

RESOLUTION NO. 2026-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACERVILLE RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONING ORDINANCE AMENDMENT (ZOA) 26-07 TO AMEND TITLE 10, CHAPTER 5, SECTION 15(B) OF THE PLACERVILLE MUNICIPAL CODE TO DESIGNATE GOVERNMENT FACILITIES AS A PERMITTED USE WITHIN THE COMMERCIAL (C) ZONING DISTRICT AND APPROVE THE ASSOCIATED NOTICE OF EXEMPTION PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3).

WHEREAS, the City of Placerville Planning Division initiated Zoning Ordinance Amendment (ZOA) 26-07 to modernize the City's land-use regulations and increase the efficiency of civic operations; and

WHEREAS, the proposed amendment updates Title 10, Chapter 5, Section 15(B) of the Placerville Municipal Code to list "Government facilities, including administrative offices, public-facing service centers, and related civic infrastructure" as an inherently permitted use within the Commercial (C) zoning district; and

WHEREAS, the Planning Commission finds that modern public facilities share nearly identical structural footprints, traffic flows, and operational characteristics with traditional commercial professional offices and customer service branches allowed within the Commercial zone; and

WHEREAS, the Planning Commission finds that establishing government facilities as a permitted use removes unnecessary administrative friction, preserves commercial corridor vitality, and improves public access by co-locating essential civic amenities alongside local private commercial services; and

WHEREAS, on October 21, 2026, the Planning Commission held a duly noticed public hearing on ZOA 26-07, at which time all interested persons had the opportunity to provide verbal or written testimony, and the Planning Commission considered all evidence presented, including the staff report and public input; and

WHEREAS, the proposed amendment is consistent with the goals, policies, and land use designations of the City of Placerville General Plan, specifically supporting the Land Use Element by maximizing commercial corridor utilization, and the Public Facilities and Services Element by prioritizing highly accessible community civic infrastructure; and

WHEREAS, the Planning Commission considered the environmental assessment prepared for this ordinance update and determined that the project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) because the text modifications do not authorize specific physical developments and have no potential to cause a significant or reasonably foreseeable physical change to the environment.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Placerville hereby recommends that the City Council make the following findings and take the following actions:

1. Find the project exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) and direct staff to file a Notice of Exemption (Attachment A).
2. Introduce and waive the first reading of an Ordinance amending Title 10, Chapter 5, Section 15(B) of the City of Placerville Municipal Code as set forth in the draft ordinance text (Attachment C).

The foregoing Resolution was introduced at a special meeting of the Planning Commission of the City of Placerville held on October 21, 2026, by Commissioner _____ who moved its adoption. The motion was seconded by Commissioner _____. A roll call vote was taken, which stood as follows:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kris Kiehne, Planning Commission Chair

ATTEST:

Deana Watkins-Howey, Development Technician