

RESOLUTION NO. 2026-03

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
PLACERVILLE RECOMMENDING THAT THE CITY COUNCIL ACCEPT THE 2025
ANNUAL HOUSING ELEMENT PROGRESS REPORT FOR THE 2021-2029 HOUSING
ELEMENT**

WHEREAS, the City of Placerville adopted its 2021-2029 Housing Element on August 31, 2021 (Resolution No. 9005), with amendments adopted December 13, 2022 (Resolution No. 9150); and

WHEREAS, the Department of Housing and Community Development (HCD) certified the amended Housing Element in substantial compliance with State Housing Element Law on December 21, 2022; and

WHEREAS, California Government Code Section 65400 requires the preparation of an Annual Progress Report (APR) documenting the implementation of the Housing Element programs, including progress toward Regional Housing Needs Allocation ([RHNA](#)) goals for 259 units during the planning period (56 very low-income, 34 low-income, 50 moderate-income, and 119 above-moderate-income), and that the APR must be presented to the Planning Commission and City Council for review and acceptance before submission to HCD and the Governor's Office of Planning and Research (OPR) by April 1; and

WHEREAS, the 2025 APR provides a summary of the City's housing activities from January 1 to December 31, 2025, including building permits issued (116 total: 8 ADUs, 26 SFDs, 82 multi-family units), certificates of occupancy (23 total: 4 ADUs, 19 SFDs), and program implementation status under Table D, demonstrating strong progress in areas such as land inventory maintenance, affordable housing development (e.g., Mallard and Middletown projects adding 154 units at 30-60% AMI), zoning amendments for supportive housing and residential care facilities, funding leverage, and fair housing outreach, while noting limited progress in rehabilitation, surveys, and certain ordinance updates due to fiscal and staffing constraints; and

WHEREAS, the APR supports ongoing compliance with State Housing Element Law by highlighting efforts to remove governmental constraints to housing development and maintain substantial compliance to avoid potential revocation of certification (Gov. Code § 65585(i)); and

WHEREAS, on March 3, 2026, the Planning Commission held a duly-noticed public hearing for the 2025 Annual Housing Element Progress Report; and

WHEREAS, the Planning Commission reviewed the 2025 Annual Housing Element Progress Report and found that it was prepared in compliance with the requirements of California Government Code Section 65400 and accurately reflects the City's housing implementation efforts for 2025; and

WHEREAS, the Annual Progress Report is an administrative activity exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15061(b)(3), as it has no potential for causing a significant effect on the environment; and

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Placerville as follows:

1. Finds that the 2025 Annual Housing Element Progress Report was prepared in compliance with California Government Code Section 65400 and reflects the independent judgment and analysis of the Planning Commission; and
2. Finds that the report accurately documents the City's progress toward RHNA goals, implementation of Housing Element programs, and efforts to facilitate affordable housing, supporting continued compliance with State Housing Element Law; and
3. Finds that public comments received have been considered and incorporated where appropriate; and
4. Recommends that the City Council accept the 2025 Annual Housing Element Progress Report for the 2021-2029 Housing Element; and

The foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placerville held on March 3, 2026, by Commissioner Smith who moved its adoption. The motion was seconded by Commissioner Stratton. A roll call vote was taken, which stood as follows:

AYES: Chair Kiehne, Vice-Chair Lepper, Commissioners Silvester, Stratton and Smith

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST: None

Kris Kiehne, Chairperson

ATTEST:

Deana Watkins-Howey, Development Services Technician