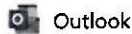


public comment # 22 25-1408
BOS Rcvd 8/25/25



August 26, 2025 BOS Agenda, Item #22 - Comment & supporting document

From Frank Porter <fporter@housingel dorado.org>

Date Mon 8/25/2025 9:23 AM

To BOS-Clerk of the Board <edc.cob@edcgov.us>

Cc Peg Vanderkar <dpvanderkar@comcast.net>; Charles McDonald <csmdonald54@gmail.com>; kevinwmccarty@pm.me <kevinwmccarty@pm.me>; Frank Porter <fspm520@gmail.com>; Lexi Boeger <lexiboeger@gmail.com>; Michelle E Smith <melizabeth2@sbcglobal.net>; TAMARA JANIES <tjanies@comcast.net>; Maureen Dion Perry <dionperry@att.net>; Art Edwards <art.edwards@sbcglobal.net>; Wanda Demarest <wanda42536@sbcglobal.net>; Craig Styles <cncstyles@gmail.com>

2 attachments (257 KB)

08_26_25_Preapp_Diamond Springs_SMH-P25-0001.docx.pdf; 25.04.06 Housing Element - Annual Progress Report data, Final - Google Sheets.pdf;

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To: El Dorado County Board of Supervisors & Clerk of the Board

From: Maureen Dion-Perry, President
Frank Porter, Vice-President

Date: August 25, 2025

Re: August 26 BOS Mtg., Agenda item #22 - SMH-P25-0001 - SB 35/ Preapp Diamond Springs Mixed Use

We're writing to express our support for the rapid processing and expedited approval of project SMH-P25_0001. This project intends to add 16 affordable housing units above an existing office building in "downtown" Diamond Springs, on Pleasant Valley Rd at Racquet Way.

The 2015 Zoning Designation for this parcel is Commercial Main Street (CM). This zone allows a wide range of pedestrian oriented retail, office, and service uses, and mixed use development comprising commercial and residential uses.

The County's Mixed Use Design Manual adopted by the Board in Dec of 2015 lists the following benefits of mixed-use development:

- More housing options. Mixed use development can provide greater housing variety, both in location and cost.
- Shorter trips. Mixed use development reduces the distance between housing, workplaces, shops, restaurants, and other destinations.
- Stronger neighborhood character. Mixed use development can bring people together, help promote an identity for the area, and strengthen ties between residents, business owners, and visitors.
- More cycling and walking. When home, work, and shopping are all close by, it can be easier and more pleasant to walk or bike.

This project meets the intent of SB 35 and will provide 16 new affordable housing units with the benefits of mixed-use development, as described in the County's Mixed Use Design Manual.

Further, El Dorado County has a severe shortage of affordable, workforce housing and this project will help to address this critical housing shortage. To put some perspective on the urgency of this issue, in the first four years (2021-24) of the 2021-2029 Housing Element cycle, El Dorado County has only issued building permits for 2.64% of the extremely low income housing units needed, while issuing 84.73% of the building permits needed for above moderate housing units. The attached charts and graph illustrate this severe shortfall.

Our county needs to accelerate the construction of attainable/affordable housing for:

- Seniors who are being priced out of their mobile homes and are urgently in need of affordable senior housing;
- Local manufacturing, retail, and service employees, school district teachers and classified staff, community service district workers, county agency employees;
- Young adults and families in our county who are struggling to find affordable rental housing or trying to figure out how to purchase their first home

On behalf of the thousands of El Dorado County residents who can't afford housing in our county, we urge you to support and expedite the approval of this project.

