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Planning Commission Staff Report

Meeting Date: September 15, 2026

Prepared By: Carole Kendrick, Director of Development Services

PROJECT INFORMATION SUMMARY

Case File: Conditional Use Permit (CUP) 07-01R1 "Ruthhaven Congregate Health Living Facility"

Request: Consideration of a request to amend Conditional Use Permit (CUP) 07-01 to allow the property to reestablish the previous use as a residential care facility to allow a 9-bed congregate living health facility, tenant improvements and parking lot improvements, in the Single Family Residential - 20,000 sq. ft. minimum (R1-20) zone located on a 0.58-acre parcel located at 1364 Ruthhaven Road (APN 049-340-041). Categorically Exempt from CEQA Guidelines Section 15061(b)(3) (Common Sense) & 15301 (Existing Facilities).

Summary Recommendation: Staff recommends approval of the CUP subject to conditions of approval, based on consistency with the General Plan and Zoning Ordinance.

Property Owner:	The Wise Path, LLC
Applicant:	Isabel Molina
Address:	1364 Ruthhaven Road
APN:	049-340-041
Lot Area:	0.58 acres
General Plan Designation:	Low Density Residential (LDR)
Zoning:	Single Family Residential 20,000 sq. ft. min. (R1-20)
Existing Use:	Vacant Building
Environmental Document:	Categorically Exempt per §15061(b)(3) & §15301
Decision Making	Placerville Zoning Ordinance §10-3-1(C) for CUP

PROJECT DESCRIPTION

The application requests an amendment to Conditional Use Permit (CUP) 07-01 to reestablish a residential care facility at 1364 Ruthhaven Road. The proposal is for a 9-bed congregate living health facility, together with related tenant improvements and parking lot improvements, on a 0.58-acre parcel zoned Single Family Residential – 20,000 sq. ft. minimum (R1-20).

The facility would operate in the existing building, which previously housed residential care and residential service uses for several decades. The current request reduces the licensed capacity from the prior 14- to 15- bed operations to nine beds. No expansion of the building footprint is proposed beyond the tenant and site improvements identified in the application materials.

BACKGROUND

City Code 10-1-4 requires that the establishment of a new residential care facility with seven or more residents be approved by the Planning Commission as a conditional use. Between approximately the early 1970s and the early 2000s, the property was operated as a 14-bed residential care facility for senior citizens, a use that predated the City's conditional use permit requirement.

In 2007, the Planning Commission approved Conditional Use Permit (CUP) 07-01, authorizing Narconon of Northern California to construct a 1,200 square foot multi-purpose structure and attached breezeway appurtenant to the existing 15-bed residential care facility then operating on site as a drug and alcohol treatment program.

Narconon operated from 2003 through 2016 then El Dorado Recovery operated a similar use from 2019 to 2024 as shown in business license records.

PROJECT SETTING

The project site is a 0.58-acre parcel located at 1364 Ruthhaven Road (APN 049-340-041). The property is developed with an existing building that previously operated as a residential care facility and is currently vacant. The site is zoned Single Family Residential – 20,000 square foot minimum (R1-20) and is designated Low Density Residential (LDR) on the General Plan Land Use Map.

The project setting can also be seen in the following materials attached to this staff report:

- General Plan Land Use Map (Attachment C)
- Zoning Map (Attachment D)
- Aerial Photograph (Attachment E)

The land uses, zoning, and Placerville General Plan Land Use Element designations of the project site and surrounding area are shown in the following Table.

	LAND USE	GENERAL PLAN	ZONING
PROJECT SITE	Vacant Facility	Low Density Residential (LDR)	Single Family Residential 20,000 sq. ft. min. (R1-20)

NORTH	Residential	Medium Density Residential (MDR)	Single Family Residential (R1-6)
SOUTH	Residential	Low Density Residential (LDR)	Single Family Residential 20,000 sq. ft. min. (R1-20)
EAST	Residential	Low Density Residential (LDR)	Single Family Residential 20,000 sq. ft. min. (R1-20)
WEST	Residential	Medium Density Residential (MDR)	Single Family Residential 20,000 sq. ft. min. (R1-20)

PROJECT ANALYSIS

General Plan Consistency: The reestablishment of the use is consistent with the Single Family Residential 20,000 sq. ft. minimum lot size (R1-20) and a General Plan designation of Low Density Residential (LDR), which allows detached single-family homes, secondary residential units, public and quasi-public uses, and similar and compatible uses.

Zoning Consistency: Residential care facilities and residential service facilities for seven (7) or more residents are allowable with a Conditional Use Permit in any zone pursuant to Zoning Ordinance Section 10-3-4. The site has a long history of residential care use and has demonstrated compatibility with the surrounding neighborhood over many years.

A senior residential care facility operated on the site for approximately 30 years prior to Narconon of Northern California, which operated a residential service facility from 2003 to 2016 under Business License #0012096. El Dorado Recovery operated a similar use under Business License #0002747 from 2019 through 2024. The prior use ceased in 2024. Because more than six (6) months have elapsed since the use was discontinued, a new Conditional Use Permit application is required.

