

**City of Placerville Updates to Historic Districts
Planning Commission Workplan**

Notes on procedure:

Preference to focus on action items rather than high-level ideas.
New content is underlined.

Acronyms:

CC: City Council
PC: Planning Commission
PD: Planning Department
PEAC: Placerville Economic Advisory Committee

Updated by Commissioner Stratton
Last updated: 06/03/2026

Objective 1: Improve Community Knowledge of the Historic Neighborhoods

Areas of Improvement	Item No.	Proposed Solution	Identified Challenges	PC Lead (2026)	Status	Next Steps	Notes
Website improvements to educate the public	1A.1	Updated GIS map to identify historic districts and properties		Lepper	Complete	Link: City of Placerville GIS Historic District Map	
	1A.2	Redesigned website	Staff availability to make significant structural changes	Lepper (transitioned to Director Kendrick)	In Progress	Director Kendrick can edit website, will consider the changes proposed by Lepper	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
	1A.3	Reformat documents posted to website (such as illegible scans)	Time consuming	Stratton	Pending	Stratton consulting PD on implementation plan	Documents located

Objective 4: Examine Current Standard for Review

Areas of Improvement	Item No.	Proposed Solution	Implementation Challenges	PC Lead (2026)	Status	Next Steps	Notes
4: Develop framework on wildfire safety	4C.1	Allowing for fire-safe exterior replacements			Complete		Should only be applied to high-risk properties Flexibility to approve fire-safe materials is allowed under SOI standards
Focus on common concerns from homeowners; Decrease inconsistent decisions	4D.1	Develop standard findings-Design Review Guidelines		Kiehne/ Silvester	In Progress		Research on similar jurisdictions provided at 1/6/26 meeting As of Mar '26, no longer aiming to develop standard findings due to large variability among sites.
	4D.2	Develop SOI cheat-sheet PC checklist		Kiehne	Pending	Dependent on results of 4D.1	Recommended pivot to a checklist included in PC packet that ensures all priorities have been considered.

Inconsistent decisions among applicants	4D.3	PD staff provide background and considerations		Kendrick	Ongoing		Provided memo on fencing materials at 10/7/25 meeting
	4D.3	Determine function vs. aesthetic			Complete		PC to utilize "like-for-like" compatible substitute materials - ensure the new material has the same look as the old, flexibility for fire-safe materials
	4E.1	Research			Complete		Determined that SOI standards provide needed flexibilities; PC within right to examine each property individually

Items not currently under discussion

Long Term Goals

Objective/Area	Item No.	Proposed Solution	Implementation Challenges	Status	Notes
1: Website Improvements	1A.4	Feature stellar properties & restoration projects	TBD	Not Started	Recommendation from the public Discuss feasibility, priority level, timeline, etc.
1: Street signage	1C.1	Install signage at entryway to historic districts	Budget	Not Started	Direction from CC/former PC Chair to research and partner with community non-profit - bring back when funding is identified
1: Informational Workshops	1C.2	Conduct informational workshops	Staff availability Level of effort	Early Development	Provide outline of workshop design
	1C.3	Set aside a portion of PC Meeting time for public workshop			Work w/ experts in community to develop workshop content CC will need to approve workshop scheduling
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
	2A.2	Pursue grant funding		Ongoing	Preference to seek external funding Will discuss as funding opportunities are identified
	2A.3	Utilize graduate students		Not Started	Will discuss as funding opportunities are identified
2: Help from local groups	2B.1	General		Paused	
2: Increase understanding of existing inventory	2C.1	Identify Contributing and Non-Contributing Properties	<u>Preference to work with expert consultant</u>	Not Started	Will discuss as funding opportunities are identified
3: Clarify ordinance requirements	3B.2	Update list of structures that require SPR		Not yet discussed	Objective 3 is not yet in progress Raised at 10/7/25 meeting: Fencing

Develop framework on structure's historic designation	4B.1			Not yet discussed	
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