ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE AMENDING TITLE 10, CHAPTER 4, SECTION 3 (10-4-3) OF THE PLACERVILLE MUNICIPAL CODE REGARDING YARD REGULATIONS AND SETBACK EXEMPTIONS FOR MINOR DETACHED ACCESSORY STRUCTURES EXEMPT FROM A BUILDING PERMIT UNDER THE CALIFORNIA BUILDING CODE

WHEREAS, the City of Placerville initiated Zoning Ordinance Amendment (ZOA) 26-11 in response to concerns raised by several citizens regarding the City's restrictive yard regulations for minor, unpermitted detached structures under 120 square feet; and

WHEREAS, the City's current framework under Section 10-4-3 subjects all detached accessory structures to standard yard setbacks regardless of size, creating an unnecessary regulatory challenge for residents attempting to utilize their properties for basic, low-impact accessory uses; and

WHEREAS, many property owners within the City of Placerville face unique physical site constraints, including limited lot sizes, steep topography, and historical parcel configurations that severely restrict buildable footprints and prevent full and reasonable property use; and

WHEREAS, the California Building Code (CBC) exempts minor, one-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses from building permit requirements if the floor area does not exceed 120 square feet and they do not contain utilities; and

WHEREAS, the City Council desires to provide meaningful relief to property owners by decoupling these minor, non-habitable outbuildings from traditional zoning yard restrictions; and

WHEREAS, the City of Placerville is situated in a high fire hazard wildland-urban interface (WUI) environment, requiring that any reduction in zoning setbacks be balanced with strict compliance with life-safety and fire protection protocols; and

WHEREAS, this ordinance ensures community safety by expressly mandating that all building-permit-exempt structures comply with the California Fire Code, California Building Code fire separation distances, and public utility or drainage easements; and

WHEREAS, on November 17, 2026, the Planning Commission conducted a duly noticed public hearing to consider Zoning Ordinance Amendment (ZOA) 26-11, took public testimony, reviewed the staff report and environmental determination, and voted to forward a recommendation of approval to the City Council; and

WHEREAS, the City Council has reviewed the environmental assessment for this amendment and finds it exempt from 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 this amendment will have a significant effect on the environment; and

WHEREAS, a regular meeting of the City Council was held on December 8, 2026, to consider the adoption of this ordinance.

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

SECTION 1. PURPOSE AND AUTHORITY. The purpose of this ordinance is to provide administrative and regulatory flexibility for properties facing development obstacles due to steep foothill topography and historic parcel configurations, while prioritizing objective, baseline fire safety regulations and protecting utility infrastructure.

SECTION 2. CODE AMENDMENT. Title 10, Chapter 4, Section 3 of the Placerville Municipal Code is hereby amended to read in its entirety as follows:

> **"Section 10-4-3: Yards.**
> No structure shall be constructed on any yard required by this chapter unless in compliance with all the following requirements unless detached accessory structures that do not require a building permit under Title 8 of this Code or the California Building Code (CBC) (e.g., one-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet) shall be exempt from the standard yard and setback regulations of this Section.
>
> Notwithstanding this exemption, all such structures shall comply with applicable fire safety setbacks, fire separation distance regulations as defined by the current California Building Code/California Fire Code, and shall not encroach into any public utility or drainage easements."

SECTION 3. CEQA EXEMPTION. The City Council hereby finds and determines that this Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the adoption of these setback exemptions, which preserve strict fire-safety and life-safety compliance, will have a significant effect on the environment.

SECTION 4. 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 5. 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