

ORDINANCE NO. _____**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE
ZONING ORDINANCE AMENDMENT (ZOA) 25-01 AMENDING TITLE 10, CHAPTER
4, SECTION 12 OF THE PLACERVILLE MUNICIPAL CODE RELATING TO
ACCESSORY DWELLING UNITS (ADUs) AND JUNIOR ACCESSORY DWELLING
UNITS (JADUs)**

WHEREAS, the City of Placerville's regulations governing Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) are codified in Title 10, Chapter 4, Section 12 of the Placerville Municipal Code; and

WHEREAS, said section was last comprehensively amended by Ordinance No. 1714, adopted on January 23, 2024; and

WHEREAS, on October 8, 2025, the California Department of Housing and Community Development (HCD) issued a Letter of Technical Assistance to the City, identifying that the ordinance on file with HCD may be outdated and encouraging the City to review and amend its regulations to ensure continued compliance with State ADU law; and

WHEREAS, recent State legislation, including but not limited to AB 1154 (2025), SB 543 (2025), and SB 9 (2025), effective January 1, 2026, further refines standards for ADUs and JADUs, including application processing timelines, owner-occupancy limitations, short-term rental prohibitions for JADUs, square footage definitions, and enforcement mechanisms; and

WHEREAS, the proposed amendments incorporate guidance from HCD's Accessory Dwelling Unit Handbook (updated January 2025) and align the City's ordinance with these mandatory State requirements while retaining objective local standards expressly permitted under State law; and

WHEREAS, notice of the public hearing on the proposed amendments was published in the Mountain Democrat on December 17, 2025, and otherwise provided in accordance with Government Code Sections 65090 and 65091 and the Placerville Municipal Code; and

WHEREAS, the Planning Commission of the City of Placerville held a duly noticed public hearing on January 6, 2026, considered the staff report and testimony, and adopted Resolution No. 2026-XX recommending approval of the proposed amendments; and

WHEREAS, the City Council of the City of Placerville held a duly noticed public hearing on January 13, 2026, at which time all interested persons were given the opportunity to be heard and the Council considered the staff report, Planning Commission recommendation, public testimony, and all related materials; and

WHEREAS, the City Council finds that the proposed amendments are consistent with the General Plan, including Goal H-1 (Affordable Housing Production), and advance the programs of the certified Housing Element, including Program H-1.2 (ADU Promotion); and

WHEREAS, the City Council finds that the proposed amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), as it can be seen with certainty that there is no possibility the amendments may have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED that the City of Placerville City Council makes the following findings and determinations with respect to the proposed Zoning Ordinance Amendment:

SECTION 1. The City Council of the City of Placerville hereby finds:

1. The City's regulations for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) are codified in Title 10, Chapter 4, Section 12 of the Placerville Municipal Code.
2. The ordinance was last comprehensively updated in 2024 (Ordinance No. 1714).
3. On October 8, 2025, the California Department of Housing and Community Development (HCD) issued a Letter of Technical Assistance to the City, noting potential outdated provisions and encouraging amendment for compliance with State law.
4. Recent State legislation, including AB 1154, SB 543, SB 9 (2025), and other bills effective January 1, 2026, further streamlines ADU and JADU approvals, clarifies standards (including square footage as interior livable space), limits owner-occupancy requirements for certain JADUs, prohibits short-term rentals for JADUs, requires 15-day completeness reviews, and strengthens HCD enforcement.
5. The proposed amendments align the City's ordinance with these State requirements and HCD's 2025 Accessory Dwelling Unit Handbook (updated January 2025), while retaining objective local standards permitted under State law.
6. Notice of the public hearing on the proposed amendments was published in the Mountain Democrat on December 17, 2025, and posted in accordance with California Government Code Sections 65090 and 65091 and Placerville Municipal Code requirements.
7. A duly noticed public hearing was held by the City Council on January 13, 2026, at which time all interested persons were given the opportunity to be heard.
8. The City Council has considered the staff report, Planning Commission recommendation, public testimony, and all related materials.

SECTION 2. CEQA Determination.

The City Council finds that this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (the "common sense" or general rule exemption), because it can be seen with certainty that there is no possibility that the amendment may have a significant effect on the environment. The amendment is a regulatory update to zoning text for compliance with State law, does not approve any specific development project, and facilitates ministerial permitting of ADUs/JADUs that remain subject to site-specific building permit review and applicable codes. No unusual circumstances exist that would cause potential significant environmental effects.

SECTION 3. AMENDMENT OF TITLE 10, CHAPTER 4, SECTION 12.

Title 10, Chapter 4, Section 12 of the Placerville Municipal Code is hereby amended in its entirety to read as set forth in Exhibit A attached hereto and incorporated herein by reference. (Note: Exhibit A shall contain the full updated text of Section 10-4-12, incorporating the redlined changes from Attachment A to the staff report, with updates for 2026 compliance, including but not limited to: 15-day application completeness review, clarified square footage as interior livable space, limited owner-occupancy for certain JADUs, prohibition on short-term rentals for JADUs, strengthened HCD submission requirements, and retention of local standards such as 4-foot setbacks, design matching, and privacy measures.)

SECTION 4. CONSISTENCY FINDINGS.

The City Council finds that the amendments are consistent with the General Plan, including Goal H-1 (Affordable Housing Production) and the certified Housing Element Program H-1.2 (ADU Promotion), and advance the City's Regional Housing Needs Allocation (RHNA) obligations.

SECTION 5. 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, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases may be declared invalid or unconstitutional.

SECTION 6. EFFECTIVE DATE AND PUBLICATION

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

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Placerville held on January 13, 2026, by _____ who moved its adoption. The motion was seconded by _____.

PASSED AND APPROVED, by the City Council of the City of Placerville on January 13, 2026, by the poll taken as follows:

AYES:

NOES:

ABSENT:

ABSTAIN:

MOVED, PASSED AND ADOPTED, this 13th day of January 2026, upon second reading by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Mayor

Attest:

Regina O’Connell, CPMC, City Clerk

Exhibit A