ENVIRONMENTAL REVIEW

The City has reviewed this request and determined that the project is exempt from environmental review pursuant to CEQA Section 15061(b)(3), as it can be seen with certainty that there is no possibility of significant environmental effect, and Section 15301 for existing facilities, involving minor alterations with no expansion of use.

PUBLIC COMMUNICATIONS

Property owners located within a 300-foot radius of the project site were notified of the public hearing on September 4, 2026, with a 10-day hearing notice in addition to a public notice in the Mountain Democrat.

At the time of report preparation, the Planning Department did not receive any comments regarding the project. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing.

DECISION MAKING AUTHORITY

The Planning Commission is authorized under Zoning Ordinance Section 10-3-1(C) to act upon all applications for use permits within the City.

Section 10-3-3 of the City of Placerville Zoning Ordinance states: "Certain uses may be permitted in zones in which they are not otherwise outright permitted by this chapter, where such uses are deemed essential or desirable to the public convenience or welfare, and are in harmony with the various elements or objectives of the comprehensive general plan and are not detrimental to surrounding property. (Ord. 1474, 1-8-1991)"

FINDINGS

1. The proposed use is one conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this Zoning Ordinance;

Residential care facilities and residential service facilities for seven or more residents are conditionally permitted in any zone pursuant to Zoning Ordinance Section 10-3-4. The proposed 9-bed congregate living health facility falls within this use category and is subject to Conditional Use Permit approval.

2. The proposed use would not impair the integrity and character of the zone in which it is to be located;

The site has operated as a residential care or residential service facility for more than 30 years, including under CUP 07-01. The proposed 9-bed facility represents a reduction in intensity from prior operations and is consistent with the established character of the property and surrounding residential neighborhood.

3. The subject site is physically suitable for the type of land use being proposed;

The existing building and site improvements have supported similar residential care uses for decades. The parcel size, building configuration, and available parking are adequate for a 9-bed congregate living health facility with the proposed tenant and parking lot improvements.

4. The proposed use is compatible with the land uses presently on the subject property;

The property contains an existing building previously used for residential care purposes. The proposed use reestablishes a similar residential care use within the same structure and does not introduce incompatible activities on the site.

5. The proposed use would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located;

Surrounding properties are developed with single-family residences in Low Density Residential and Medium Density Residential designations. The long history of residential care use on the site, the reduction to nine beds, and the residential character of the proposed facility support compatibility with existing and planned residential development in the area.

6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety;

The site is served by existing public water and sewer systems and other utilities. The reduction in bed capacity from prior operations further ensures that utility demand remains within previously established levels.

7. There would be adequate provisions for public access to serve the subject proposal;

The site has existing driveway access to Ruthhaven Road. The proposed parking lot improvements will maintain or enhance on-site circulation and parking to serve the 9-bed facility and staff.

8. The proposed use is consistent with the objectives, policies, general land uses, and programs of the City of Placerville General Plan;

The General Plan Low Density Residential (LDR) designation allows public and quasi-public uses and similar and compatible uses. Reestablishment of a residential care facility at a reduced intensity is consistent with the LDR designation and supporting General Plan policies.

9. The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare; and

The facility will be operated under applicable state licensing requirements for a congregate living health facility. Conditions of approval will address operational standards, parking, and site maintenance to protect public health, safety, and neighborhood compatibility.

10. The proposed design and elevations preserve and maximize the image, character, and visual quality of the neighborhood.

No exterior expansion of the building is proposed. Tenant improvements and parking lot work will be consistent with the existing residential character of the structure and surrounding neighborhood. Conditions of approval will ensure that site appearance is maintained.

11. The Planning Commission shall find that the proposed use does not have a disproportionately high and adverse human health or environmental effect on minority and low-income populations.

The project involves reestablishing residential care at a reduced intensity on an already-developed site. No new significant environmental or public health impacts have been identified, and the project is categorically exempt from CEQA. The use does not create a disproportionate adverse effect on minority or low-income populations.

RECOMMENDED PLANNING COMMISSION ACTION

1. Hold a public hearing and take public testimony; and,

Option 1:

1. Approve Conditional Use Permit (CUP) 07-01R1 subject to the attached conditions of approval; and
2. Direct staff to prepare a Notice of Exemption (NOE) for the applicant to file with the El Dorado County Clerk Recorder's Office.

Option 2:

1. Continue the item to a future meeting for further discussion or additional information.

Option 3:

1. Deny Conditional Use Permit (CUP) 07-01R1 application.

ATTACHMENTS

- A. Site Plan
- B. Draft Conditions of Approval
- C. General Plan Land Use Designation Map
- D. Zoning Map
- E. Aerial Photograph

INCORPORATED BY REFERENCE

City of Placerville General Plan

City of Placerville Zoning Ordinance

Contents of City of Placerville Planning Department Project File CUP07-01, CUP07-01R1, Use Permit 000b (1962), Business License #0012096 & 0002747