

“We are a welcoming, active and business-friendly rural foothill community built on California’s rich gold rush history”



City Manager’s Report
December 9, 2025, City Council Meeting
Prepared By: Carl Cahill, Contract City Planner
Item# 10.2

Subject: Title 10, Zoning Ordinance Text Amendments to address required 2021-2029 Housing Element Implementation Programs B-2 (Supportive Housing) and B-8 (Residential Care Facilities) File: ZC 24-03.

Recommendation: (1) Introduce and waive the first Reading of an Ordinance amending Title 10 of the Placerville City Code *Zoning Ordinance* to address required 2021-2029 Housing Element Implementation Programs B-2 (Supportive Housing Zoning Amendments) and B-8 (Residential Care Facilities) to comply with Assembly Bill (AB) 2162; (2) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations, Title 14, Chapter 3, Section 15060(c)(2) and Section 15060(c)(3).

Purpose: The purpose of the proposed Zoning Code Amendments is to address required 2021-2029 Housing Element Implementation Programs B-2 (Supportive Housing Zoning Amendments) and B-8 (Residential Care Facilities) and to comply with Assembly Bill (AB) [2162](#).

Strategic Plan Strategy: Maintain/Improve Quality of Life: Strategy 6 – Maintain and Update Planning Documents.

Background: On March 26, 2024, the City Council approved a Resolution of Intention (ROI) 2024-01, adopting Resolution No. 9293, initiating certain necessary amendments to the Zoning Ordinance to implement Housing Element Program B-2 and B-8 (see Attachment D).

On July 2, 2024, the Planning Commission held a public hearing on the proposed amendments 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 CEQA. The Planning Commission Staff Report is shown as Attachment B and meeting minutes are provided as Attachment C to this staff report.

Key Zoning Code Definitions:

“Residential Care Facility” (RCF): A facility licensed by the State of California where care, services or treatment is provided to persons living in a community residential setting.

“Residential Service Facility” (RSF): A residential facility (e.g., transitional and **supportive housing**) other than a residential care facility where the operator receives compensation for the provision of personal services, in addition to housing, including, but not limited to, protection, supervision, assistance, guidance, training, therapy or other nonmedical care.

Proposed Amendments (Detailed in Draft Ordinance)

- **§ 10-3-4 (Uses Permitted in Any Zone):** Remove 1,000-foot separation for RSFs/RCFs with ≤6 residents.

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- § 10-5-9 (R-2), 10-5-10 (R-3), 10-5-11 (R-4), 10-5-12 (R-5): Permit RSFs/RCFs ≤ 6 residents by-right without separation; add RSFs ≥ 7 residents as permitted uses (removing CUP).
- § 10-5-13 (BP), 10-5-14 (CBD), 10-5-15 (C), 10-5-16 (CC), 10-5-17 (HWC): Explicitly permit residential uses, including RSFs/RCFs and small employee housing, above/below ground floor. These apply citywide, promoting supportive housing in multi-family (R-2 to R-5) and mixed-use zones without physical environmental impacts.

The proposed Zoning Ordinance text amendments are provided in Attachment A of this Staff Report.

In accordance with California Government Code Section 65091(a)(2) and Section 65854 (20-day notice requirement for zoning ordinance amendments), a legal advertisement for the December 9, 2025, City Council public hearing was published in the Mountain Democrat, a newspaper of general circulation within the City of Placerville, on November 19, 2025—twenty (20) days prior to the hearing date. As of the date of this report, Staff has received no public inquiries or comments in response to the published notices.

Options:

1. Adopt the ordinance as recommended by the Planning Commission and Staff.
2. Do not adopt the ordinance and provide direction to Staff.

Environmental Review: The City has determined that the request to amend the Zoning Ordinance as described is exempt from the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations, Title 14, Chapter 3, Sections 15060(c)(2) and (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 a physical change to the environment, directly or indirectly.

If adopted, the Title 10 ordinance amendments become effective 30 days post-adoption per Government Code §36937. This aligns with state mandates and there are no General Plan conflicts.

Cost: There is no cost associated with tonight’s action.

Budget Impact: There is no budget impact associated with tonight’s action.



Dave Warren, City Manager



Carole Kendrick, Development Services Director

Attachments:

- A. Draft Zoning Ordinance Text Amendments
- B. July 2, 2024 Planning Commission [Staff Report](#)
- C. July 2, 2024 [Planning Commission Minutes](#)
- D. March 26, 2024 City Council [Resolution of Intent](#)