

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE AMENDING TITLE 10 (ZONING) OF THE PLACERVILLE CITY CODE TO IMPLEMENT NEW STATE LAW REQUIREMENTS RELATED TO ADDRESS REQUIRED 2021-2029 HOUSING ELEMENT IMPLEMENTATION PROGRAMS B-2: SUPPORTIVE HOUSING ZONING AMENDMENTS AND B-8: RESIDENTIAL CARE FACILITIES (ZONE CHANGE (ZC) 24-04.)

WHEREAS, the City of Placerville has adopted the 2021-2029 Housing Element, which includes Implementation Programs B-2 (Supportive Housing Zoning Amendments) and B-8 (Residential Care Facilities); and

WHEREAS, the purpose of the proposed Zoning Ordinance Text Amendments is to implement Housing Element Programs B-2 and B-8 and to comply with Assembly Bill (AB) 2162 regarding supportive housing and residential care facilities; and

WHEREAS, on March 26, 2024, the City Council adopted Resolution No. 9293, Resolution of Intention (ROI) 2024-01, initiating amendments to the Zoning Ordinance to implement Housing Element Programs B-2 and B-8; and

WHEREAS, the proposed amendments include revisions to Placerville City Code Title 10, Zoning Ordinance, Sections 10-3-4 (Uses Permitted in Any Zone), 10-5-9 (R-2 Zone), 10-5-10 (R-3 Zone), 10-5-11 (R-4 Zone), 10-5-12 (R-5 Zone), 10-5-13 (BP Zone), 10-5-14 (CBD Zone), 10-5-15 (C Zone), 10-5-16 (CC Zone), and 10-5-17 (HWC Zone) to remove separation requirements for residential service facilities (RSFs) and residential care facilities (RCFs) with six or fewer residents, permit such facilities by-right in multi-family residential zones without conditional use permits, allow RSFs with seven or more residents as permitted uses, and explicitly permit residential uses including RSFs, RCFs, and small employee housing above or below the ground floor in specified commercial and mixed-use zones; and

WHEREAS, the proposed amendments apply citywide to promote supportive housing in multi-family and mixed-use zones without resulting in physical environmental impacts; and

WHEREAS, on July 2, 2024, the Planning Commission held a duly noticed public hearing on the proposed amendments, reviewed the staff report, received public testimony, and recommended that the City Council adopt the Ordinance amending Title 10 to implement Housing Element Programs B-2 and B-8 and find the project exempt from the California Environmental Quality Act (CEQA); and

WHEREAS, the City has determined that the proposed Zoning Ordinance Text Amendments are exempt from CEQA pursuant to California Code of Regulations, Title 14, Chapter 3, Sections 15060(c)(2) and 15060(c)(3), because the activity is not a "project" as defined in Section 15378 of the CEQA Guidelines and has no potential for resulting in a physical change to the environment, directly or indirectly; and

WHEREAS, the Placerville City Council held a duly noticed public hearing on December 9, 2025, to consider the proposed Zoning Ordinance Text Amendments, the Planning Commission's recommendation, the staff report, and public testimony; and

WHEREAS, the proposed amendments are consistent with the City's General Plan, align with state mandates, and promote the public health, safety, and welfare; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Placerville as follows:

1. The above recitals are true and correct and incorporated herein by reference.
2. The City Council finds that the project is exempt from CEQA pursuant to the cited sections.
3. Title 10 of the Placerville City Code, Zoning Ordinance, is hereby amended as detailed in the Draft Zoning Ordinance Text Amendments provided in Attachment 1 to the December 9, 2025, staff report, incorporated herein by reference.
4. This Ordinance shall become effective thirty (30) days after its adoption, pursuant to Government Code Section 36937.

SECTION 1. Environmental Assessment: The request to amend Title 10 to bring the City into compliance with Assembly Bill (AB) 2162 for supportive housing and residential care facilities is exempt from the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations, Title 14, Chapter 3, Section 15060 (c)(2) and 15060(c)(3) in that the activity is not a 'project' as defined in Section 15378 of the CEQA Guidelines and has no potential for resulting in direct or indirect physical change to the environment.

SECTION 2. Amend Placerville City Code Section 10-3-4: Uses Permitted in Any Zone, as follows. Proposed language to be added is shown with double underlines; language to be removed is shown with strikethrough.

Residential care facilities and residential service facilities for six (6) or fewer residents ~~when such a facility is located at a distance of one thousand feet (1,000') or less from an existing community care facility as measured from any point upon the outside walls of the structures housing such facilities.~~

SECTION 3. Amend Placerville City Code Section 10-5-9: R-2, Low Density Multi-Family Residential, as follows. Proposed language to be added is shown with double underlines; language to be removed is shown with strikethrough.

