



"We are a welcoming, active and business-friendly rural foothill community built on California's rich gold rush history."

Planning Commission Staff Report

Meeting Date: October 21, 2026

Prepared By: Carole Kendrick, Director of Development Services

PROJECT INFORMATION SUMMARY

Case File: General Plan Amendment (GPA 26-07) & Zone Change (ZC 26-05)

Request: Consideration of a recommendation to the City Council for: (1) General Plan Amendment GPA 26-07 changing the Land Use Designation from High Density Residential (HDR) to Highway Commercial (HWC); (2) Zoning Change ZC 26-05 changing the zoning from Medium Density Multi-Family Residential (R-3) to Highway Commercial (HWC); and (3) Finding that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and subject to SB 330.

Summary Recommendation:

Consideration of a recommendation to the City Council for: (1) General Plan Amendment GPA 26-07 from High Density Residential (HDR) to Highway Commercial (HWC), (2) Zoning Change ZC 26-05 from Medium Density Multi-Family Residential (R-3) to Highway Commercial (HWC), (3) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations, Section 15301 (Existing Facilities) and subject to SB330 for the property located at 2683, 2687 and 2689 Coloma Street (001-012-050, -051 & -052).

<u>Property Owner:</u>	Kevin Kirshner
<u>Address:</u>	2683, 2687 & 2689 Coloma Street
<u>APN:</u>	001-120-050, -051 & -052
<u>Lot Area:</u>	1.22 acres
<u>Existing General Plan Designation:</u>	High Density Residential (HDR)
<u>Proposed General Plan Designation:</u>	Highway Commercial (HWC) (Parcels A & B)
<u>Existing Zoning:</u>	Medium Density Multi-Family Residential (R-3)
<u>Proposed Zoning:</u>	Highway Commercial (HWC) (Parcels A & B)
<u>Existing Use:</u>	Vacant Restaurant, 2 nd floor residential and detached single family residence (under repair)
<u>Environmental Document:</u>	Categorically Exempt per §15031
<u>Decision Making</u>	Placerville Zoning Ordinance §10-3-1(D)

PROJECT DESCRIPTION

The City of Placerville is sponsoring a General Plan Amendment and Zone Change for a 1.46-acre project site located at the corner intersection of State Highway 49 and State Highway 193. The subject properties encompass 2683, 2687, and 2689 Coloma Street. The site features a historically established mixed-use footprint, including a vacant restaurant building (constructed in 1925) with second-floor residential space, alongside a detached single-family residence currently under repair.

This legislative action seeks to restore the Highway Commercial (HWC) zoning and General Plan land use designations to Parcels A & B. This correction will allow the historic commercial and restaurant uses to operate as fully permitted activities rather than non-conforming uses under the current multi-family residential zoning. The Housing Opportunity (HO) Overlay is not being applied to any portion of the project site.

PROJECT SETTING

The project involves three parcels totaling approximately 1.46 acres at the intersection of State Highway 49 and State Highway 193. Parcels A and B (1.22 acres total via Lot Line Adjustment 25-02) are the primary focus for GPA and rezoning. Parcel C (0.24 acres) is already zoned R-3 is not proposing any changes. The site currently contains a vacant restaurant building with upstairs residential and a detached single-family residence under repair. It lacks full curb, gutter, and sidewalk improvements.

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

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

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	EX GENERAL PLAN	PROP GENERAL PLAN	EX ZONING	PROP ZONING
PROJECT SITE	Vacant Restaurant with residential above & detached SFR (A and B)	High Density Residential (HDR)	Highway Commercial (HWC)	Medium Density Multi-Family Residential (R-3) 12 du/ac	Highway Commercial (HWC)

NORTH	Residential	Medium Density Residential (R-3)	N/A	Single Family Residential (R-1, 6)	N/A
SOUTH	Residential	Business Park (BP)	N/A	Business Park (BP)	N/A
EAST	Residential	Medium Density Residential (MDR)	N/A	Single Family Residential (R-1, 6)	N/A
WEST	Apartments	High Density Residential (HDR)	N/A	High Density Multi-Family Residential (R-4)	N/A

