

PENDING MISCELLANEOUS PROJECTS

| Name of Project and File Number<br>Applicant Contact Info  | Request and Application Status  |
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| <b>A-BOARD SIGN TEXT AMENDMENTS<br/>ZONE CHANGE (ZC) 24-01</b><br>City of Placerville<br><br>Staff Contact: Kristen Hunter, Associate Planner  | Amendments to the Placerville Zoning Ordinance are proposed to regulate A-board signs within the public right-of-way.<br>By <a href="#">Minute Order, February 13, 2024</a> (Item 12.7).<br><br>PC: TBD<br>CC: TBD  |
| <b>TEXT AMENDMENT CHANGES - SUPPORTIVE<br/>HOUSING AND RESIDENTIAL CARE FACILITIES<br/>ZONE CHANGE (ZC) 24-04</b><br>City of Placerville<br><br>Staff Contact: Kristen Hunter, Associate Planner | Amendments to the Placerville Zoning Ordinance to comply with new state regulations regarding supportive housing.<br><br>ROI 24-01 (March 26, 2024)<br><br>PC: July 2, 2024<br><a href="#">Notice of Public Hearing</a> • <a href="#">Staff Report</a> • Att 1 – <a href="#">Draft Ordinance</a> • Att 2 – <a href="#">Assembly Bill (AB) 2162</a><br><br>Proposed text amendments were approved by the Planning Commission and recommended approval to the City Council<br>July 2, 2024 Minutes<br><br>CC: TBD |
| <b>TEXT AMENDMENT CHANGES - DENSITY BONUS<br/>ZONE CHANGE (ZC) 24-05</b><br>City of Placerville<br><br>Staff Contact: Kristen Hunter, Associate Planner  | Amendments to the Placerville Zoning Ordinance to comply with new state regulations regarding density bonus.<br><br>ROI 24-01 (March 26, 2024)<br><br>PC: TBD<br>CC: TBD  |
| <b>HOSTED SHORT TERM RENTALS (STR) IN<br/>SINGLE-FAMILY RESIDENTIAL ZONES – ZONE<br/>CHANGE (ZC) 24-06</b><br>City of Placerville<br><br>Staff Contact: Kristen Hunter, Associate Planner        | Amendments to the Placerville Zoning Ordinance to regulate Hosted Short-Term Rentals (STR) within single-family residential zones.<br>By <a href="#">Minute Order, January 9, 2024</a> (Item 10.1)<br><br>PC: May 21, 2024 – Presentation / Workshop<br><a href="#">Agenda</a> • <a href="#">Memorandum</a> • Att 1 – <a href="#">Presentation, Hosted Short-Term Rentals in Single-Family Residential Zones</a><br><a href="#">Written Public Comment</a><br><br><a href="#">May 21, 2024 Minutes</a>          |
| <b>FRONT YARD USE RESTRICTIONS ZONING TEXT<br/>AMENDMENTS<br/>ZONE CHANGE (ZC) 10-02</b><br>City of Placerville  | Amendments to the Placerville Zoning Ordinance are proposed to address City Council community aesthetic concerns regarding the height and location of fences, and use restrictions in front yards. The request would modify Section 10-4-3 entitled <i>Yards</i> , Subsection (C) of Chapter 4 <i>General Regulations</i> of Title 10 <i>Placerville Zoning Ordinance</i> ; and the additions of recreational vehicle to the Zoning Ordinance Section 10-1-4 <i>Definitions</i> .                               |

