

RESOLUTION NO. 2026-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACERVILLE MAKING RECOMMENDATIONS TO THE CITY COUNCIL FOR THE APPROVAL OF GENERAL PLAN AMENDMENT (GPA 26-07) AND ZONE CHANGE (ZC 26-05) FOR PROPERTIES LOCATED AT 2683, 2687, AND 2689 COLOMA STREET (APNs: 001-012-050, 001-012-051, AND 001-012-052)

WHEREAS, the City of Placerville initiated a City-sponsored request for General Plan Amendment GPA 26-07 and Zone Change ZC 26-05 to correct mapping designations and restore the commercial land use framework for an existing, developed historic property; and

WHEREAS, the project site comprises approximately 1.46 acres total, with the primary amendment area encompassing 1.22 acres across three distinct tax parcels located at 2683, 2687, and 2689 Coloma Street, identified as Assessor's Parcel Numbers 001-012-050, 001-012-051, and 001-012-052; and

WHEREAS, the properties feature a long-standing historical commercial presence at the prominent highway intersection of State Highway 49 and State Highway 193, including a vacant restaurant building originally constructed in 1925; and

WHEREAS, the proposed applications seek to amend the General Plan Land Use Designation from High Density Residential (HDR) to Highway Commercial (HWC) for Parcels A and B, and to amend the Official Zoning Map from Medium Density Multi-Family Residential (R-3) to Highway Commercial (HWC) for Parcels A and B; and

WHEREAS, the Housing Opportunity (HO) Overlay is explicitly excluded and not being applied to any portion of the project site under these applications; and

WHEREAS, the Development Services Department completed an environmental assessment and determined that the action is legally exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1 – Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) because the project involves legislative policy map changes with absolutely no physical construction or footprint expansion; and

WHEREAS, the City performed tribal consultation outreach under Senate Bill 18 and provided timely public notices to all property owners within a 300-foot radius on September 30, 2026, alongside legal publication in the Mountain Democrat newspaper; and

WHEREAS, the Placerville Planning Commission conducted a duly noticed public hearing on October 21, 2026, to receive public testimony, evaluate staff analyses, and review correspondence including public record items received prior to the October 14, 2026, agenda packet deadline.

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:

SECTION 1. RECITALS INCORPORATION

The Planning Commission hereby finds that all of the foregoing recitals are true and correct and are incorporated into the body of this Resolution as administrative findings.

SECTION 2. CEQA FINDINGS

The Planning Commission finds, based upon the whole record before it, that General Plan Amendment GPA 26-07 and Zone Change ZC 26-05 will not result in any physical environmental changes or significant impacts to air quality, water resources, wildlife, or cultural assets. The project is determined to be Categorically Exempt from further environmental review under CEQA Guidelines Section 15301 (Existing Facilities) as it regulates a historically developed site with no active land expansion.

SECTION 3. GENERAL PLAN AMENDMENT FINDINGS (GPA 26-07)

Pursuant to City Code and State Planning Law, the Planning Commission makes the following findings in support of recommending approval of the General Plan Land Use Map amendment:

- **Community Character Protection:** Changing the land use designation from HDR to HWC protects and enhances Placerville's distinct small-town foothill character by allowing a landmark commercial structure to re-establish permitted operations.
- **Orderly Land Development:** The alignment of this site to Highway Commercial avoids arbitrary spot zoning by matching the property's designation to its actual historical use at a major intersection.
- **Public Safety and Health:** The amendment complies with the Health and Safety Element as it introduces no hazardous operations or residential-commercial operational conflicts.

SECTION 4. ZONE CHANGE FINDINGS (ZC 26-05)

Pursuant to the Placerville Zoning Ordinance, the Planning Commission makes the following findings in support of recommending approval of the change to the Official Zoning Map:

- **Zoning Consistency:** Changing the classification from R-3 to HWC brings the underlying zoning into direct parity with the newly established HWC General Plan Land Use Designation.
- **Housing Law Compliance (SB 330):** The map change maintains consistency with the intent of the Housing Crisis Act of 2019, ensuring no baseline residential downzoning occurred relative to historic state benchmarks, and retains complete project-level protections for existing on-site residential units.

SECTION 5. PLANNING COMMISSION ACTION & RECOMMENDATION

The Planning Commission hereby recommends that the City Council of the City of Placerville take the following actions:

1. Adopt the CEQA Class 1 Categorical Exemption finding pursuant to Section 15301.
2. Approve General Plan Amendment GPA 26-07 to transition Parcel A & B the property land use designations to Highway Commercial (HWC).
3. Approve Zone Change ZC 26-05 to amend the Official Zoning Map to Highway Commercial (HWC) for Parcels A & B.

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