

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE ZONING ORDINANCE AMENDMENT (ZOA) 26-02 AMENDING TITLE 10 (ZONING) OF THE PLACERVILLE MUNICIPAL CODE TO STANDARDIZE REQUIRED FINDINGS FOR ENTITLEMENTS AND TO ADD NEW SECTIONS FOR GENERAL PLAN AMENDMENTS AND ZONE CHANGES

WHEREAS, the Placerville Municipal Code Title 10 contains procedures and required findings for various land use entitlements that have become outdated or inconsistent over time; and

WHEREAS, the proposed amendments standardize and modernize the findings required for approval of variances, conditional use permits, minor deviations, site plan review, and subdivision/parcel map actions in Chapters 3, 4, 7, and 8; and

WHEREAS, the amendments add new Section 10.3.13 (General Plan Amendments) and Section 10.3.14 (Zone Changes) to provide clear procedures and required findings for these legislative actions, consistent with California Government Code Sections 65358 and related provisions; and

WHEREAS, notice of the public hearing was duly provided in accordance with Government Code Sections 65090, 65091, and the Placerville Municipal Code; and

WHEREAS, the Planning Commission of the City of Placerville held a duly noticed public hearing on [Insert Planning Commission Date], considered the staff report, public testimony, and all relevant evidence, and adopted Resolution No. __ recommending approval of ZOA 26-02; and

WHEREAS, the City Council of the City of Placerville held a duly noticed public hearing on May 26, 2026, at which time all interested persons were given the opportunity to be heard, and the Council has considered the staff report, the Planning Commission recommendation, public testimony, and all related materials; and

WHEREAS, the City Council finds that the proposed amendments are consistent with the goals, policies, and objectives of the City of Placerville General Plan, will not adversely affect surrounding properties, and promote public health, safety, and general welfare; and

WHEREAS, the proposed Zoning Ordinance Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2) and (3), as it constitutes a regulatory clarification and administrative update with no potential for significant environmental effects;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Placerville does ordain as follows:

SECTION 1. Findings.

The City Council hereby adopts as its own the recitals set forth above and the findings contained in the staff report dated May 6, 2026, and the Planning Commission Resolution No. __.

SECTION 2. Amendment of Title 10.

Title 10 of the Placerville Municipal Code is hereby amended as follows:

A. Section 10-3-5 (Variances) is amended to read as set forth in Exhibit A attached hereto and incorporated herein by reference.

B. Section 10-3-6 (Conditional Use Permit and Variance Procedure) is amended to read as set forth in Exhibit A attached hereto and incorporated herein by reference.

C. Section 10-3-11 (Minor Deviations) is amended to read as set forth in Exhibit A attached hereto and incorporated herein by reference.

D. Section 10-4-9 (Site Plan Review) is amended to read as set forth in Exhibit A attached hereto and incorporated herein by reference.

E. Chapter 7 (Subdivision Regulations) and Chapter 8 (Parcel Maps) are amended to update findings and procedures as set forth in Exhibit A attached hereto and incorporated herein by reference.

F. New Section 10.3.14 (Zone Changes) is added to Chapter 3 to read as set forth in Exhibit A attached hereto and incorporated herein by reference.

G. New Section 10.3.13 (General Plan Amendments) is added to read as set forth in Exhibit A attached hereto and incorporated herein by reference.

SECTION 3. Exhibit A.

Exhibit A consists of the redlined and clean versions of the amended and new sections of Title 10, as presented in Attachment C to the staff report (or as otherwise approved by the City Council). The clean version shall be incorporated into the official Municipal Code.

SECTION 4. Severability.

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 5. Effective Date.

This ordinance shall take effect and be in full force thirty (30) days after its final passage and adoption. Prior to the expiration of fifteen (15) days from the date of its adoption, a summary of this ordinance shall be published at least once in the Mountain Democrat, a newspaper of general circulation published in the City of Placerville, together with the names of the Council members voting for and against the ordinance.

SECTION 6. Codification.

The City Clerk is directed to cause this ordinance to be codified in the Placerville Municipal Code.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Placerville held on May 26, 2026, by _____ who moved its adoption. The motion was seconded by _____.

PASSED AND APPROVED, by the City Council of the City of Placerville on May 26, 2026, by the poll taken as follows:

AYES:

NOES:

ABSENT:

ABSTAIN:

MOVED, PASSED AND ADOPTED, this 9th day of June 2026, upon second reading by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Mayor Nicole Gotberg

Attest:

Regina O’Connell, CPMC, City Clerk