RESOLUTION NO. 2026-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACERVILLE RECOMMENDING THAT THE CITY COUNCIL DETERMINE THAT ZONING ORDINANCE AMENDMENT (ZOA) 26-08 IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3) AND ADOPT AN ORDINANCE AMENDING TITLE 10, CHAPTER 5, SECTIONS 10-5-7 AND 10-5-8 OF THE PLACERVILLE MUNICIPAL CODE TO MODIFY MINIMUM SIDE YARD SETBACK REQUIREMENTS IN THE SINGLE-FAMILY RESIDENTIAL (R1-6) AND SINGLE-FAMILY RESIDENTIAL (R1-10) ZONING DISTRICTS

WHEREAS, the City of Placerville is a municipal corporation organized and existing under the Constitution and laws of the State of California; and

WHEREAS, pursuant to California Government Code Section 65850 et seq., the City of Placerville may adopt and amend ordinances that regulate the use of buildings, structures, and land as between industry, business, residences, open space, and other purposes; and

WHEREAS, currently, Sections 10-5-7(D)5 and 10-5-8(D)5 of Title 10 of the Placerville Municipal Code establish side yard setbacks in the Single-Family Residential (R1-6) and Single-Family Residential (R1-10) zoning districts using a sliding-scale formula based on ten percent (10%) of parcel width or ten feet (10'), whichever is less; and

WHEREAS, this variable formula creates regulatory burdens and restricts reasonable property utilization on narrow, irregular, or topographically constrained lots throughout the City; and

WHEREAS, a regional comparative analysis demonstrates that neighboring jurisdictions overwhelmingly utilize a standardized five-foot (5') interior side yard setback and a ten-foot (10') street/corner side yard setback for comparable single-family residential zones; and

WHEREAS, on November 17, 2026, the Planning Commission of the City of Placerville held a duly noticed special public hearing to consider Zoning Ordinance Amendment (ZOA) 26-08, received the staff report, and invited public testimony from all interested parties.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Placerville hereby recommends that the City Council:

SECTION 1. Environmental Determination (CEQA). The Planning Commission hereby recommends that the City Council find and determine that Zoning Ordinance Amendment (ZOA) 26-08 is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption), because it can be seen with certainty that there is no possibility that standardizing interior and corner side yard setbacks within existing single-family residential zoning districts—while preserving all building code fire separation requirements and public utility or drainage easements—will have a significant effect

on the environment.

SECTION 2. General Plan Consistency Findings. Based on the evidence in the record, the Planning Commission finds that Zoning Ordinance Amendment (ZOA) 26-08 is consistent with the goals, objectives, and policies of the City of Placerville General Plan, specifically:

1. Land Use Element (Goal C): The amendment ensures a well-balanced distribution of land uses that optimizes property utility while maintaining neighborhood character, providing reasonable flexibility for parcels constrained by Sierra foothill topography and historic lot configurations without requiring burdensome variance applications.

2. Land Use Element (Administrative Efficiency Policies): Replacing variable parcel-width calculations with uniform five-foot (5') interior and ten-foot (10') corner setbacks streamlines building permit review and code administration.

3. Health and Safety Element (Goal G): All structures remain fully subject to California Building Code (CBC) fire separation distances, local fire district safety clearances, and utility/drainage easement protections, ensuring community health and safety standards are upheld.

SECTION 3. Recommendation to City Council. The Planning Commission hereby recommends that the City Council of the City of Placerville adopt the Draft Ordinance, attached hereto as Exhibit "A" and incorporated herein by reference, amending Title 10, Chapter 5, Sections 10-5-7(D)5 and 10-5-8(D)5 of the Placerville Municipal Code.

PASSED AND ADOPTED at a special meeting of the Planning Commission of the City of Placerville on November 17, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Kris Kiehne, Planning Commission Chair

ATTEST:

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Arianna Blandon, Associate Planner