Sincerely,

Frank Porter, Vice-President

Housing El Dorado

fporter@housingel dorado.org

Mobile: 916-380-9352

www.housingel dorado.org

[Click here for the latest HED news](#)

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Email: housingeldorado@gmail.com

Web-site: Housingeldorado.org

Mailing address: 1390 Broadway B-216, Placerville, Ca. 95667

Phone: 530-497-0242

Create and promote affordable housing solutions and support services that nurture individuals and families while encouraging self-sufficiency on the Western Slope of El Dorado County

To: El Dorado County Board of Supervisors & Clerk of the Board

From: Maureen Dion-Perry, President
Frank Porter, Vice-President

Date: August 25, 2025

Re: August 26 BOS Mtg., Agenda item #22 - SMH-P25-0001 - SB 35/ Preapp
Diamond Springs Mixed Use

We're writing to express our support for the rapid processing and expedited approval of project SMH-P25_0001. This project intends to add 16 affordable housing units above an existing office building in "downtown" Diamond Springs, on Pleasant Valley Rd at Racquet Way.

The 2015 Zoning Designation for this parcel is Commercial Main Street (CM). This zone allows a wide range of pedestrian oriented retail, office, and service uses, and mixed use development comprising commercial and residential uses.

The County's Mixed Use Design Manual adopted by the Board in Dec of 2015 lists the following benefits of mixed-use development:

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- Shorter trips. Mixed use development reduces the distance between housing, workplaces, shops, restaurants, and other destinations.
- Stronger neighborhood character. Mixed use development can bring people together, help promote an identity for the area, and strengthen ties between residents, business owners, and visitors.
- More cycling and walking. When home, work, and shopping are all close by, it can be easier and more pleasant to walk or bike.

This project meets the intent of SB 35 and will provide 16 new affordable housing units with the benefits of mixed-use development, as described in the County's Mixed Use Design Manual.

Board of Directors: Maureen Dion-Perry, Frank Porter, Craig Styles, Peg Vanderkar, Lexi Boeger, Wanda Demarest, Tamara Janies, Charlie McDonald, Michelle Smith, Kevin McCarty, Art Edwards
EDCF Advisor: Hilary Mulligan; and **Program Coordinator:** Nichole Paine

Further, El Dorado County has a severe shortage of affordable, workforce housing and this project will help to address this critical housing shortage. To put some perspective on the urgency of this issue, in the first four years (2021-24) of the 2021-2029 Housing Element cycle, El Dorado County has only issued building permits for 2.64% of the extremely low income housing units needed, while issuing 84.73% of the building permits needed for above moderate housing units. The attached charts and graph illustrate this severe shortfall.

Our county needs to accelerate the construction of attainable/affordable housing for:

- Seniors who are being priced out of their mobile homes and are urgently in need of affordable senior housing;
- Local manufacturing, retail, and service employees, school district teachers and classified staff, community service district workers, county agency employees, pre-school teachers & staff who struggle to find affordable housing;
- Young adults and families in our county who are struggling to find affordable rental housing or trying to figure out how to purchase their first home.

On behalf of the thousands of El Dorado County residents who can't afford housing in our county, we urge you to support and expedite the approval of this project.

