



Land Use & Natural Resources Committee

Meeting Date: November 2, 2023

Agenda Item No. 3

City of Placerville Planning Activities – Infill Housing and Corridor Revitalization

Information

Prepared by: Gregory Chew

Attachments: No

Approved by: Clint Holtzen

Referring Committee: Not Applicable

1. Issue:

The City of Placerville has focused its planning efforts on facilitating more infill housing and commercial corridor redevelopment opportunities.

2. Recommendation:

None; this is for information only. The Land Use and Natural Resources Committee will hear a presentation from City of Placerville planning staff and is encouraged to ask questions and engage in a dialogue about lessons the city has learned that may be applicable elsewhere in the region. These local government presentations provide opportunity for committee members to take deep dives into specific examples of local implementation of the region's Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) and how SACOG and local agencies can partner through the Green Means Go program.

3. Background/Analysis:

Periodically, SACOG invites local agencies to share information about planning efforts that leverage regional funds, technical assistance, and local expertise in a way that highlights how SACOG and local agencies work together to implement the region's long-range plan in a way that also advances local priorities. Some of the City of Placerville's planning efforts are part of SACOG's Regional Early Action Planning (REAP) programs that the Land Use and Natural Resources Committee is overseeing this year. The city has also participated in the year-long SACOG Civic Lab corridor revitalization program, which served as a precursor to the city's work with the REAP grants.

4. Discussion/Analysis:

The City of Placerville has made great efforts to plan for infill housing and to revitalize an underperforming commercial corridor. The city has focused its planning efforts on revitalizing the Upper Broadway area of the city. The Broadway corridor serves both visitors and residents alike, but the eastern half of the corridor, Upper Broadway, mostly serves just residents and the area has been struggling with some vacant and underutilized commercial areas. The city is looking for ways to bring in new infill housing as well as new businesses and commercial development. The corridor has been challenged with absentee property owners and the need for updated infrastructure. The city has participated in the SACOG Civic Lab program to learn strategies to revitalize this corridor and the city has been the recipient of technical assistance through SACOG Rural Main Street program. The city also received a Regional Early Action Planning (REAP) grant through SACOG for an economic analysis of various development options in the corridor.

The city has other planning efforts going on as well. The city currently has three affordable housing projects in progress after not building any for the past couple decades. In addition, the city is working on its Safety Element through another SACOG REAP grant.

This presentation is part of an ongoing effort to bring more opportunities for shared learning across jurisdictions in the region and provide members of the committee with greater insights into local land use development activities that contribute to the SACOG board's goals and objectives for catalyzing urban, suburban, and small-town infill and revitalization. As SACOG works to update the 2025 Blueprint with a focus on advancing coequal goals in equity, economy, and environment, it is important to understand and learn from local experiences, strategies, and projects that support and implement our region's vision. Understanding these efforts not only provides useful case studies for cities and counties looking to tackle similar challenges, but also helps SACOG identify implementation and assistance activities that we can take on to support member agencies.

5. Fiscal Impact/Grant Information:

SACOG's housing and technical assistance programs are a combination of sources including state Sustainable Communities Formula Program Funds and Transportation Development Act-Local Transportation Funds. The Green Means Go program is funded through a combination of California Regional Early Action Program and Strategic Growth Council funds.