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| Staff Contact: Kristen Hunter, Associate Planner  | <p>Environmental Review: Categorically exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.</p> <p>PC: 06-06-2017<br/>PC: 10-17-2017</p> <p>CC: TBD</p>  |
| <p><b>AGRICULTURAL COMMERCIAL ZONE DISTRICT – ZONE CHANGE (ZC) 24-08</b></p> <p>City of Placerville</p> <p>Staff Contact: Kristen Hunter, Associate Planner</p> | <p>Amendment to the Placerville Zoning Ordinance to add Section 10-5-26, creating the Agricultural Commercial Zone District to implement the Agricultural/Commercial General Plan Land Use Designation.</p> <p>PC: October 15, 2024 (<i>October 15, 2024 Planning Commission meeting canceled due to lack of quorum. Item pushed to November 19, 2024 Regularly Scheduled Meeting</i>)</p> <p><a href="#">Agenda</a> • <a href="#">Staff Report</a> • Att 1 – <a href="#">Proposed Agricultural Commercial Zone District</a> • Att 2 – <a href="#">Ag-Commercial General Plan Designation</a></p> <p>PC: November 19, 2024</p> <p><a href="#">Notice of Public Hearing</a> • <a href="#">Agenda</a> • <a href="#">Staff Report</a> • Att 1 – <a href="#">Proposed Agriculture Commercial Zone District</a> • Att 2 – <a href="#">Proposed Change to Zoning Ordinance Section 10-5-1</a> • Att 3 – <a href="#">Ag-Commercial General Plan Designation</a></p> <p>Planning Commission forwarded recommendation of approval to the City Council on November 19, 2024.</p> <p>CC: TBD</p> |

| APPROVED MISCELLANEOUS PROJECTS   |   |
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| Name of Project and File Number<br>Location<br>Applicant Contact Info   | Description   |
| <b>COMMERCIAL DISTRICT CORRECTIONS / CLARIFICATIONS TEXT AMENDMENTS</b><br><b>ZONE CHANGE (ZC) 24-02</b><br>City of Placerville<br><br>Staff Contact: Pierre Rivas, Development Services Director | <p>Amendments to the Placerville Zoning Ordinance to clarify Subsection (B), Permitted Uses, and Subsection (C), Conditional Uses, with regards to a Place of Entertainment and new and used retail sales.</p> <p>ROI 24-02 (April 23, 2024)</p> <p>PC: June 4, 2024<br/><a href="#">Notice of Public Hearing</a> • <a href="#">Agenda</a> • <a href="#">Staff Report</a> • Att 1 - <a href="#">Draft Ordinance</a></p> <p>Proposed text amendments were approved by the Planning Commission and recommended approval to the City Council<br/><a href="#">June 4, 2024 Minutes</a></p> <p>CC: August 27, 2024<br/><a href="#">Notice of Public Hearing</a> • <a href="#">Staff Report</a> • Att 1 – <a href="#">Draft Ordinance</a> • Att 2 – <a href="#">June 4, 2024 Planning Commission Minutes</a> • Att 3 – <a href="#">June 4, 2024 Planning Commission Staff Report</a></p> <p>CC: September 24, 2024: <a href="#">Agenda</a> • <a href="#">Staff Report</a> • Att 1- <a href="#">Ordinance</a> • Att 2 – <a href="#">August 27, 2024 CC Minutes, Item 10.2</a><br/>2<sup>nd</sup> Reading of the Ordinance Amending Title 10, Chapter 5, Section 15 of the Placerville City Code to clarify Subsections (B) and (C) with regards to a Place of Entertainment and New and Used Retail Sales. Effective October 24, 2024.</p> |
| <b>TEXT AMENDMENT CHANGES - FAMILY DAY CARE</b><br><b>ZONE CHANGE (ZC) 24-03</b><br>City of Placerville<br><br>Staff Contact: Kristen Hunter, Associate Planner                                   | <p>Amendments to the Placerville Zoning Ordinance to comply with new state regulations regarding family day care.</p> <p>ROI 24-01 (March 26, 2024)</p> <p>PC: June 4, 2024<br/><a href="#">Notice of Public Hearing</a> • <a href="#">Agenda</a> • <a href="#">Staff Report</a> • Att 1 - <a href="#">Draft Ordinance</a> • Att 2 – <a href="#">Senate Bill (SB) 234</a></p> <p>Proposed text amendments were approved by the Planning Commission and recommended approval to the City Council<br/><a href="#">June 4, 2024 Minutes</a></p> <p>CC: August 27, 2024<br/><a href="#">Notice of Public Hearing</a> • <a href="#">Staff Report</a> • Att 1 – <a href="#">Draft Ordinance</a> • Att 2 – <a href="#">June 4, 2024 Planning Commission Minutes</a> • Att 3 – <a href="#">June 4, 2024 Planning Commission Staff Report</a></p> <p>CC: September 24, 2024: <a href="#">Agenda</a> • <a href="#">Staff Report</a> • Att 1- <a href="#">Ordinance</a> • Att 2 – <a href="#">August 27, 2024 CC Minutes, Item 10.3</a></p> <p>2<sup>nd</sup> Reading of the Ordinance Amending Title 10 of the Placerville City Code to address required 2021-2029 Housing Element Implementation Program B-7 (Family Daycare Homes) to comply with California Health and Safety Code Section 1597.45. Effective October 24, 2024.</p>        |