PROJECT ANALYSIS

- **General Plan Consistency:** The proposed switch to HWC directly aligns with the Land Use Element by recognizing the property's prominent highway intersection location and historic commercial character. It ensures orderly, cohesive development and prevents erratic spot zoning.
- **SB 330 Consistency (Housing Crisis Act of 2019):** Because this action changes residential zoning to commercial zoning, it is subject to SB 330 review to monitor overall municipal housing constraints. Any future development on the site proposing the alteration or demolition of protected residential units must comply with SB 330 replacement housing and relocation rules at the project level.
- **Environmental Review (CEQA):** The project is entirely exempt from further environmental review under CEQA Guidelines Section 15301 (Class 1 – Existing Facilities). The legislative change involves policy and map updates for an already developed infill site. No physical construction, grading, or immediate footprint expansion is proposed or approved under this entitlement.
- **Public and Tribal Consultation:** In compliance with Senate Bill 18, tribal notification letters were sent out to representatives. Public hearing notices were published in the Mountain Democrat, and physical notices were mailed to property owners within a 300-foot radius. Written packet correspondence was accepted until Monday, October 14, 2026, at 5:00 p.m.

SB330 CONSISTENCY (HOUSING CRISIS ACT OF 2019)

The proposed General Plan Amendment and Zone Change are supportive of the requirements and intent of Senate Bill 330 (Government Code §§ 66300 et seq.), the Housing Crisis Act of 2019 (as extended and amended).

- No Net Loss / No Downzoning (Gov. Code § 66300(b)): The action is limited to the designated parcels only. It does not reduce residential density or intensity below what was allowed under the General Plan and zoning ordinances in effect on January 1, 2018.
- Replacement Housing and Demolition Protections: No demolition of existing protected residential units is proposed as part of this entitlement action. Any future development proposing demolition would be required to comply with SB 330 replacement housing and relocation requirements at the project level.

ENVIRONMENTAL REVIEW

The proposed General Plan Amendment and Zone Change are exempt from further CEQA review pursuant to:

- CEQA Guidelines Section 15061(b)(3) – Common Sense Exemption: It can be seen with certainty that there is no possibility the activity may have a significant effect on the environment. The action involves only policy and map amendments limited to two existing, developed parcels with a long history of use (restaurant + residential since 1925). No physical changes are approved currently.
- CEQA Guidelines Section 15301 – Class 1 Categorical Exemption (Existing Facilities): The action pertains to the operation, permitting, or minor alteration of existing structures and facilities involving negligible or no expansion of use beyond that which has historically occurred on the developed site.

SENATE BILL (SB) 18

Senate Bill 18 (SB 18) requires local governments to engage in government-to-government consultation with California Native American tribes prior to making a decision on the adoption or amendment of a General Plan or Specific Plan.

In compliance with SB 18, Development Services requested a tribal consultation list from the Native American Heritage Commission (NAHC) and sent notification letters to 20 tribes and/or tribal representatives on May 15, 2026, inviting them to consult on the proposed General Plan Amendment and Zone Change.

To date, no comments or requests for consultation have been received. Any responses received prior to or at the Planning Commission meeting will be provided to the Commission and City Council.

PUBLIC COMMUNICATIONS

Property owners located within a 300-foot radius of the project site were notified of the public hearing on September 30, 2026, with a 20-day hearing notice in addition to a public notice in the Mountain Democrat (see Attachment G). At the time of report preparation, the Planning Department received one (1) letter of comment from the public in opposition to the project (see Attachment H). 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 City Code Section 10-3-1(D) to make recommendations to the City Council regarding applications to amend zoning classifications and to amend General Plan land use designations. This consideration requires a public hearing per City Code Section 10-3-1(G). As a legislative action, final approval is required by the City Council.

