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Zoning Ordinance Amendment (ZOA) 26-02
May 5, 2026, Planning Commission Meeting
Prepared by: Carole Kendrick, Director of Development Services
Item #: 9.3

Subject: Consideration of Zoning Ordinance Amendment (ZOA) 26-02 – Amendments to Title 10 (Zoning) of the Placerville Municipal Code to modify and standardize required findings for various entitlements in Chapters 3, 4, 7, and 8, and to add new sections for General Plan Amendments (10.13.12) and Zone Changes (10.3.14).

Recommendation: Staff recommends that the Planning Commission take the following actions:

- 1 Make the following findings in support of ZOA 26-02:
 - a. The proposed Zoning Ordinance Amendment is consistent with the goals, policies, and objectives of the City of Placerville General Plan.
 - b. The proposed amendments will not adversely affect surrounding properties.
 - c. The proposed Zoning Ordinance Amendment promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Ordinance (per proposed Section 10.3.14 findings and existing code).

- 2 Recommend that the City Council approve (or approve with modifications) Zoning Ordinance Amendment ZOA 26-02, and introduce and waive the first reading of the ordinance amending Title 10 of the Placerville Municipal Code as presented in Attachment A.

Purpose: To modernize, clarify, and standardize the findings required for approval of discretionary land use entitlements (such as variances, conditional use permits, site plan review, minor deviations, and subdivision/parcel maps) and to formally codify clear procedures and required findings for legislative actions — General Plan Amendments and Zone Changes. These updates will improve consistency, transparency, and defensibility of decisions while aligning with state planning law (including Government Code §§ 65358 and 66474).

Background: The City's Zoning Ordinance (Title 10) contains entitlement processes with findings that vary in detail and currency. Some sections use outdated language, while procedures and findings for General Plan Amendments and Zone Changes are not fully consolidated in the code.

Staff reviewed the redlined provisions and best practices to create consistent findings that require decision-makers to address General Plan consistency, compatibility, public health/safety/welfare, physical suitability, and CEQA compliance (where applicable). The proposed changes do not alter permitted uses, development standards, density, or approval authority — they focus on what must be

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Reviewed: Adm Fin DSD Eng CSD PW PD

found before approvals are granted and establish dedicated sections for General Plan and zoning map/text amendments.

Discussion: The amendments standardize findings across key entitlement sections and add two new sections as follows:

- Variances (10-3-5): Updated to five clear findings addressing practical difficulties/hardships, exceptional circumstances, no special privileges, no detriment to public health/safety/welfare or neighboring properties, and General Plan consistency.
- Conditional Use Permits (10-3-6): Updated with 11 findings, including zone compatibility, site suitability, service adequacy, General Plan consistency, and a finding regarding potential disproportionate effects on minority and low-income populations.
- Site Plan Review (10-4-9): Streamlined findings focusing on consistency with Title 10, the General Plan, non-detriment to health/safety/welfare, and CEQA compliance.
- Minor Deviations (10-3-11) and Subdivision/Parcel Map provisions (Chapters 7 & 8): Aligned with Government Code standards and added positive approval findings.
- New Section 10.3.13 – General Plan Amendments: Codifies initiation (by owner, agent, or City), public hearing procedures before the Planning Commission and City Council, and required findings (public interest/community benefit, internal General Plan consistency, no conflict with zoning/subdivision regulations, and no adverse effect on surrounding properties for map amendments).
- New Section 10.3.14 – Zone Changes: Codifies procedures for zone text or map amendments, Planning Commission recommendation to the City Council, and required findings (General Plan consistency, no adverse effect on surrounding properties, and promotion of public health/safety/welfare and Zoning Ordinance purposes).

These changes ensure all major entitlements and legislative actions require written findings based on substantial evidence in the administrative record. This strengthens compliance with California planning law and reduces potential legal exposure.

Environmental: Staff have determined that this Zoning Ordinance Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2) and (3). The proposal is a regulatory clarification and administrative update with no specific physical development project or potential for significant environmental effects.

Options:

- 1 Recommend Approval as Presented — Adopt the findings above and recommend that the City Council introduce and waive the first reading of the ordinance.
- 2 Recommend Approval with Modifications — Identify specific changes to the draft language for staff to incorporate before forwarding to the City Council.
- 3 Recommend Denial — Provide specific reasons tied to the required findings.
- 4 Continue the Item — Direct staff to return with additional information or revisions.

Carole Kendrick, Director of Development Services

Attachments:

Attachment A: Ordinance - Draft

Attachment B: Planning Commission Resolution – Draft

Attachment C: Redline Comparison of affected sections