

**RESOLUTION NO. PC 2026-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACERVILLE RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 10 (ZONING) OF THE PLACERVILLE MUNICIPAL CODE TO ESTABLISH MINIMUM DENSITIES, MODIFY MINIMUM PARCEL AREAS, AND AMEND CONDITIONAL USE PROVISIONS IN MULTI-FAMILY RESIDENTIAL ZONES (R-2, R-3, R-4, AND R-5) TO IMPLEMENT HOUSING ELEMENT PROGRAM A-5 (ZOA 26-03).**

**WHEREAS**, the City of Placerville adopted its 6th Cycle (2021-2029) Housing Element on August 31, 2021; and

**WHEREAS**, the California Department of Housing and Community Development (HCD) certified said Housing Element on December 21, 2022, emphasizing the timely implementation of programs to maintain compliance with State Housing Element Law; and

**WHEREAS**, Housing Element Program A-5 specifically commits the City to amending the Zoning Ordinance to establish minimum densities and modify minimum parcel areas within multi-family residential zones to prevent under-utilization of high-density land; and

**WHEREAS**, the City had originally committed to completing this program by October 2023; and

**WHEREAS**, on December 3, 2025, HCD issued a Letter of Inquiry regarding the implementation status of Program A-5, necessitating this prompt action to protect the City's local land-use authority; and

**WHEREAS**, the Planning Commission held a properly noticed public hearing on May 19, 2026, to consider Zoning Ordinance Amendment (ZOA) 26-03, at which time all interested parties were given the opportunity to be heard; and

**WHEREAS**, the proposed amendments create a "stepped transition" in parcel area requirements (6,000 sq. ft. in R-2, 5,000 sq. ft. in R-3, and 4,500 sq. ft. in R-4) to bridge the physical scale between low-density residential buffers and the higher-intensity urban core; and

**WHEREAS**, the proposed amendments remove subjective "Conditional Use" provisions for single-family dwellings in multi-family zones to comply with the objective standards required by the Housing Accountability Act.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Placerville hereby recommends that the City Council make the following findings and take the following actions:

## SECTION 1. CEQA FINDINGS

The Planning Commission recommends the City Council find that ZOA 26-03 is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to:

1. **Section 15061(b)(3) (Common Sense Exemption):** The amendment aligns the City's regulatory framework with population and housing projections already analyzed in the certified Housing Element and protects existing housing inventory through SB 330's "No Net Loss" provisions without introducing new environmental impacts.
2. **Section 15268 (Ministerial Projects):** The action establishes quantifiable "Objective Standards" for housing development as mandated by the Housing Accountability Act (Gov. Code § 65589.5), which facilitates future ministerial review.

**SECTION 2. GENERAL PLAN AND HOUSING ELEMENT CONSISTENCY** The Planning Commission finds that the proposed ZOA 26-03 is consistent with the City of Placerville General Plan and 6th Cycle Housing Element as it directly implements Program A-5, ensures the City meets its Regional Housing Needs Allocation (RHNA), and removes identified physical constraints to the production of multi-family housing.

**SECTION 3. RECOMMENDATION OF APPROVAL** The Planning Commission hereby recommends that the City Council adopt an Ordinance amending Sections 10-5-9 (R-2), 10-5-10 (R-3), 10-5-11 (R-4), and 10-5-12 (R-5) of the Placerville Municipal Code as follows:

1. Establish a minimum density of 4 du/ac for R-2, 8 du/ac for R-3, and 12 du/ac for R-4.
2. Reduce the minimum parcel area to 5,000 sq. ft. for R-3 and 4,500 sq. ft. for R-4.
3. Eliminate the conditional use of single-family dwellings in the R-2, R-3, R-4, and R-5 zones.
4. Eliminate, as a conditional use, professional offices in the R-2 zone and require a mixed-use residential component for professional offices in the R-3, R-4, and R-5 zones.

The foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placerville held on May 19, 2026, by Commissioner \_\_\_\_\_ who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_. A roll call vote was taken, which stood as follows:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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**Kris Kiehne, Chairperson**

**ATTEST:**

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**Deana Watkins-Howey, Development Services Technician**