

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE  
AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PLACERVILLE  
FROM MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL (R-3) TO HIGHWAY  
COMMERCIAL (HWC) FOR PARCELS A AND B OF THE PROPERTIES LOCATED  
AT 2683, 2687, AND 2689 COLOMA STREET (APNs: 001-012-050, 001-012-051, AND  
001-012-052)**

**WHEREAS**, a City-sponsored request was initiated for General Plan Amendment GPA 26-07 and Zone Change ZC 26-05 to correct historical mapping inconsistencies and restore commercial land use designations on specific developed properties; and\

**WHEREAS**, the project site comprises approximately 1.46 acres total, 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 primary legislative updates are strictly limited to Parcels A and B (totaling 1.22 acres via Lot Line Adjustment 25-02), while Parcel C (0.24 acres) is already zoned R-3 and is not proposing any land use or zoning changes under this action; and

**WHEREAS**, the subject site features a long-established historical commercial presence at the prominent corner intersection of State Highway 49 and State Highway 193, including a vacant commercial restaurant building originally constructed in 1925; and

**WHEREAS**, the approved legislative action changes the General Plan Land Use Designation from High Density Residential (HDR) to Highway Commercial (HWC) for only Parcels A and B, and amends the Official Zoning Map from Medium Density Multi-Family Residential (R-3) to Highway Commercial (HWC) for only Parcels A and B; and

**WHEREAS**, the Housing Opportunity (HO) Overlay has been explicitly excluded from this application and is not being applied to any portion of the project site, including Parcels A, B, or C; and

**WHEREAS**, the Development Services Department completed an environmental assessment and determined that the action is entirely 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 corrections over an existing developed footprint with no active construction or immediate expansion of use; and

**WHEREAS**, the City conducted a 20-day public notice mailing period to all property owners within a 300-foot radius on September 30, 2026, alongside legal publication in the Mountain Democrat newspaper; and

**WHEREAS**, the City of Placerville Planning Commission conducted a duly noticed public hearing on October 21, 2026, evaluated staff analyses, accepted public testimony, integrated public comments into the record, and voted to forward a formal recommendation of approval to the City Council for GPA 26-07 and ZC 26-05; and

**WHEREAS**, the City Council of the City of Placerville conducted a public meeting to review the Planning Commission recommendation, review all public records and correspondence, and receive testimony regarding the proposed amendments.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLACERVILLE DOES ORDAIN AS FOLLOWS:**

#### **SECTION 1. ADOPTION OF RECITALS AND FINDINGS**

The City Council hereby approves and adopts the foregoing recitals as its legislative findings of fact and incorporates them fully into the body of this Ordinance as though set forth at length herein.

#### **SECTION 2. CEQA EXEMPTION DETERMINATION**

Based upon the administrative record as a whole, the City Council finds with certainty that there is no possibility that the proposed amendments will have a significant effect on the environment. The project is hereby declared Categorically Exempt from further environmental review pursuant to California Code of Regulations, Title 14, Section 15301 (Class 1 – Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) because it consists of minor map policy corrections for an existing developed property with no physical construction or footprint expansion.

#### **SECTION 3. OFFICIAL ZONING MAP AMENDMENT**

The Official Zoning Map of the City of Placerville is hereby amended to change the zoning classification from Medium Density Multi-Family Residential (R-3) to Highway Commercial (HWC) for only Parcels A and B of the property located at 2683, 2687, and 2689 Coloma Street, further identified as Assessor's Parcel Numbers 001-012-050, 001-012-051, and 001-012-052, as depicted in Exhibit "A" attached hereto. Parcel C shall retain its existing Medium Density Multi-Family Residential (R-3) zoning designation and remain completely unaltered by this action.

#### **SECTION 4. GENERAL PLAN CONFORMITY AND STATUTORY FINDINGS**

Pursuant to the Placerville Zoning Ordinance and California Government Code Section 65860, the

City Council makes the following findings in support of this map amendment:

- **Zoning Consistency:** The amendment brings the underlying zoning of Parcels A and B into direct conformity with the parallel Highway Commercial (HWC) land use designation approved under General Plan Amendment GPA 26-07.
- **Orderly Development:** Restoring Highway Commercial zoning aligns the site with its long-term historical 1925 restaurant and mixed-use commercial presence at the intersection of State Highway 49 and State Highway 193, ensuring cohesive neighborhood boundaries and avoiding arbitrary spot zoning.
- **SB 330 Housing Law Compliance:** The map change maintains absolute consistency with the requirements and intent of Senate Bill 330 (the Housing Crisis Act of 2019). The action does not downzone or reduce municipal residential capacity relative to historic benchmarks in effect on January 1, 2018, and preserves strict project-level protections for all existing on-site residential units.

## **SECTION 5. SEVERABILITY**

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

## **SECTION 6. EFFECTIVE DATE AND PUBLICATION**

This Ordinance shall take effect and be in full force and effect thirty (30) days after its final passage and adoption. The City Clerk is hereby directed to cause this Ordinance, or a summary thereof, to be published or posted within fifteen (15) days of adoption in accordance with California Government Code Section 36933.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Placerville held on November 10, 2026, by \_\_\_\_\_ who moved its adoption. The motion was seconded by \_\_\_\_\_.

**PASSED AND APPROVED**, by the City Council of the City of Placerville on November , 2026, by the poll taken as follows:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**MOVED, PASSED AND ADOPTED**, this 8th day of December 2026, upon second reading by the following roll call vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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**Mayor Nicole Gotberg**

**Attest:**

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**Regina O'Connell, CPMC, City Clerk**