

RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACERVILLE RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCE NO. 2025-XX AMENDING TITLE 10, CHAPTER 4, SECTION 12 OF THE PLACERVILLE MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS (ADUs) AND JUNIOR ACCESSORY DWELLING UNITS (JADUs)

WHEREAS, the City of Placerville'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; and

WHEREAS, the ordinance was last comprehensively updated in 2024 (Ordinance No. 1714); and

WHEREAS, 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of Housing and Community Development (HCD) issued a Letter of Technical Assistance to the City, noting potential outdated provisions in light of evolving State ADU law and encouraging review and amendment of the ordinance; and

WHEREAS, recent State legislation, including AB 1154, SB 543, and SB 9 (2025), effective January 1, 2026, further streamlines ADU and JADU approvals, refines standards, limits certain owner-occupancy requirements, prohibits short-term rentals for JADUs, clarifies square footage calculations, and strengthens HCD enforcement; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 6, 2026, at which time all interested persons were given the opportunity to be heard; and

WHEREAS, the Planning Commission has considered the staff report, attachments, public testimony, and all related materials.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PLACERVILLE AS FOLLOWS:

Section 1. CEQA Findings.

The Planning Commission finds that the proposed ordinance amendment 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 2. Findings for Recommendation. The Planning Commission finds that:

1. The proposed amendments are necessary to ensure compliance with State law (Government Code §§ 66310–66342, as amended), including changes effective January 1, 2026, and respond directly to HCD's October 8, 2025, Letter of Technical Assistance.
2. The amendments promote the production of affordable housing through streamlined ADU and JADU development, consistent with the City's certified Housing Element (2021-2029 Cycle), Program H-1.2 (ADU Promotion), and General Plan Goal H-1 (Affordable Housing Production).
3. The amendments retain objective local standards for design, setbacks, height, and privacy where permitted by State law, ensuring protection of public health, safety, and neighborhood character.
4. No new discretionary requirements are imposed, and the amendments do not conflict with any applicable general or specific plan.
5. Adoption of the ordinance will support the City's Regional Housing Needs Allocation (RHNA) obligations and avoid risks of noncompliance, including potential nullification of local provisions.

Section 3. Recommendation.

Based on the above findings and the evidence in the record, the Planning Commission hereby recommends that the City Council adopt Ordinance No. ____ amending Title 10, Chapter 4, Section 12 of the Placerville Municipal Code, as presented in Attachment D to the staff report dated January 6, 2026.

PASSED AND ADOPTED

AYES: Kris Kiehne, Catherine Silvester, Aylssa Stratton

NOES:

ABSENT: Amy Lepper

ABSTAIN: Kirk Smith

Kris Kiehne, Chairperson

ATTEST:

Deana Watkins-Howey, Development Services Technician