

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 year yards, front and rear yard modification shall be the average setback.
- 9. Modification of parcel width and/or parcel frontage by not more that 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:			
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:	

☐ General Plan Consistency ☐ Historic District Review	Report □Final Subdivision Map □General Plan Amendment □ □Landscape Plan Review □Map Amendment □Merger nary Plan Review □Sign Package Review/ Amendment □ □ Temporary Use Permit □ Tentative Parcel Map
DESCRIPTION:	
**************************************	LINE FOR OFFICE USE ONLY ***************** ge System. In some cases, project review will require the services of oot perform. In these cases, the applicant shall pay the direct cost of stration.
PROJECT APPLICANT	APPLICANT'S REPRESENTATIVE (if different)
NAME:	
MAILING ADDRESS:	
PHONE:	PHONE:
EMAIL:	
PROPERTY OWNER(S) NAME:	_ PHONE:
EMAIL:	
SURVEYOR, ENGINEER, ARCHITECT, OR OWN NAME: MAILING ADDRESS: EMAIL:	PHONE:
DESCRIPTION OF PROPERTY (Attach legal deed de	
STREET ADDRESS:	
ASSESSOR'S PARCEL NO.(S):	
Above described property was acquired by owner on	Month Day Year

CITY OF PLACERVILLE

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

3101 CENTER STREET, PLACERVILLE, CA 95667, (530) 642-5252

	ons or Restrictions (CC&Rs), concerning use are elopment requirements that were placed on the said restrictions expire.	
required findings of fact, are in all resp	nd information contained in this application, inects true and correct. I understand that all proper in the event that the lines and monuments are nonsibility.	ty lines must be shown on the drawings
	ment Code §65105, planning agency personnel my project. These entries, examinations, and sur to the possession thereof.	
sufficient factual evidence at the hear request; that the findings of fact furni	est is subsequently contested, the burden will being to support this request; that the evidence as shed by me are adequate, and further that all st regard may result in the request being set aside t my expense.	dequately justifies the granting of the ructures or improvements are properly
liability for damage or claims for dama from the direct or indirect operations of other person acting on his behalf which officers, agents, employees and represent the PROPERTY OWNER'S activities in claims for damages suffered or alleg	shall hold the CITY, its officers, agents, employ ge for personal injury, including death, and claim f the PROPERTY OWNER or those of his contra relate to this project. PROPERTY OWNER agreentatives from actions for damages caused or all n connection with the project. This hold harmles ed to have been suffered by reason of the op- prepared, supplies or approved plans or specificate	as for property damage which may arise actor, subcontractor, agent, employee or ees to and shall defend the CITY and its eged to have been caused by reason of a greement applies to all damages and erations referred to in this paragraph
PROPERTY OWNER further agrees to challenging the validity of PROPERTY	o indemnify, hold harmless, pay all costs and pro Y OWNER'S project.	ovide a defense for CITY in any action
Applicant's Signature	Printed Name of Applicant(s)	Date
As owner of the property involved in the me as a property owner.	nis request, I have read and understood the compl	lete application and its consequences to
Signature of Property Owner	Printed Name of Property Owner	Date
Signature of Property Owner	Printed Name of Property Owner	Date
to the issuance of a Certificate of Occoonditions imposed by the Planning Co	rville Municipal Code prohibits the occupancy of supancy by the Building Division AND the commission or City Council UNLESS a satisfactor pletion. VIOLATIONS may result in prosecution	pletion of all zoning requirements and y performance bond or other acceptable
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sent to the Applicant and Owner. Notice documents will be sent to the mailing	Report will be prepared for applications requiring ces and Staff Reports will be sent via email if adaddresses provided on this form. Please list below any alternate instructions for sending these mate	ldresses have been provided; if not, the wany alternate or additional recipients