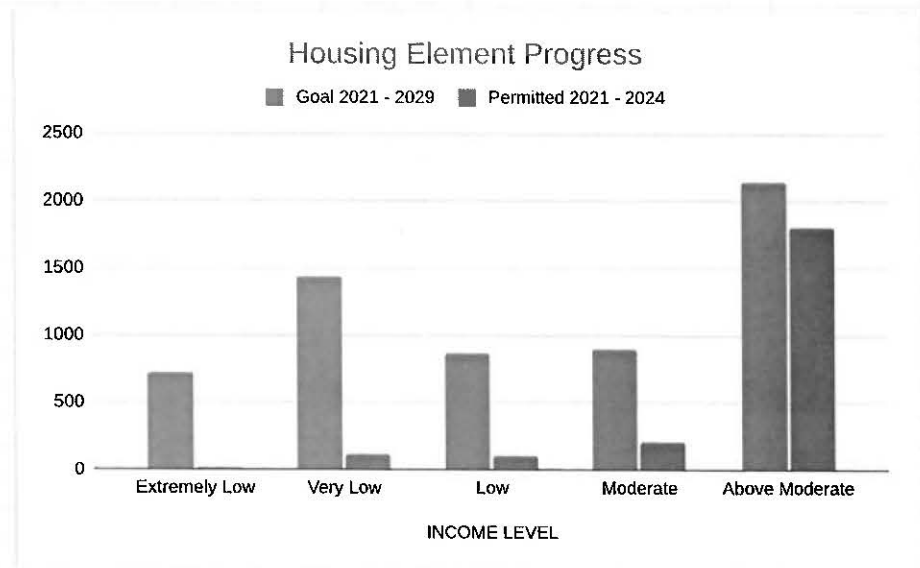
APR data, EDC

El Dorado County Housing Element Progress (2021 -2024 Actuals vs. 2029 Goal)

Income level	Goal by 2029	2021	2022	2023	2024	Total Units to Date	% Completed	Remaining	% Remaining
Extremely Low	721	0	0	19	0	19	2.64%	702	97.36%
Very Low	1441	0	0	63	53	116	8.05%	1325	91.95%
Low	868	0	0	58	44	102	11.75%	766	88.25%
Moderate	903	50	97	34	28	209	23.15%	694	76.85%
Above Moderate	2141	394	512	471	437	1814	84.73%	327	15.27%
Subtotal	6074	444	609	645	562	2260		3814	

HOUSING ELEMENT PROGRESS

INCOME LEVEL	Goal 2021 - 2029	Permitted 2021 - 2024
Extremely Low	721	19
Very Low	1441	116
Low	868	102
Moderate	903	209
Above Moderate	2141	1814



#22 25-1408 BOS Revd 8/25/25
public comment



Outlook

SMH - P25 -0001 Diamond Springs

From Colleen N <clbettiga@gmail.com>

Date Mon 8/25/2025 9:29 AM

To BOS-Clerk of the Board <edc.cob@edcgov.us>; BOS-District III <bosthree@edcgov.us>

Cc Anna Y. Quan <Anna.Quan@edcgov.us>

 1 attachment (852 KB)

To the Eldorado County Board of Supervisors.pdf;

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Kindly open the attachment (3 page letter and 4 pages of maps) below regarding our letter opposing the Project SB-35 Diamond Springs Mixed Use (SMH-P25-0001).

If you have any questions, ,please contact us at clbettiga@gmail.com or cell: (831) 595-9809

Thank you,

Colleen Neary Bettiga
Larry Bettiga

To: Mr. Brian Veerkamp, Supervisor and the Eldorado County Board of Supervisors

From: Colleen Neary Bettiga, Owner (1977) APN 097-010-064

Re: Project SMH-P25-0001 (SB-35 Diamond Springs Mixed Use), APN: 097-010-067

Date: August 24, 2025

While we welcome improvements to the existing property, we do not think it should come at the cost and access to other property owners rights, as well as current residents.

We have the following concerns after reviewing the map related to the above Project SMH-P25-0001 and reading SB-35 (Planning and Zoning: Affordable Housing: streamlined approval process.) and El Dorado County Interim Objective Design Standards for Multi-Use Development Projects that Qualify for State Streamlining and Ministerial Provisions (Approved by the Board of Supervisors on December 3, 2024).

The proposed Project Plan has numerous inconsistencies as to parking, driveway/road, configuration of the present commercial building, setback, and right of way. There is no mention of Zeller Court as a forty foot (40') existing right of way to eight (8) existing properties.

The proposed development plan shows the property line in the middle of Zeller Court, even though it is a right of way. It clearly shows on maps A-005 and C5 that the proposed plan is maximizing the entire property and dividing Zeller Ct in half.

Zeller Court Road has been in existence for over 50 years as a forty foot road right of way access for eight (8) residential property units. (20' on either side of the adjoining properties (Adept-Med & Bordges Realty.)

The proposed plan can potentially create a safety issue by limiting ingress and egress road access for emergency and utility vehicles and residents use.