RECOMMENDED PLANNING COMMISSION ACTION

Considering the above analysis, Staff respectfully requests the Planning Commission take the following action:

1. Open the public hearing and take testimony.
2. Make the following findings in support of:

General Plan Amendment (GPA) 26-07

1. **Consistency with Environmental Goals:** The proposed General Plan Amendment, including the rezoning of the subject property to Highway Commercial (HWC), supports Goal I of the General Plan to protect and enhance Placerville's community character and scenic resources as it proposes no physical changes to the property and allows the existing vacant restaurant to become a permitted use instead of not being allowed in the current R-3 zoning.
2. **No Significant Environmental Impacts:** Based on the project description, which involves no construction or physical alterations to the property, the amendment is anticipated to result in no significant environmental impacts. The project aligns with the Health and Safety Element by avoiding the introduction of hazards or nuisances to the surrounding residential area, consistent with CEQA's objective to minimize public health and safety risks.
3. **Conformance with Surrounding Land Use:** The rezoning to HWC aligns the subject property with the historical land use, that remains compatible with surrounding land uses. The subject property is located at the intersection of State Highway 49 and State

Highway 193 that supports the land use designation and zoning of Highway Commercial (HWC) and proposes no physical changes to the property, the amendment avoids spot zoning by ensuring consistency with the broader residential neighborhood, as required by the General Plan and CEQA's emphasis on orderly development.

4. **Exemption or Negative Declaration:** Given the absence of proposed physical changes or development, the General Plan Amendment may qualify for a CEQA exemption (e.g., Categorical Exemption under CEQA Guidelines Section 15061(b)(3), where no significant environmental effect is anticipated) or a Negative Declaration if an Initial Study confirms no significant impacts. The project's alignment with existing land use patterns and lack of physical alterations supports this determination.
5. **Public Interest and Community Benefit:** The amendment furthers the public interest by reinforcing Placerville's community design, which emphasizes a harmonious blend of the foothill environment, small-town rural atmosphere, and diverse residential neighborhoods. By maintaining the existing character, the project complies with CEQA's requirement to balance development with environmental and community considerations.

Zone Change (ZC) 26-05

1. **No Significant Environmental Impacts:** The proposed zone change from Medium Density Multi-Family Residential (R-3) to Highway Commercial (HWC) involves no physical construction or alterations to the subject property. As such, the project is not anticipated to result in significant environmental impacts to resources such as air quality, water, wildlife, or cultural assets, consistent with CEQA's objective to avoid adverse environmental effects.
2. **Consistency with General Plan and Community Character:** The zone change aligns the subject property with the historical use of the property and retains the existing community character.
3. **Avoidance of Spot Zoning:** By aligning the subject property with the historical land use it will integrate with the existing neighborhood, ensuring no disruption to the community's small-town rural atmosphere, in accordance with CEQA's focus on orderly and cohesive development.
4. **Health and Safety Compliance:** The zone change introduces no new hazards or nuisances to the surrounding residential area, consistent with the General Plan's Health and Safety Element. By maintaining the existing developed condition of the

property without physical changes, the project supports CEQA's goal of protecting public health and safety.

5. CEQA Exemption or Negative Declaration: Given the absence of physical development or environmental alterations, the zone change may qualify for a CEQA Categorical Exemption (e.g., Section 15061(b)(3), where there is no possibility of significant environmental impact) or a Negative Declaration if an Initial Study confirms no significant effects. The project's compatibility with existing land uses supports this determination.
6. Public Interest and Benefit: The zone change enhances the public interest by reinforcing Placerville's community design, which emphasizes a harmonious blend of its foothill environment, small-town rural atmosphere, and diverse residential neighborhoods. By allowing the property to have Highway Commercial zoning at the intersection of State Highway 49 and State Highway 193 the historical use of the property can operate as a permitted use, the project complies with CEQA's requirement to balance development with environmental and community considerations.

OPTIONS

1. Forward a recommendation of approval to the City Council.
2. Modify the proposal and forward an amended recommendation of approval to the City Council.
3. Forward a recommendation of denial to the City Council.
4. Continue the proposal to a future meeting for further discussion.

ATTACHMENTS

- A. Site Plan
- B. Planning Commission Resolution No. 2026-11
- C. Ordinance Amendment draft
- D. General Plan Land Use Designation Map (Existing and Proposed)
- E. Zoning Map (Existing and Proposed)
- F. Aerial Photograph
- G. Proof of Publication
- H. Dalke Email dated 10.15.26

INCORPORATED BY REFERENCE

City of Placerville General Plan
City of Placerville Zoning Ordinance

Contents of City of Placerville Planning Department Project File GPA26-04, ZC26-04, LLA25-02,
GPA26-07 and ZC26-05