ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE AMENDING TITLE 10, CHAPTER 5, SECTIONS 10-5-7 AND 10-5-8 OF THE PLACERVILLE MUNICIPAL CODE TO ESTABLISH UNIFORM FIVE-FOOT (5') INTERIOR AND TEN-FOOT (10') CORNER SIDE YARD SETBACKS WITHIN THE SINGLE-FAMILY RESIDENTIAL (R1-6) AND SINGLE-FAMILY RESIDENTIAL (R1-10) ZONING DISTRICTS (ZOA 26-08)

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 Article XI, Section 7 of the California Constitution and California Government Code Section 65850 et seq., the City Council of the City of Placerville is authorized to adopt and amend zoning ordinances that regulate the use of buildings, structures, and land, as well as the size of yards, courts, and other open spaces; and

WHEREAS, currently, Title 10, Chapter 5, Sections 10-5-7(D)5 and 10-5-8(D)5 of the Placerville Municipal Code establish minimum 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 parcel-width formula creates disproportionate regulatory burdens and restricts reasonable property utilization on narrow, irregular, historically subdivided, or topographically constrained lots throughout the City; and

WHEREAS, an evaluation of ten regional jurisdictions demonstrates that neighboring communities overwhelmingly utilize a flat five-foot (5') interior side yard setback and a ten-foot (10') street/corner side yard setback as the baseline standard for single-family residential zones of comparable lot sizes; and

WHEREAS, Zoning Ordinance Amendment (ZOA) 26-08 was initiated to replace existing variable percentage-of-width formulas with a uniform five-foot (5') minimum interior side yard setback and a ten-foot (10') minimum corner lot side yard setback within the R1-6 and R1-10 zoning districts, while maintaining strict compliance with California Building Code (CBC) fire separation distances and utility/drainage easement protections; and

WHEREAS, on November 17, 2026, following notice duly given in accordance with California Government Code Sections 65090 and 65854, the Planning Commission of the City of Placerville conducted a special public hearing to consider Zoning Ordinance Amendment (ZOA) 26-08, received the staff report and public testimony, and adopted Resolution No. 26-18 recommending that the City Council determine the project is exempt from the California Environmental Quality Act (CEQA) and approve ZOA 26-08; and

WHEREAS, on December 8, 2026, following notice duly given in accordance with California Government Code Sections 65090 and 65856, the City Council of the City of Placerville held a public

hearing to consider the Planning Commission's recommendation, the staff report, and all oral and written public testimony regarding Zoning Ordinance Amendment (ZOA) 26-08; and

WHEREAS, the City Council finds that Zoning Ordinance Amendment (ZOA) 26-08 is consistent with the goals, objectives, and policies of the City of Placerville General Plan—including Land Use Element Goal C (optimizing property utility while maintaining neighborhood aesthetics), Land Use Element Administrative Efficiency Policies, and Health and Safety Element Goal G—and promotes the public health, safety, and general welfare**.**

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

SECTION 1. Incorporation of Recitals. The City Council hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Ordinance.

SECTION 2. Environmental Review (CEQA). The City Council hereby finds and determines that this Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption), as it can be seen with certainty that the administrative standardization of residential side yard setbacks—while preserving all building code fire separation requirements and public utility or drainage easements—will not result in a significant physical change or adverse effect on the environment. Staff is directed to file a Notice of Exemption (NOE) with the El Dorado County Recorder-Clerk following adoption.

SECTION 3. Amendment to Section 10-5-7(D)5 (R1-6, Single-Family Residential Zone).
Title 10, Chapter 5, Section 10-5-7, Subsection (D)5 of the Placerville Municipal Code is hereby amended to read as follows (deletions shown in strikethrough and additions shown in bold underline):

> 10-5-7(D)5. Minimum yards: Front, twenty feet (20'); sides, five feet (5') for interior side yards and ten feet (10') for a side yard on a corner lot; rear, twenty feet (20').

SECTION 4. Amendment to Section 10-5-8(D)5 (R1-10, Single-Family Residential Zone).
Title 10, Chapter 5, Section 10-5-8, Subsection (D)5 of the Placerville Municipal Code is hereby amended to read as follows (deletions shown in strikethrough and additions shown in bold underline):

> 10-5-8(D)5. Minimum yards: Front, twenty feet (20'); sides, five feet (5') for interior side yards and ten feet (10') for a side yard on a corner lot; rear, twenty feet (20').

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a 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. This ordinance shall take effect thirty (30) days after its adoption, and prior to the expiration of fifteen (15) days from the date of its passage, the City Clerk shall cause it to be published in a newspaper of general circulation in the City.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Placerville held on December 8, 2026, by Councilmember _____ who moved its introduction and waiver of first reading. The motion was seconded by Councilmember _____.

The Ordinance was read for the second time and adopted at a regular meeting of the City Council of the City of Placerville held on January 12, 2027, by Councilmember _____ who moved its adoption. The motion was seconded by Councilmember _____.

The motion was passed by the following vote:
AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Nicole Gotberg, Mayor

ATTEST:

_____
Regina O'Connell, City Clerk