(B) Permitted Uses: The following uses and their accessory uses are permitted outright:

1. Residential care facilities and residential service facilities for six (6) or fewer residents ~~provided said facility is located at a distance of one thousand feet (1,000') or more from any other existing community care facility as measured from any point upon the outside walls of the structures housing such facilities.~~ (Ord. 1627, 9 Sep 2008)
9. Residential service facility for seven (7) or more residents.

SECTION 4. Amend Placerville City Code Section 10-5-10: R-3, Medium Density Multi-Family Residential, as follows. Proposed language to be added is shown with double underlines; language to be removed is shown with strikethrough.

(B) Permitted Uses: The following uses and their accessory uses are permitted outright:

3. Residential care facilities and residential service facilities for six (6) or fewer residents ~~provided said facility is located at a distance of one thousand feet (1,000') or more from any other existing community care facility as measured from any point upon the outside walls of the structures housing such facilities.~~ (Ord. 1627, 9 Sep 2008)
9. Residential service facility for seven (7) or more.

SECTION 5. Amend Placerville City Code Section 10-5-11: R-4, High Density Multi-Family Residential, as follows. Proposed language to be added is shown with double underlines; language to be removed is shown with strikethrough.

(B) Permitted Uses: The following uses and their accessory uses are permitted outright:

3. Residential care facilities and residential service facilities for six (6) or fewer residents ~~provided said facility is located at a distance of one thousand feet (1,000') or more from any other existing community care facility as measured from any point upon the outside walls of the structures housing such facilities.~~ (Ord. 1627, 9 Sep 2008)
9. Residential service facility for seven (7) or more residents.

SECTION 6. Amend Placerville City Code Section 10-5-12: R-5, Very High-Density Multi-Family Residential, as follows. Proposed language to be added is shown with double underlines; language to be removed is shown with strikethrough.

(B) Permitted Uses: The following uses and their accessory uses are permitted outright:

3. Residential care facilities and residential service facilities for six (6) or fewer residents ~~provided said facility is located at a distance of one thousand feet (1,000') or more from any other existing community care facility as measured from any point upon the outside walls of the structures housing such facilities.~~ (Ord. 1627, 9 Sep 2008)
9. Residential service facility for seven (7) or more residents.

SECTION 7. Amend Placerville City Code Section 10-5-13: BP, Business Professional, as follows. Proposed language to be added is shown with double underlines.

(C) Permitted Uses: The following uses and their accessory uses are permitted outright:

9. Residential uses, residential service facilities, residential care facilities, and employee housing-small when above or below the ground floor.

SECTION 8. Amend Placerville City Code Section 10-5-14: CBD, Central Business District, as follows. Proposed language to be added is shown with double underlines.

(B) Permitted Uses: The following uses and their accessory uses are permitted outright:

6. One- or multi-family dwellings, residential service facilities, residential care facilities, and employee housing-small, when above and/or below the ground floor.

SECTION 9. Amend Placerville City Code Section 10-5-15: C, Commercial, as follows. Proposed language to be added is shown with double underlines.

(B) Permitted Uses: The following uses and their accessory uses are permitted outright:

5. One- or multi-family dwellings, residential service facilities, residential care facilities, and employee housing-small, when above and/or below the ground floor.

SECTION 10. Amend Placerville City Code Section 10-5-16: CC, Convenience Commercial, as follows. Proposed language to be added is shown with double underlines.

(B) Permitted Uses: The following uses and their accessory uses are permitted outright:

- 3. Residential uses, residential service facilities, residential care facilities, and employee housing-small when above or below the ground floor.

SECTION 11. Amend Placerville City Code Section 10-5-17: HWC, Highway Commercial, as follows. Proposed language to be added is shown with double underlines.

(B) Permitted Uses: The following uses and their accessory uses are permitted outright:

- 3. Hotels and motels, retail sales and services, eating and drinking and entertainment establishments, financial institutions, one- or multi-family dwellings, residential service facilities, residential care facilities, and employee housing-small, when above or below the ground floor.

SECTION 12. Severability Clause: Should any section, clause, or provision of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the part so declared to be invalid.

SECTION 13. Effective Date: This Ordinance shall take effect thirty days from passage and adoption under California Government Code Section 36937.

SECTION 14. Certification: The City Clerk shall certify the passage and adoption of this ordinance and shall cause the same to be published or posted according to California Government Code Section 36933.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Placerville held on December 9, 2025, by _____ who moved its adoption. The motion was seconded by _____.

PASSED, APPROVED AND ADOPTED, by the City Council of the City of Placerville on December 9, 2025, by the poll taken as follows:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor John Clerici

ATTEST:

Regina O'Connell, CPMC, City Clerk