PAGE 2: (A-005)

1. Drawing does not accurately reflect the current inside configuration of the existing office building (mirror image?)
2. Does not reflect the current right of way rights of other property owners to access through Zeller Court, Diamond Springs.
3. Parking spaces 9-16 are IN the Zeller Court Road RIGHT of WAY and would block entrance for other property owners and tenants living inside Zeller Ct.(in the current proposed plan.)
4. Are the property lines shown on these plans based on recorded survey pins?

PAGE 3: (A-005/6, Sheet C3 and C5)

5. Is the proposed plan to create a one way driveway access to the front of the existing building adjacent to the Neary property APN: 097-010-064 via Racquet Way? This is on the property line. What is the setback restrictions for an access next to an existing property and a residential

building that butts up against the property line and also has proposed stairs on that side? The existing building does not have an established approved road adjacent to the Neary property.

6. Why is there a need to create a new driveway/road when the existing road already services the building?

The proposed grading for the road adjacent to the Neary property will impact the integrity of the fence and potentially create an erosion issue. What precautions will be taken to alleviate this issue?

7. It should be noted that the concrete strip as shown in C5 extends all the way around Zeller Court. Because the existing build does not respect the setbacks, the parking spaces extend out into Zeller Court right of way. Why is the proposed area in front of the existing building being sealed off/enclosed half way out into Zeller Ct. (taking half the right of way)and exiting onto Pleasant Valley Road?
8. 22 total parking spaces created. 8 existing parking spaces in front of the building already encroach on the right of way (depending on vehicle size) and 8 proposed parking spaces in the Zeller Court right of way bordering on Adept-Med property is in the middle of the existing road. The remaining 6 proposed parking spaces are designated on Racquet Way. Parking Space 22 blocks the proposed newly created entrance off of Racquet Way.

PAGE 10: (A-1.1)

9. No existing bathroom shown for Unit A. All four units have a bathroom.

Page 11: (A -1.2)

10. The apartment layout is reversed??

Page 15: (A -2.3)

11. Proposed plan does not state maximum height of peak of roof line. The beginning of the roof states twenty-six feet (26'). What is the peak height of the roof?(See p. 14, 2.4 Roofs ELDC Interim Objective Design Standards...)
12. The windows on the proposed plan do not match the existing windows on the existing commercial unit. (4 Right Elevation)
13. The proposed plan of the existing building shows eight feet (8') ceiling heights for all three (3) levels. According to your Development Standards the ceiling height is a minimum 14' for the nonresidential ground floor. (See D. Development Standards 2.d. page 3, El Dorado County Interim Objective Design

