



**City of Placerville
Planning Department**

**Minor Deviation
Process**

This document provides a brief discussion of the Minor Deviation process within the City of Placerville. Individuals needing additional information or clarification should contact the Planning Division at (530) 642-5252.

When it is in the public interest, the Development Services Director may consider and render decisions on the following minor deviations involving slight modifications to the provisions of City Code (Placerville Zoning Ordinance, Section 10-3-11):

1. Lot area or minimum dwelling unit size by not more than ten percent (10%) of that required in the zone.
2. The modification of the end stalls of automobile parking space turning radius not less than twenty two feet (22').
3. The modification of the height of a fence, wall and hedge regulations up to twenty percent (20%).
4. Modification of the height of uncovered patios, terraces, swimming pools, stairways encroaching into required yard setbacks.
5. Modification of maximum building coverage not greater than five percent (5%) over permitted coverage.
6. Modification of minimum dwelling unit area not greater than five percent (5%) of the required area.
7. Modification of rear and side yard setbacks not to exceed ten percent (10%).
8. Due to irregular shaped lots that would prohibit the required front and rear yards, front and rear yard modification shall be the average setback.
9. Modification of parcel width and/or parcel frontage by not more than ten percent (10%) of that required in the zone for not more than one lot within a parcel map.

STEP 1: APPLICATION

Before a Minor Deviation is granted the applicant must file an application provided by the Planning Division, or the City website (www.cityofplacerville.org) and submit an accompanied fee set by resolution of the City Council.

The application shall include ten (10) copies of a site plan and/or structure elevations that are subject to the minor deviation request.

STEP 2: NOTICE TO ADJACENT PROPERTY OWNERS

The Development Services Department shall contact adjacent property owners and shall advise them of the applicant's request. A five (5) day period is provided for response from adjacent property owners.

STEP 3: COMMUNITY DEVELOPMENT DIRECTOR DECISION

The Community Development Director may approve, conditionally approve or disapprove the request. A decision by

the Director will be made in writing within twenty (20) days after the filing of the application. Notice will include any conditions of approval.

APPEAL

If the applicant or any person is dissatisfied with the action of the Community Development Director, they may appeal to the Planning Commission. To appeal the following must be submitted to the Planning Division within 10 days of the Community Development Director's action:

1. A completed appeal form.
2. An appeal application fee made payable to the City of Placerville (Contact the Planning Division for the current appeal fee).

Upon the receipt of an appeal, the Community Development Department will set a date, time and place for the Planning Commission to hear the appeal. The Commission may require the Minor Deviation be presented at a public hearing. The decision of the Commission is appealable to the City Council within ten (10) days of the Commission's action.

3101 Center Street, Placerville, California 95667
(530) 642-5252



CITY OF PLACERVILLE
PLANNING APPLICATION

Date:
Zoning: GP:
File No:
Filing Fee (PZ):
Filing Fee (EN):
Receipt No:

REQUEST FOR:

- Annexation
Boundary Line Adjustment
Certificate of Compliance
Conditional Use Permit
Environmental Assessment
Environmental Impact Report
Final Subdivision Map
General Plan Amendment
General Plan Consistency
Historic District Review
Landscape Plan Review
Map Amendment
Merger
Minor Deviation
Planned Development
Preliminary Plan Review
Sign Package Review/ Amendment
Site Plan Review
Temporary Commercial Coach
Temporary Use Permit
Tentative Parcel Map
Tentative Subdivision Map
Variance
Zone Change

DESCRIPTION:

[Empty box for description]

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

City Ordinance #1577 established a Fee & Service Charge System. In some cases, project review will require the services of specialists under contract to do work that City Staff cannot perform. In these cases, the applicant shall pay the direct cost of these services plus fifteen percent (15%) for City Administration.

PROJECT APPLICANT

NAME:
MAILING ADDRESS:
PHONE:
EMAIL:

APPLICANT'S REPRESENTATIVE (if different)

NAME:
MAILING ADDRESS:
PHONE:
EMAIL:

PROPERTY OWNER(S)

NAME:
MAILING ADDRESS:
EMAIL:

PHONE:

SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (if applicable)

NAME: PHONE:
MAILING ADDRESS:
EMAIL:

DESCRIPTION OF PROPERTY (Attach legal deed description) []

STREET ADDRESS:
ASSESSOR'S PARCEL NO.(S):

Above described property was acquired by owner on
Month Day Year

