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**City Manager's Report**

**August 26, 2025, City Council Meeting**

**Prepared by: Carole Kendrick, Development Services Director**

**Item #: 7.5**

**Subject:** Second Reading of an Ordinance for Zone Change (ZC) 25-01 "Thompson House"

**Recommendation:** Waive the second full reading and approve by title only, "An Ordinance of the City Council of the City of Placerville Amending the Official Zoning Map of the City of Placerville on Assessor's Parcel Number 003-241-067 From Business & Professional to Medium Density Residential (Zone Change 25-01)".

**Purpose:** Consideration of request to: (1) Amend the Placerville General Plan Map, changing the 1.01 acre property from Business and Professional (BP) to High Density Residential (HDR), (2) Amend the Placerville Zoning from Business and Professional (BP) to Medium Density Multi-Family Residential (MDR), (3) A Conditional Use Permit to re-establish the residential use and find the project Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Section 15061(b)(3) and Section 15301.

**Strategic Plan Strategy:** The City of Placerville's Strategic Plan emphasizes preserving the city's historic character while promoting balanced growth and community vitality. Approving a historic planning application aligns with this plan by ensuring development respects the city's rich historical identity, as outlined in the General Plan and Zoning Ordinance.

**Background/Discussion:**

City Council Action - On August 12, 2025, the City Council held a public hearing to introduce the ordinance, along with approvals for GPA25-001 and CUP25-004. Staff presented the scope of the project, including the historical significance of the Blair-Thompson House and compliance with the General Plan and Housing Element. The City Council asked clarifying questions regarding zoning alignment, historical preservation, and environmental exemptions. Once staff addressed the questions, the City Council waived the first full reading, signified intent to approve by title only, and adopted resolutions for GPA25-001 and CUP25-004, subject to conditions of approval.

Planning Commission Action - On July 15, 2025, the Planning Commission conducted a public hearing, recommended approval of the Zone Change (ZC25-001), General Plan Amendment (GPA25-001), and Conditional Use Permit (CUP25-004) with conditions of approval and findings in accordance with Sections 15061(b)(3) and 15301 of the CEQA Guidelines, identifying the project as exempt from further environmental review.

Applicant - In April 2025, the applicants, historical preservationists who purchased the property in 2018, submitted requests for the project entitlements to restore the Blair-Thompson House as a single-family residence. The property, a 1.01-acre lot at 3062 Cedar Ravine Road, was previously rezoned in 1976 for professional office use but is now proposed for residential rezoning consistent with

surrounding uses.

Zone Changes - California Government Code (Sections 65850 et seq.) and Placerville Municipal Code authorize the amendment of the zoning map. Zone changes ensure consistency with the General Plan and promote orderly development. The City wishes to align zoning with historical preservation goals and residential character of the area. This zone change vests the property for medium-density residential use, supporting the restoration of a potentially historic structure.

The ordinance specifies the rezoning of the subject property, ensuring compliance with development standards in the R-3 zone.

Benefits - The zone change facilitates the preservation of Placerville's historical heritage (General Plan Goal G), aligns with adjacent residential zoning, avoids spot zoning, and ensures procedural compliance with the 6th Cycle Housing Element for re-establishing residential use.

### **Environmental**

The City has determined that the project is exempt from environmental review under CEQA Sections 15061(b)(3) and 15301, as it involves minor alteration of an existing facility with no expansion of use. A Notice of Exemption was prepared and will be filed upon final approval.

**Cost:** The cost to prepare this staff report is approximately \$100.00, which are covered by the application fees submitted for this project totaling \$4,800.00.

**Budget Impact:** The project involves no direct fiscal impact to the City, as it is a private restoration effort. However, returning the property to residential use may generate property tax revenues consistent with surrounding parcels.



M. Cleve Morris, City Manager



Carole Kendrick, Development Services Director

### Attachments:

Attachment A: Draft Ordinance ZC25-01

Attachment B: August 12, 2025, City Council Staff Report without attachments

Attachment C: Proof of Publication

### INCORPORATED BY REFERENCE

City of Placerville General Plan

City of Placerville Zoning Ordinance

City of Placerville Historic Survey Inventory

Placerville Historic Markers Inventory Co-

Contents of City of Placerville Planning Department Project File GPA25-01, ZC25-01, CUP25-04, SPR76-12, U-76-5, LLA25-01 and SPR04-06