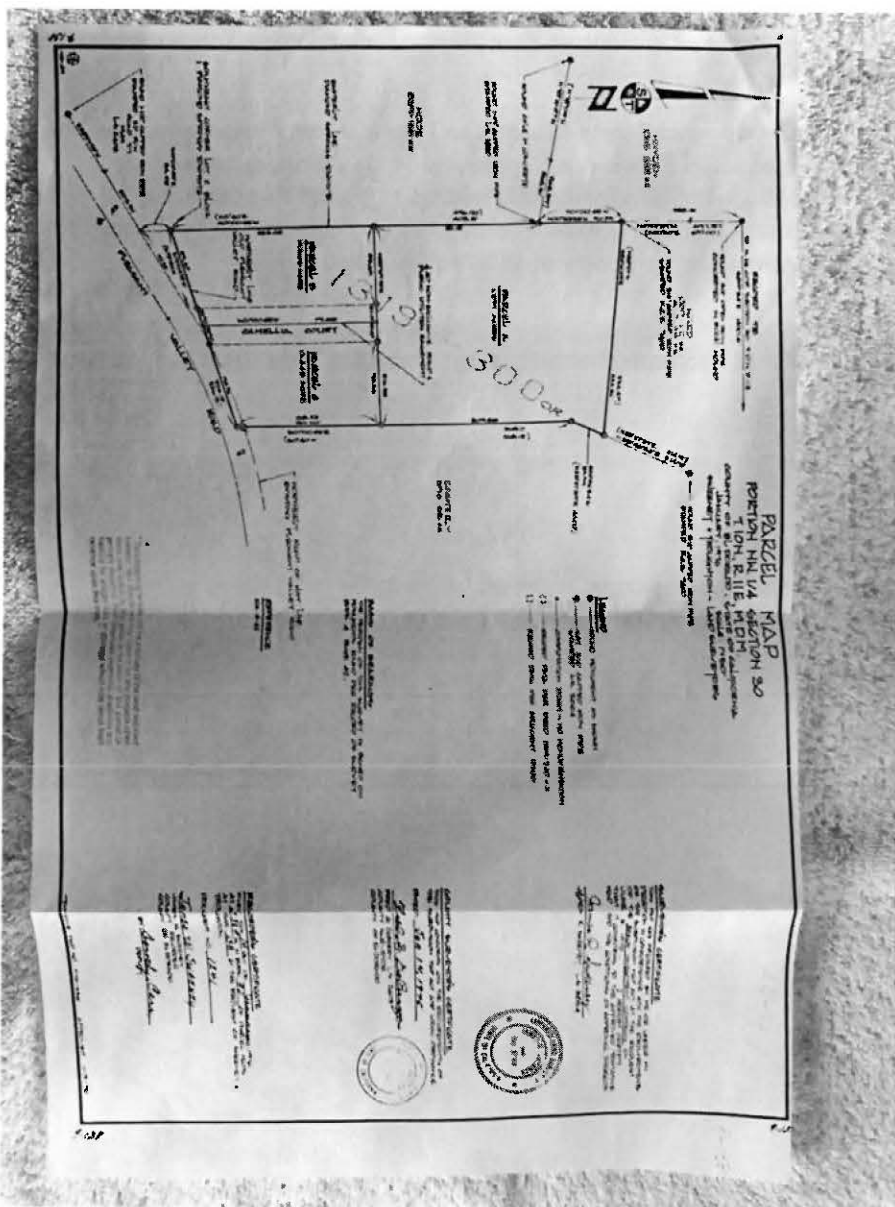
Standards for Multi-Family Residential and Mixed Use Development Projects that Qualify for State Streamlining and Ministerial Provisions (Approved by Board of Supervisors on December 3, 2024). Mixed use buildings with nonresidential ground floor uses shall design the ground floor with a minimum fourteen (14) foot ceiling height, measured from finished floor to finished ceiling, to accommodate a variety of uses. See Figure 3.1-1. 19

