment and rezone due to the existing Commercial land use and zoning.

Figure 21: Site 7—Green Valley Road Photo



Figure 22: Site 7—Green Valley Road Location Map