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| <p><b>ACCESSORY DWELLING UNIT REGULATIONS<br/>AND OTHER HOUSING RELATED ZONING TEXT<br/>AMENDMENTS<br/>ZONE CHANGE (ZC) 20-01</b></p> <p>City of Placerville</p> <p>Staff Contact: Pierre Rivas, Development Services Director</p> | <p>Consideration of a request by the City of Placerville to amend Title 10 (Zoning) of the Placerville City Code to address required 2021-2029 Housing Element Implementation Program C-2: Accessory Dwelling Units (ADUs), to align with new State regulations; to update, modify and add housing and other related definitions of terms.</p> <p>Environmental Review: Categorically exempt from the California Environmental Quality Act (CEQA) under 15282(h) of the CEQA Guidelines, and per Public Resources Code section 21080.17.</p> <p><b>PC: 01-17-2023</b> • <a href="#">Agenda</a> • <a href="#">Staff Report</a><br/>On January 17, 2023, Planning Commission moved to recommend the Draft Ordinance amendments for City Council approval.</p> <p><b>CC: 06-27-2023</b> • <a href="#">Agenda</a> • <a href="#">Staff Report</a> • Att 1 – <a href="#">Draft Ordinance</a> • Att 2 - <a href="#">January 17, 2023 Planning Commission Minutes</a> • Att 3 - <a href="#">January 18, 2022 Planning Commission Staff Report</a><br/>City Council introduced and waived the 1<sup>st</sup> Reading of an Ordinance Amending Title 10 of the Placerville City Code to address required 2021-2029 Housing Element Implementation Program C-2: Accessory Dwelling Units and Junior Accessory Dwelling Units (ADUs &amp; JADUs) to conform with new State Regulations.</p> <p><b>CC: 08-08-2023</b> • <a href="#">Agenda</a> • <a href="#">Staff Report</a> • Att 1 – <a href="#">Draft Ordinance</a> • Att 2 – <a href="#">June 27, 2023 City Council Staff Report</a><br/>City Council directed staff to bring back the ordinance with additional parking requirement options for their consideration.</p> <p><b>CC: 10-10-2023</b> • <a href="#">Agenda</a> • <a href="#">Staff Report</a> • Att 1 – <a href="#">Draft Accessory Dwelling Unit Ordinance</a><br/>Consideration of alternatives for parking requirements and direction to staff for inclusion of preferred parking requirements for ADUs. City Council decision to have no requirements for parking except for no net loss on streets determined to be substandard (5-0).</p> <p><b>CC: 01-09-2024</b> • <a href="#">Agenda</a> • <a href="#">Staff Report</a> • Att 1 – <a href="#">Draft Ordinance</a> • Att 2 – <a href="#">January 17, 2023 Planning Commission Minutes</a> • Att 3 – <a href="#">October 10, 2023 City Council Meeting, Item 10.1 Minutes</a><br/>[ADD]</p> <p><b>CC: 01-23-2024</b> • <a href="#">Agenda</a> • <a href="#">Staff Report</a> • Att 1 – <a href="#">Ordinance</a><br/>2<sup>nd</sup> Reading of the Ordinance Amending Title 10 of the Placerville City Code to address required 2021-2029 Housing Element Implementation Program C-2: Accessory Dwelling Units and Junior Accessory Dwelling Units (ADUs &amp; JADUs) to conform with new State Regulations. Ordinance in effect as of 02-23-2024.</p> |
| <p><b>GENERAL PLAN AMENDMENT (GPA) 20-01:<br/>REVISED 2021-2029 HOUSING ELEMENT UPDATE<br/>AND NEGATIVE DECLARATION ADDENDUM</b></p> <p>City of Placerville</p> <p>Staff Contact: Pierre Rivas, Development Services Director</p>  | <p>The City of Placerville adopted the 2021-2029 Housing Element and the draft Addendum to the Housing Element 2013-2021 Negative Declaration on August 30, 2021, and submitted it to the California Department of Housing and Community Development (HCD) for certification on September 2, 2021. HCD responded with a comment letter on December 1, 2021, which stated that additional revisions were needed to ensure compliance with State law. The revised the Housing Element with modifications made in response to HCD comments were considered by the Placerville Planning Commission on November 15, 2022. The Planning Commission is recommending adoption of the Housing Element as revised and adoption of the Negative Declaration Addendum.</p> <p>PC: 11-15-2022:</p> <ul style="list-style-type: none"><li>• <a href="#">Agenda</a></li></ul>   |