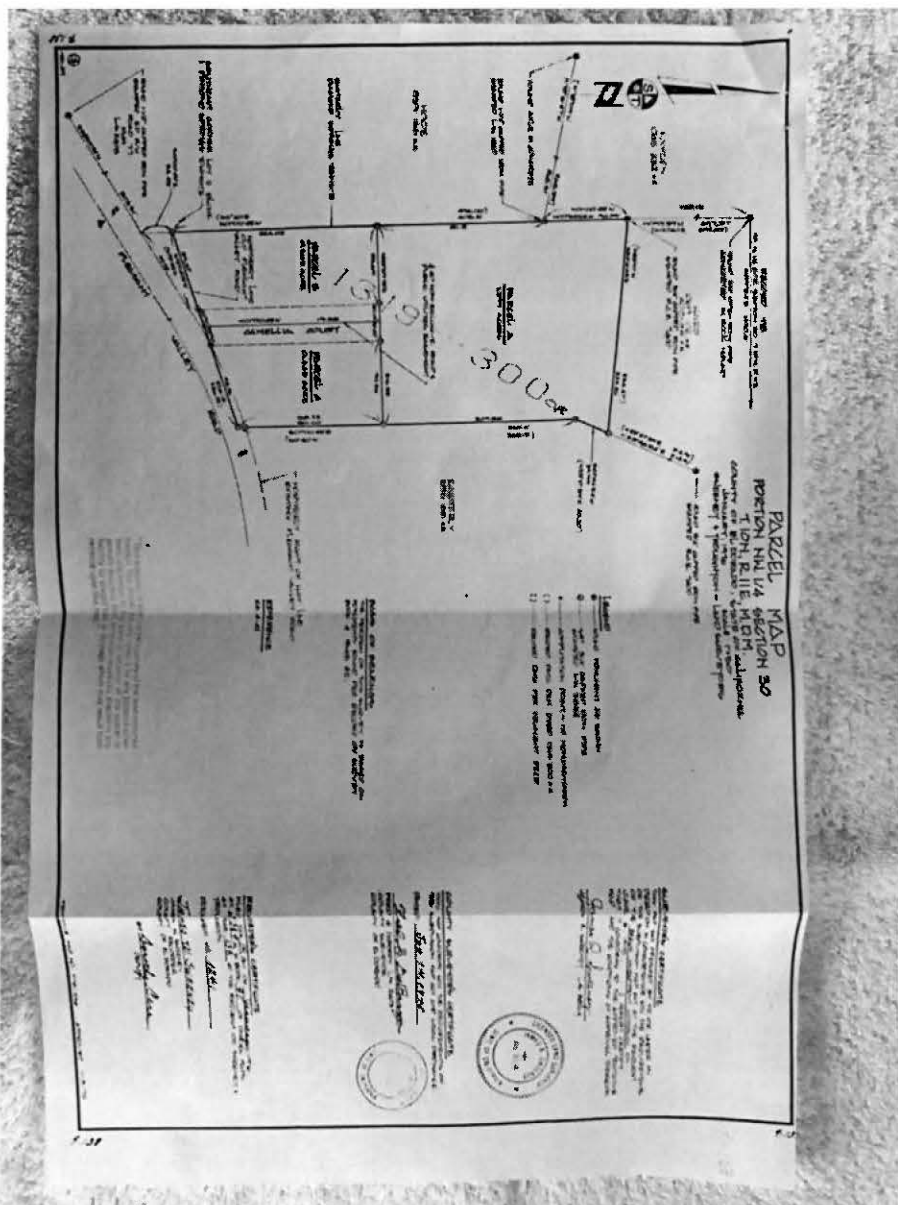
We oppose the Project SMH -P25-001 as submitted because of our questions and concerns.

Respectfully,

Colleen Neary Bettiga & Larry Bettiga
Re: Project SMH-P25-0001 (SB 35 Diamond Springs, APN: 097-010-067)
Attachments: 4 pages of maps dated 1976, 1977, 2024

Neary, Page 3 of 3





PARCEL MAP
PORTION NW 1/4 SECTION 30
T.10N.R.11E.M.1.

count of IL persons, state of California
repealed in 1977
repealed & replaced - later superseded

STATUS OF RESEARCH
The material on this survey is internal and that of R. G. & A.

[illegible]

