

“Placerville, a Unique Historical Past Forging into a Golden Future “



**Development Services Department Staff Report
April 16, 2019 Planning Commission Regular Meeting
Prepared By: Andrew Painter, City Planner**

Subject: Resolution of Intention (ROI) 19-03 to initiate amendments to Title 10 (Zoning Ordinance), Chapter 4 (General Regulations, Section 9 (Site Plan Review) of the City Ordinance Code, regarding activity exemptions to Site Plan Review for certain types of alteration activities found consistent with the Secretary of Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Background: The City’s Site Plan Review (SPR) regulations under City Code Section 10-4-9(C)6, require that the Planning Commission review each application for a building permit involving any proposed destruction or alteration of buildings in an historic district or historical buildings, as identified under Section 10-4-9(H). This process is called Historic District Review. The criteria used for the review of historic buildings and properties within City historic districts is the Secretary of Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, per Section 10-4-10(B) of Placerville City Code.

The Planning Commission discussed on April 2, 2019 the potential of suggesting changes to the Zoning Ordinance that would establish exemptions from Site Plan Review for certain types of alteration activities found consistent with the Secretary of Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. After discussion the Planning Commission directed staff to place on a future agenda a resolution of intention to initiate amendments to City Code.

Discussion: City Code Section 10-1-7(A-2) grants the Planning Commission authorization to initiate amendments to the Placerville Zoning Ordinance by Resolution of Intention.

ROI 19-03 would direct staff to begin the process of amending the Zoning Ordinance. A draft ordinance when completed would be available for public review and consideration by the Planning Commission at a noticed public hearing. The Commission would review and make recommendations for consideration by the City Council. The City Council, as the City’s legislative body, would consider Planning Commission’s recommendation at a notice public hearing before making its decision to approve or not to approve an ordinance.

Recommendation: Adopt ROI 19-03 to initiate amendments to Title 10 (Zoning Ordinance), Chapter 4 (General Regulations, Section 9 (Site Plan Review) of the City Ordinance Code, regarding activity exemptions to Site Plan Review for certain types of alteration activities found consistent with the Secretary of Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Attachments:

1. Resolution of Intention 19-01