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|  | <ul style="list-style-type: none"><li>• <a href="#">Staff Report</a></li><li>• Attachments: <a href="#">Amended 2021-2029 Housing Element</a>; <a href="#">Housing and Community Development Review Letter, December 1, 2021</a>; <a href="#">Addendum to the 2013-2021 Housing Element Negative Declaration for the 2021-2029 Housing Element Amendments</a>; and <a href="#">2013-2021 Housing Element Negative Declaration</a>.</li></ul> <p>CC: 12-13-2022<br/>Adopted by City Council via Resolution No. 9150</p>  |
| <b>TYPES OF LODGING FACILITIES INCLUDING REGULATION OF SHORT-TERM RENTALS WITHIN THE ‘HWC’ AND ‘C’ ZONES ZONE CHANGE (ZC22-01)</b><br>City of Placerville<br><br>Staff Contact: Pierre Rivas, Development Services Director  | <p>Amendments to Title 10 <i>Zoning Ordinance</i> of the City Code regarding definitions of types of lodging facilities including the regulation of short-term rentals and to allow for transient short-term rentals within the Highway Commercial Zone (HWC), Zoning Code Section 10-5-17 and or clarification of the same within the Central Business District (CBD), Zoning Code Section 10-5-14.</p> <p>Environmental Review: Per the California Environmental Quality Act (CEQA), the City has determined this project to be Exempt in accordance with Section 15303 of the California Environmental Quality Act (Conversion of an Existing Structure from One Use to Another); and Section 15303(b) (New Construction of Small Facilities).</p> <p>PC: 05-17-2022</p> |
| <b>2021-2029 HOUSING ELEMENT UPDATE GENERAL PLAN AMENDMENT (GPA) 20-01</b><br>City of Placerville<br><br>Staff Contact: Andrew Painter, City Planner   | <p>City-initiated, statutorily required, 2021-2029 Cycle 6 Placerville General Plan Housing Element.</p> <p>Action: August 31, 2021, City Council Resolution No. 9005 adopted the 2021-2029 Cycle 6 Placerville General Plan Housing Element (GPA 20-01). See the City’s <a href="#">Housing Element Update – 6<sup>th</sup> Cycle 2021-2029</a> webpage for additional information</p>   |
| <b>300-330 FAIR LN – TENTATIVE PARCEL MAP (TPM) 21-01</b><br>Applicant: El Dorado County<br>Addresses: 300 & 330 Fair Lane. APN 325-240-021<br>Zoning Classification: Public Facilities Zone (PF)<br>General Plan Designation: Public Facilities (PF)<br><br>Staff Contact: Andrew Painter, City Planner | <p>Conditionally approved TPM 21-01 request to subdivide a 16.90-acre parcel into two parcels of 14.698-acre and 2.202 acres each. Location is along Fair Lane, southwest of the intersection of Fair Lane and Ray Lawyer Drive. Site is the El Dorado Government Center Complex.</p> <ul style="list-style-type: none"><li>• <a href="#">Application</a></li><li>• <a href="#">Tentative Parcel Map</a></li><li>• <a href="#">Public Notice</a></li></ul> <p>Action: 06-29-2021, Development Services Director conditionally approved the TPM21-01 request.<br/>TPM21-01 Expiration Date: 06-29-2023.</p>  |

**Public Hearing Abbreviations**

CC – City Council      PC – Planning Commission    TBD – To Be Determined      NA – Not Applicable