James R. McKinney
1000 12 Street NW, Wash DC

COUNTRY AVERAGE-PRICE CERTIFICATE
THIS CARD CORRELATES WITH THE ESTABLISHMENTS ON THE

Paul E. DeBevoise
FIND A SUBJECT IN 400
COUNTY SURVEYOR
COUNTY OF WINDSOR

Journal of Management Studies 37(1): 1-15

PROPERTY No. 6858
James W. Sweeney
 James W. Sweeney

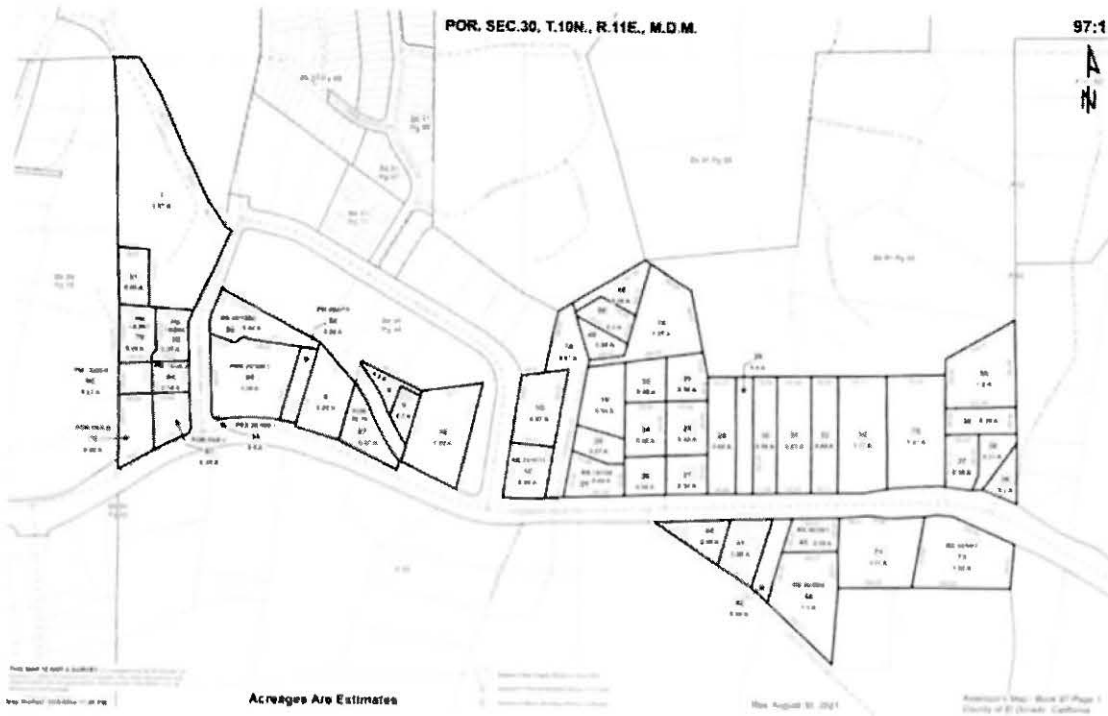
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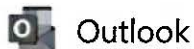
REVIEWER AND THE PROPOSER	APPROVED DATE

POR. SEC.30, T.10N., R.11E., M.D.M.

97:1



public comment BOS Rcvd
8/25/25
#22 25-1408



Outlook

Public Commitment BOS Agenda 8-26 Item 22

From Bob Williams <Bob.Williams@edcgov.us>

Date Sat 8/23/2025 11:58 AM

To BOS-Clerk of the Board <edc.cob@edcgov.us>

Honorable Members - Board of Supervisors,

On agenda item 22, the Board of Supervisors considers a specific housing proposal that is presented as adherent to the state-mandated Senate Bill (SB) 35 ministerial processes. At your discretion, this item could open the door to a broader review of SB 35 housing regulations for future consideration.

I hope this email will be helpful should the BOS determine that a broader analysis is warranted. As a backdrop, below is a summary of the actions taken by the Planning Commission and the Board of Supervisors when considering approval of the Interim Design Objective Standards (IDOS) and Interim Design Objective Guidelines (IDOG) related to SB 35.

PLANNING COMMISSION HEARING AND RECOMMENDATION

On October 31, 2024, the Planning Commission considered the IDOS and IDOG. The planning staff presented a comprehensive set of documents that represented months of well-defined interim architectural design objectives. As District 2 Planning Commissioner, I voted along with Chair Nevis and Commissioner Frega to recommend adoption of staff recommendations to affirm the IDOS and IDOG, with the additional request that staff return to the Planning Commission with an update on implemented policies and processes before the end of 2025. [Commissioners Boeger and Reinhardt voted NO.]

Staff presented a significant amount of material that focused entirely on providing consistent designs that are mapped to the unique character of the County's diverse architectural communities. The goal of providing a more streamlined review process was clearly stated.

