

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE ZONING  
ORDINANCE AMENDMENT (ZOA) 25-02 AMENDING TITLE 10, CHAPTER 4, SECTION 20  
OF THE PLACERVILLE CITY CODE RELATING TO SHORT-TERM RENTALS TO INCLUDE  
HOSTED SHORT-TERM RENTALS)**

**NOW, THEREFORE, BE IT RESOLVED** that the City of Placerville City Council makes the following findings and determinations with respect to the proposed Zoning Ordinance Amendment:

**SECTION 1.** The City Council of the City of Placerville hereby finds:

1. Ordinance No. 1710, adopted July 12, 2022, established regulations for short-term rentals (STRs) as lodging facilities in commercial zones (CBD, C, and HWC) to support tourism while protecting residential neighborhoods.
2. Evolving market trends include "hosted" short-term rentals, where the owner or a designated host resides on-site during the guest stay, which are generally lower impact than unhosted rentals.
3. Explicitly including hosted STRs in the code, with expansion to applicable residential zones under safeguards, will provide clearer regulations, enhance on-site management, support supplemental homeowner income, and ensure compliance with transient occupancy tax and operational standards.
4. This amendment extends applicability to residential zones qualifying under California Building Code (CBC) R-3 Group standards, consistent with the General Plan's goals for economic vitality, neighborhood preservation, and housing stability, as it prioritizes hosted rentals in owner-occupied primary residences with limits to minimize impacts.
5. The amendment is exempt from CEQA pursuant to California Code of Regulations, Title 14, Chapter 3, Section 15060(c)(2) and (3), as it is an administrative update that will not result in a direct or reasonably foreseeable indirect physical change in the environment and is not a "project" under CEQA Guidelines Section 15378.

**SECTION 2. AMENDMENT OF TITLE 10, CHAPTER 4, SECTION 20.**

**(A) Purpose:** The purpose of this section is to provide for the establishment of short-term rental facilities and to set forth criteria and regulations for those short-term rentals.

**(B) Definitions:** The following definitions shall apply in the interpretation of this section:

**CALIFORNIA BUILDING CODE (CBC) R-3 Group for lodging facilities:** Includes one- or two-family dwellings and only allows for up to five (5) bedrooms and up to 10 people to be utilized for lodging purposes (short-term rentals).

**DEEDED OWNER:** A person with a legal or equitable ownership interest in a property used as a short-term rental.

**EXCESSIVE NOISE:** Any sound that unreasonably interferes with an individual's comfortable enjoyment of life and property, or is offensive or obnoxious.

**HOST:** A person aged 18 or older who is the owner of the subject property and for whom the subject property constitutes their primary residence.

**HOSTED RENTAL:** A rental property at which a host resides and sleeps in one of the legally permitted bedrooms during the period of the rental. Sleeping quarters are not allowed in outdoor areas, including treehouses; tent camping; or in campers, trailers, passenger vehicles, recreational vehicles, and the like.

**LOCAL CONTACT:** An agent of the owner or a property manager who is available to respond to concerns of any violation(s) in order to cure them.

**RENTAL PERIOD:** The total length of time or total number of days the property is rented as a short-term rental.

**SHORT TERM RENTAL (STR):** Either a hosted rental or a rental of a structure/unit legally permitted for lodging for 30 consecutive days or less. The rental may be for the entire structure/unit or a portion of it.

**SHORT TERM RENTAL PERMIT:** A permit to allow for either a hosted (STR), where the owner resides on the parcel during the period of the rental, or a permit to allow for an entire legal, permitted dwelling structure/unit on the parcel to be rented short term.

**(C) Applicability of Regulations:** The provisions of this Section shall apply to all parcels that are zoned CBD, C, HWC, and to residential zones that fall under the CBC R-3 Group building standards for lodging facilities as defined above in section B.

**(D) Permitted Use:** Short-term rentals as defined above in section B are a permitted use in the parcels noted in section (C) as lodging facilities that are consistent with the City's General Plan, the specific zone district on which the short-term rental unit is to be located, and this Section, subject to issuance of a short-term rental (STR) permit. Short-term rentals are permissible in a single-family dwelling unit (primary dwelling unit). The conversion of residential (long-term) units constructed pursuant to the mixed-use provisions within the CBD, C, and HWC Zone Districts shall not be permitted as short-term rental units.

**(E) Permit Required:**

1. An application for a short-term rental (STR) shall be filed with the Development Services Department and shall be processed in accordance with Section [applicable administrative procedures].
2. The application for the STR permit shall be submitted on forms provided by the Development Services Department and shall be subject to, but not limited to, the following: (a) A site location map. (b) A site plan drawn to scale showing the property boundaries, all structures labeled as to their use and dimensions, and parking areas showing the number of spaces provided with dimensions. (c) A floor plan of all buildings to serve as a short-term rental with all rooms labeled as to their use.
3. Short-term rental permits shall only be issued to the owner(s) of the property and shall not be transferable with the sale of the property or transfer of ownership through means such as a Quitclaim Deed or a Gift Deed.
4. Short-term rental permits shall be subject to renewal annually and be subject to site inspection by the City and El Dorado County Fire Marshal.

5. The number of short-term rental permits issued by the City shall not exceed a total of 30 units per calendar year.
6. A permit for a short-term rental is required whether the rental is hosted or not hosted.

