

RESOLUTION NO.____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
PLACERVILLE RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCE NO.
XX FOR ZONING ORDINANCE AMENDMENT (ZOA) 25-02 AMENDING TITLE 10,
CHAPTER 4, SECTION 20 OF THE PLACERVILLE CITY CODE TO INCLUDE HOSTED
SHORT-TERM RENTALS)**

WHEREAS, on July 12, 2022, the City Council adopted Ordinance No. 1710, adding Section 10-4-20 to Title 10, Chapter 4 of the Placerville City Code to regulate short-term rentals exclusively in commercial zones (CBD, C, and HWC) while prohibiting such uses in residential zones to protect neighborhood character and long-term housing stock; and

WHEREAS, evolving trends in the short-term rental market have increased the prevalence of “hosted” rentals, where the deeded owner resides and sleeps on-site during the guest stay, which are generally considered lower-impact than unhosted rentals due to direct on-site management and oversight; and

WHEREAS, Councilmember Nicole Gotberg requested that staff explore regulatory options for hosted short-term rentals, including allowance in residential zones qualifying under California Building Code R-3 Group standards, as a means to provide supplemental income for homeowners without significantly affecting neighborhood character; and

WHEREAS, staff has prepared a proposed amendment to Section 10-4-20 that defines hosted short-term rentals, extends applicability to residential zones under CBC R-3 standards, requires the host to be the deeded owner whose primary residence is the property, mandates on-site presence during rentals, allows hosted rentals in ADUs or main dwellings under specified conditions, imposes a citywide permit cap of 30 units, and includes safeguards such as occupancy limits (up to 5 bedrooms/10 persons in residential zones), 24/7 response requirements, and prohibitions on certain uses to minimize impacts; and

WHEREAS, the proposed amendment maintains restrictions on unhosted rentals in residential zones, prohibits short-term rentals in certain occupancies (R-1, R-2, standalone JADUs), and prevents conversion of long-term residential units in mixed-use commercial zones, thereby supporting the City’s goals for housing preservation and neighborhood protection; and

WHEREAS, the proposed amendment is consistent with the Placerville General Plan, including policies that promote tourism and economic vitality through visitor-serving uses, protect residential neighborhood integrity, and preserve long-term housing stock by prioritizing lower-impact hosted rentals in owner-occupied properties; and

WHEREAS, notice of a public hearing on the proposed ordinance amendment was published in the Mountain Democrat, a newspaper of general circulation, on December 17, 2025, in compliance with state and local law; and

WHEREAS, the Planning Commission held a duly noticed public hearing on January 6, 2026, at which time all interested persons were given the opportunity to be heard and testimony was received; and

WHEREAS, the Planning Commission has reviewed the staff report, proposed ordinance, public testimony, and related materials, and finds that the amendment appropriately balances tourism benefits with neighborhood protection through targeted regulation of hosted short-term rentals; and

WHEREAS, the proposed ordinance amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations, Title 14, Chapter 3, Section 15060(c)(2)

and (3), as it will not result in a direct or reasonably foreseeable indirect physical change in the environment and does not constitute a “project” under CEQA Guidelines Section 15378.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Placerville that it hereby forwards a recommendation of approval to the City Council for adoption of the ordinance amending Title 10, Chapter 4, Section 20 of the Placerville City Code substantially in the form attached to the staff report as the redlined draft, and further recommends that the City Council find the ordinance amendment exempt from CEQA pursuant to California Code of Regulations, Title 14, Chapter 3, Section 15060(c)(2) and (3).

PASSED AND ADOPTED

AYES:

NOES:

ABSENT:

ABSTAIN:

Kris Kiehne, Chairperson

ATTEST:

Deana Watkins-Howey, Development Services Technician