



City of Placerville Planning Department

Zoning Amendment Process

This document provides a brief discussion of the Zoning Amendment process within the City of Placerville. Individuals needing additional information or clarification should contact the Planning Division at (530) 642-5252. In some instances a zone amendment request will also require an amendment to the City's General Plan so that both the requested change in zoning will be consistent with the General Plan.

A zoning amendment or rezone may occur whenever the public health, safety and the general welfare warrant action by the City Council. The City Council may process a Zoning Map change for the zoning of property provided such a change is not inconsistent with the Placerville General Plan. The Council may also amend the Zoning Ordinance text with the same process. The following is the process by which City zoning can be rezoned (Placerville Zoning Ordinance, Section 10-1-7).

STEP 1: INITIATION OF REZONING

A rezone may be initiated by:

- Resolution of Intention by the Planning Commission.
- Resolution of Intention or minute order of the City Council.
- A verified petition of one or more property owners affected by the proposed amendment to be filed with the Planning Commission accompanied by a fee set by resolution of the City Council.

Since a rezone is a discretionary action by the City, this action must be evaluated to determine if it would potentially impact the environment. The action must be considered under the California Environmental Quality Act. Therefore and an Environmental Assessment application must also be submitted. All application information must be submitted to the Planning Division before the application will be considered complete, including the application fees.

STEP 2: CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Planning Division has thirty (30) days to make a determination of whether the project is complete. The Planning Division has then an additional thirty (30) days to prepare an Initial Study for the project and make a determination on whether a Negative Declaration or Environmental Impact Report is to be prepared.

A public notice and a public review period shall be provided by the Planning Division for all proposed Negative Declarations or Environmental Impact Reports pursuant to CEQA Guidelines.

STEP 3: PLANNING COMMISSION HEARING

The Planning Division reviews the application, the prepared environmental document and then prepares a report for the Planning Commission.

A copy of the report will be delivered to the Commission at least five (5) working days prior to any hearing or action on the zone amendment.

The Commission will hold public hearings regarding the proposed General Plan amendment. Public notice of the Planning Commission shall be provided and given at least ten (10) calendar days before the hearing

The Commission serves as the advisory body for the City Council. Approximately 3-5 weeks after the hearings, the Commission submits written recommendations to the City Council.

STEP 4: CITY COUNCIL DETERMINATION

The City Council may adopt, modify or reject the recommendation or any portion therein, of the Planning Commission after conducting a public hearing

City of Placerville
3101 Center Street, Placerville, California 95667
Planning Division (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

List or attach any Covenants, Conditions or Restrictions (CC&Rs), concerning use and restrictions placed on a property; as well as yard setbacks or other development requirements that were placed on the property by an approved planned development or subdivision. Give date said restrictions expire.

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

I understand that pursuant to Government Code §65105, planning agency personnel may enter upon any land and make examinations and surveys as related to my project. These entries, examinations, and surveys shall not interfere with use of the land by those persons lawfully entitled to the possession thereof.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.

Applicant's Signature	Printed Name of Applicant(s)	Date
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As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

Signature of Property Owner	Printed Name of Property Owner	Date
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Signature of Property Owner	Printed Name of Property Owner	Date
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NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.