

City of Placerville Updates to Historic Districts Planning Commission Workplan

Notes on procedure:

A quorum of the PC should be included in discussions rather than a special or sub committee
Preference to focus on action items rather than high-level ideas.

New content is underlined.

Items which are not currently under discussion have been moved to the last spreadsheet.

Acronyms:

CC: City Council

PC: Planning Commission

PD: Planning Department

PEAC: Placerville Economic Advisory Committee

Slated for near-term discussions (corresponding cells are highlighted green):

1A.2: Provide feedback from layout provided at 8/19 meeting

4D.1: Vote on implementation of new standard findings

Recommended for near-term discussions (corresponding cells are highlighted purple):

1A.1: Updates from staff on implementation

1B, 1D: Discuss among PC and staff to determine status and desire to keep as an action item

Updated by Commissioner Stratton

Last updated: 10/14/25

Objective 1: Improve Community Knowledge of the Historic Neighborhoods
Priority Level: High
Status: In Progress

Areas of Improvement	Item No.	Proposed Solution	Most Recently Discussed	Priority Level	Identified Challenges	PC Lead (2025)	Status	Next Steps	Notes	Follow Up Timeframe
Website improvements to educate the public	1A.1	Updated GIS map to identify historic districts and properties	Summer 2025			Lepper	In Progress	Lepper & PD to connect with City staff on implementation	Coordinated effort with Councilmember Neau	Fall 2025
	1A.2	Redesigned website	Summer 2025	High	Staff availability to make significant structural changes	Lepper	In Progress	PC to review recommended Whittier, CA format and propose edits; PC to direct staff to initiate redesign w/ IT team	Communities to replicate: Grass Valley for homeowner resources; Whittier From public comment: - How can we improve search bar functionality? - Add links to state historic precedents	<u>Fall 2025</u>
	1A.3	Reformat documents posted to website (such as illegible scans)	Early 2025	Med	Time consuming	<u>Stratton</u>	<u>In Progress</u>	<u>Stratton consulting PD on implementation plan</u>	Documents located	<u>Fall 2025/ Early 2026</u>
Information Sharing	1B.1	Utility Bill mailing	Fall 2024					Were these already implemented?	Councilmember Neau offered to help	
	1B.3	Sharing tax credit info w/ homeowners	Fall 2024	Low	Only available to homes on federal registry - limited reach				City Manager Morris planned to make info available, no update at this time. PC discussed sharing info on redesigned website once available	
Informational	1C.2	Conduct informational workshops	Summer 2025		Staff availability		Early	Provide outline of workshop design	CC will need to approve workshop scheduling	Upon receipt

Informational Workshops	1C.3	Set aside a portion of PC Meeting time for public workshop	Summer 2025	Low, per CC	availability Level of effort	Smith	Developm ent	<u>Work w/ experts in community to develop workshop content</u>	Preference of CC over separate workshops	Upon receipt of outline
Real Estate: Pre-purchase disclosures	1D.1	Include disclosure in listings	Spring 2023					Were these already implemented?		
	1D.2	List info on title								

Objective 2:	Review Historic District Inventory and Update as Needed
Priority Level:	Low from CC, High from PC
Status:	On hold until funding obtained

Objective 3:	Changes to Historic District Ordinance
Priority Level:	Low
Status:	On hold until other recommendations are compiled

Objective 4:	Examine Current Standard for Review
Priority Level:	High
Status:	In Progress

Areas of Improvement	Item No.	Proposed Solution	Most Recently Discussed	Priority Level	Implementation Challenges	PC Lead (2025)	Status	Next Steps	Notes	Follow Up Timeframe
Focus on common concerns from homeowners; Decrease inconsistent decisions among applicants	4D.1	Develop standard findings	Summer 2025	Med		Kiehne	In Progress	PC vote to adopt		<u>Oct 2025</u>
	4D.2	Develop SOI cheat sheet	Summer 2025	Med		Kiehne/ Silvester	<u>In Progress</u>			
	<u>4D.3</u>	<u>PD staff provide background and considerations</u>	<u>Fall 2025</u>			<u>Kendrick</u>	<u>Ongoing</u>		<u>Provided memo on fencing materials at 10/7/25 meeting</u>	<u>As needed and/or new information becomes available</u>

Items not currently under discussion

Completed

Objective/Area	Item No.	Proposed Solution	Level of Effort	Implementation Challenges	Status	Notes	Follow Up Timeframe
4: Develop framework on wildfire safety	4C.1	Allowing for fire-safe exterior replacements	High		Complete	Should only be applied to high-risk properties Flexibility to approve fire-safe materials is allowed under SOI standards	
4: Focus on common concerns from homeowners; Decrease inconsistent decisions among applicants	4D.3	Determine function vs. aesthetic	Med		Complete	PC to utilize "like for like" - ensure the new material has the same look as the old, flexibility for fire-safe materials	
4: Determine flexibilities within SOI standards	4E.1	Research	Med		Complete	Determined that SOI standards provide needed flexibilities; PC within right to examine each property individually	

Removed

Objective/Area	Item No.	Proposed Solution	Level of Effort	Implementation Challenges	Status	Notes	Follow Up Timeframe
1: Information Sharing	1B.2	List of SOI standards and approvable materials for homeowners		Updated materials may replace current ones as technology improves Resource availability may leave homeowners with limited budgets & options	Not completed due to identified challenges	PC opted to develop summary of SOI standards	N/A

2: Available funds	2A.1	City funding		Budget	Closed at this time	8/8/23 Request made to City Council for funding Heritage Association declined Preference to seek external funding	Friendlier budget years
3: Protect historic districts	3A.1	Changes to historic ordinance			Closed	CC determined existing ordinance covers this concern	N/A
4: Develop framework to on age of structure & importance, historic cutoff	4A.1	Establish era of significance	High	Requires improvements to existing inventory	Closed	Not needed in order to consider homes currently within historic district boundaries May consider for contributing properties after inventory is updated	N/A

Long Term Goals

Objective/Area	Item No.	Proposed Solution	Level of Effort	Implementation Challenges	Status	Notes	Follow Up Timeframe
1: Website Improvements	1A.4	Feature stellar properties & restoration projects		TBD	Not yet discussed	Recommendation from the public Discuss feasibility, priority level, timeline, etc.	
1: Street signage	1C.1	Install signage at entryway to historic districts	Low, per CC	Budget	Not Started	Direction from CC/former PC Chair to research and partner with community non-profit	When funding is identified
2: Available funds	2A.2	Pursue grant funding	High	Med	Ongoing	Will discuss as funding opportunities are identified	
	2A.3	Utilize graduate students	High		Not Started	Need to identify funding first	
2: Help from local groups	2B.1	General		Low	Paused		

2: Increase understanding of existing inventory	2C.1	Identify Contributing and Non-Contributing Properties	High			On hold until funding is obtained	
2: Decrease gaps in SOI standard application	2D.2	Include Main Street/ Downtown Historic District	High	Outside purvue of directive requires CC action and funding	Long term goal	Removed as a goal Fall 2024, to revisit when requested by homeowners	N/A
<u>3: Clarify ordinance requirements</u>	<u>3B.2</u>	<u>Update list of structures that require SPR</u>			<u>Not yet discussed</u>	<u>Objective 3 is not yet in progress</u> <u>Raised at 10/7/25 meeting: Fencing</u>	<u>TBD</u>
Develop framework on structure's historic designation	4B.1				Not yet discussed		