

Attachment "E" - Housing Element Program A-3

Program A-3: Complete Implementation of High-Density Development Land Inventory and Objective Design Standards

In 2020, during the Cycle 5 Housing Element planning period, the City obtained and initiated SB 2 Grant funding for consultant services to (1) Conduct environmental analysis in accordance with the California Environmental Quality Act (CEQA) on three sites targeted for high-density residential development, and (2) Use Local Early Action Planning (LEAP) Grant funding for the development of objective design standards for attached single-family and multi-family dwellings. The City will complete the implementation of these SB 2 and LEAP funded activities during the Cycle 6 Planning Period.

Program implementation would increase the City's inventory of parcels for high-density residential development conducive and appropriate to accommodate housing affordable for low-income households at a minimum density of twenty (20) units per acre (Housing Opportunity Overlay Zone (HO) or Very-High Density Multi-Family Residential Zone (R-5)) under State law (Govt. Code §65583.2), by-right, and without discretionary action.

The City anticipates a total of 183 units upon development of the three sites as follows:

- Site 1: APN 001-092-027, 2752 Coloma Street; 3.77 acres; 67 units;
- Site 2: APN 325-240-016, 201 New Morning Court; 2.36 acres; 56 units; and,
- Site 3: APN 325-120-030, 7460 Green Valley Road; 2.11 acres; 33 units, and adjoining APN 325-160-008, 7444 Green Valley Road; 1.16 acres; 27 units.

Sites 1, 2 and 3 are not necessary to accommodate RHNA for the 2021-2029 Planning Period. Sites are to be provided as additional potential inventory should existing high density classified HO parcels be developed for non-affordable housing uses during the planning period.

The City would develop through community input, objective design and development standards and revise subjective standards for various forms of attached single-family residential dwellings (e.g. townhouses and row houses) and multi-family residential dwellings within Title 10 (Zoning Ordinance) of the Placerville City Code to eliminate the need for the City's discretionary review process required under City Code Section 10-4-9: Site Plan Review for affordable housing development projects. Furthermore, implementation would establish an application process through the preparation of forms and submittal requirements for these types of residential development projects, including SB 35 qualifying projects. Housing development projects consistent with the objective design and development standards provisions would be subject to a ministerial review process that will streamline the housing development review to 180 days or less, consistent with provision under the 2017 Housing Bill SB 35 and the Housing Accountability Act provisions.

- Objective:** Increase inventory of sites suitable for high-density residential development by right.
- Responsibility:** Development Services Department Director.
- Timeframe:** December 2022.
- Funding Source:** SB 2 Grant; LEAP; General Fund.

Program A-4: No Net Loss

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city or county must “identify and make available” additional adequate sites to accommodate the jurisdiction’s share of housing need by income level no later than 180 days following the approval of the reduced-density project.

The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and the 2021-2029 Housing Element sites inventory and make written findings that the density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate its share of housing need by income level no later than 180 days following the approval of the reduced density project.

- Objective:** No net loss of land designated for Median, Low, Very Low, and Extremely Low Income Categories
- Responsibility:** Development Services Department Director, Planning Commission, City Council
- Timeframe:** Ongoing; as part of the entitlement review process, evaluate new projects for consistency with General Plan objectives as they relate to housing and RHNA obligations.
- Funding Source:** General fund.