

RESOLUTION NO.____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
PLACERVILLE RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING
ORDINANCE AMENDMENT (ZOA) 26-02 AMENDING TITLE 10 OF THE PLACERVILLE
MUNICIPAL CODE TO STANDARDIZE FINDINGS FOR ENTITLEMENTS AND ADD NEW
SECTIONS FOR GENERAL PLAN AMENDMENTS AND ZONE CHANGE**

WHEREAS, the Planning Commission of the City of Placerville held a duly noticed public hearing on May 5, 2026] regarding Zoning Ordinance Amendment (ZOA) 26-02, which proposes amendments to Title 10 (Zoning) of the Placerville Municipal Code; and

WHEREAS, notice of the public hearing was provided in accordance with applicable state and local laws; and

WHEREAS, at said public hearing, the Planning Commission received and considered the staff report prepared by the Director of Development Services dated May 5, 2026, all exhibits and attachments thereto, oral and written public testimony, and all other relevant evidence presented; and

WHEREAS, the proposed amendments modify and standardize the required findings for various discretionary entitlements including Variances (Section 10-3-5), Conditional Use Permits (Section 10-3-6), Minor Deviations (Section 10-3-11), Site Plan Review (Section 10-4-9), and related provisions in Chapters 7 and 8, and add new sections codifying procedures and findings for General Plan Amendments (new Section 10.3.13) and Zone Changes (new Section 10.3.14); and

WHEREAS, the proposed Zoning Ordinance Amendment does not change permitted uses, development standards, or approval authority but clarifies the findings that must be made before approvals are granted and improves consistency with the General Plan and state law (including Government Code Sections 65358 and 66474); and

WHEREAS, the Planning Commission finds that the proposed amendment is consistent with the goals, policies, and objectives of the City of Placerville General Plan; and

WHEREAS, the Planning Commission finds that the proposed Zoning Ordinance Amendment will not adversely affect surrounding properties; and

WHEREAS, the Planning Commission finds that the proposed Zoning Ordinance Amendment promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Ordinance; and

WHEREAS, staff has determined, and the Planning Commission concurs, that ZOA 26-02 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2) and (3), as it is a regulatory clarification and administrative update with no potential for significant environmental effects; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Placerville as follows:

Section 1. The recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. The Planning Commission hereby adopts the findings set forth in the staff report and this Resolution.

Section 3. The Planning Commission recommends that the City Council approve Zoning Ordinance Amendment ZOA 26-02 and introduce and waive the first reading of the ordinance amending Title 10 of the Placerville Municipal Code, substantially in the form presented in Attachment A to the staff report.

Section 4. The Development Services Director of the City of Placerville is directed to transmit a certified copy of this Resolution, together with the staff report and all supporting materials, to the City Council for its consideration.

PASSED AND ADOPTED

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Kris Kiehne, Chairperson

Deana Watkins-Howey, Development Services Technician