**(F) Development and Operational Standards:**

1. A City business license is required in accordance with City Code Section [relevant section].
2. In the event the STR is not hosted, the name and phone number of the person responsible for the STR shall be posted inside the rental and be provided to Development Services. The person responsible shall be available 24/7 and can be on site within one hour to cure any violation(s) of this code. If the owner of a permitted STR does not live within the one-hour response time to cure a violation, the owner may designate a local contact as their representative. This person shall be available 24/7 and can be on site within one hour to cure any violation(s) of this code. The local contact may be a property manager or a representative from a managing agency as defined above in Section 2 of this Code.
3. In the event the STR is hosted by the owner, the name and phone number of the owner, as the responsible person, for the STR shall be posted inside the rental and be provided to Development Services. The owner shall be available 24/7 and cure any violation(s) of this code within one hour.
4. Payment of Transient Occupancy Tax shall be paid in accordance with Code Title 5, Chapter 16.
5. For purposes of this Subsection, occupancy shall be calculated by the number of legally permitted bedrooms at the vacation home rental. As noted above and reflected in Table 1, the maximum occupancy for a short-term rental is based upon the number of bedrooms. Occupancy of a short-term rental with more than one bedroom shall be calculated by multiplying the number of bedrooms by two. No more than five (5) bedrooms and no more than 10 people may occupy a CBC R-3 Group residential zone dwelling structure.
6. New Construction: New construction shall be subject to all applicable development standards of the zone district and approval of a site plan review application by the Planning Commission in accordance with City Code Section [relevant section], and this Section.
7. The maximum occupancy of each short-term rental shall be clearly posted within the unit, and the host shall provide information to guests on how to sign up for CodeRED emergency notification system.
8. All marketing and advertising of the short-term rental on City-approved websites or platforms shall include the short-term rental permit number issued by the City.
9. Noise. Excessive noise shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m.
10. Record Keeping. Records of every night for which the short-term rental is rented, including the name and contact information of the occupant who has arranged to rent the unit(s), the rental rate, the number of occupants per night, and the number of vehicles, shall be maintained for a minimum period of three years before such records may be discarded or otherwise destroyed. Such records shall be made available to the City within fifteen (15) business days upon written request from the City.

**(G)** Short-term rentals are allowed in accessory dwelling units (ADUs) as a hosted rental if the deeded owner resides in the primary dwelling and remains on site during the duration of the rental period.

**(H)** Short-term rentals are prohibited in Junior Accessory Dwelling Units (JADU); however, a hosted rental may be allowed to rent a STR within the main dwelling if the deeded owner resides in the JADU and remains on site during the duration of the rental period.

**(I) Prohibited.** STRs are prohibited in JADUs, the CBC R-1 occupancies (e.g., hotels, motels), and CBC R-2 occupancies (apartment buildings, condominiums) and any other City zoning designations not noted in section (C) above.

**(J) Enforcement.** Any use or condition caused or permitted to exist in violation of any provision of this code shall be and is hereby declared a public nuisance and is subject to the infraction penalties in section 1-4-5 of this Code, or any other remedy available to the City.

**(K) Revocation.** A short-term rental permit issued under the terms of this Section shall be revoked by the Development Services Director or their designee at any time if it is discovered that the permit has expired, they are not current on TOT taxes, they are found to be in violation of permit conditions, or they are found to be a nuisance to the community.

**(L) No Property Rights Conferred.** Short-term rental permits shall not be construed as providing property rights or vested interests and entitlements in continued operation of a short-term rental. Short-term rental permits are revocable licenses which expire annually unless renewed. Short-term rental permits shall not run with the land. (Ord. 1710, 7-12-2022; amd. 2026)

## **SECTION 4. CONSISTENCY FINDINGS.**

**Tourism and Economic Development** — The General Plan promotes tourism through visitor-serving uses, such as hotels and motels, primarily in commercial zones (e.g., CBD, C, HWC). Policies encourage commercial development that support economic growth and tourist trade (e.g., Land Use Element Goal C: Protect and expand commercial services; policies promoting downtown renewal and motel/conference centers). Clarifying regulations for hosted STRs (a lower-impact lodging option) within the existing commercial-zone framework supports these goals by enhancing managed lodging options without expanding into incompatible areas.

**Housing Preservation and Residential Neighborhood Protection** — The Housing Element (updated 2021-2029, amended 2022) explicitly prioritizes conserving long-term housing stock and preventing displacement from transient uses. Program F-7 directs the City to prohibit non-owner-occupied short-term rentals in residential zones, while allowing them in commercial zones. The General Plan emphasizes protecting residential neighborhood integrity from incompatible uses (e.g., Land Use Element Goal B, Policy 4: Promote protection and enhancement of residential neighborhoods). The proposed amendment maintains the residential prohibition, aligning directly with these policies by keeping STRs (hosted or unhosted) restricted to commercial lodging contexts.

**Land Use Compatibility** — Commercial designations allow hotels/motels and visitor-serving uses, while residential zones focus on permanent housing with low-density character. Hosted STRs, with on-site host requirements (e.g., 24/7 availability, one-hour response), reduce potential impacts and fit as a refined lodging use in commercial zones.

## **SECTION 5. SEVERABILITY.**

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases may be declared invalid or unconstitutional.

## **SECTION 6. EFFECTIVE DATE AND PUBLICATION**

This ordinance shall take effect thirty (30) days after its adoption, and prior to the expiration of fifteen (15) days from the date of its adoption, a summary shall be published at least once in the Mountain Democrat, a newspaper of general circulation published in the City of Placerville, with the names of the City Council members voting for and against the ordinance.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Placerville held on January 13, 2026, by \_\_\_\_\_ who moved its adoption. The motion was seconded by \_\_\_\_\_.

**PASSED AND APPROVED**, by the City Council of the City of Placerville on January 13, 2026, by the poll taken as follows:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**MOVED, PASSED AND ADOPTED**, this 13th day of January 2026, upon second reading by the following roll call vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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Mayor John Clerici

Attest:

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Regina O'Connell, CPMC, City Clerk