However, conformance with SB 35 was not presented. The staff memorandum and presentations only vaguely referenced ministerial approval processes without specifics. The Commission was not made aware that the new standards and guidelines would result in unchallengeable ministerial approvals. The staff did not mention their intent to nullify the long-standing 2021 BOS resolution that affirmed the role of the Planning Commission as a review body on the SB 35 proposal.

When presented to the Board of Supervisors, findings of the Planning Commission were augmented with information and staff recommendations that had NOT been reviewed or publicly vetted at a Commission hearing. Subsequently, I publicly asked for clarification on the expanded staff SB 35 ministerial powers. I was informed that only the Director could place that on the Commission agenda, and the Planning Commission did not have jurisdiction to review affordable housing proposals.

I do not have an issue with the interim architectural standards and guidelines as they were presented in public Commission hearings. My concern revolves around the expansion of SB 35 ministerial and appeal powers that the Commission did not consider. I defer the decision to the Board of Supervisors regarding whether a reconsideration by the Planning Commission is appropriate.

BOARD OF SUPERVISORS HEARING AND RESOLUTIONS

On December 3, 2024, the Board of Supervisors, after reviewing staff presentations and hearing public comments, voted 4-0 to approve recommendations and Resolution 214-2024. I have taken the liberty of extracting SB35 references from the staff memorandum and the resolution. I offer this material for reference purposes without comment.

EXHIBIT A – Page 3 Staff Memo paragraph entitled “Adoption Resolutions” states:

“Adoption Resolutions The IODS and IDSG shall be adopted through two (2) adoption resolutions, one for the IODS and one for the IDSG (respectively Resolutions XX-2024 and XX-2024). As part of the referenced IODS resolution, staff is recommending that Resolution 211-2021, which designated approval authority for SB 35 streamlined ministerial projects where a discretionary review would otherwise be required by Title 130, be repealed. Resolution 211-2021 identified the Planning Commission as review authority for SB 35 projects, with no appeal to the Board and modifications to be approved by the Planning Director. However, *the proposed IODS resolution requires that the Planning Director make the determination on a project’s eligibility for streamlined ministerial approvals (e.g. SB 35, AB 2011) and staff level review of ministerial projects for compliance with the IODS.*”

EXHIBIT J – Resolution for IDOS for Streamlined Ministerial Decision w/ SB 35

WHEREAS, as the California Legislature has recently enacted legislation (e.g., Senate Bill 35, Assembly Bill 2011) allowing qualifying multifamily residential and mixed-use housing projects as a ministerial use with no local design oversight unless a local agency has adopted objective design standards applying to such projects;

WHEREAS, the County has maintained a strong desire to create updated, community-based, comprehensive, and enforceable community design standards and guidelines, ensure County design oversight for state qualifying ministerial housing projects and to create a more predictable review process;

WHEREAS, adoption of this resolution would supersede the designated approval authority outlined in Resolution 211-2021 allowing for staff level review of ministerial projects that comply with recently enacted legislation (e.g. Senate Bill 35, Assembly Bill 2011) and comply with the the Interim Objective Design Standards for Multifamily Residential and Mixed-Use Developments that Qualify for State Streamlining and Ministerial Provisions where discretionary review would otherwise be required by Title 130 of the County code;

NOW, THEREFORE, BE IT HEREBY RESOLVED that the County of El Dorado Board of Supervisors hereby adopts the Interim Objective Design Standards For Multifamily Residential And Mixed Use Development Projects That Qualify For State Streamlining And Ministerial Provisions, attached hereto as Exhibit D, to apply to all West Slope Community Regions and Rural Centers within the

unincorporated areas of El Dorado County, effective until such time as permanent objective design standards are adopted for these communities.

NOW, THEREFORE, BE IT FURTHER RESOLVED, adoption of this Resolution shall supersede the previous approval authority outlined in Resolution 211-2021 and require the Planning Director to make the determination on a project's eligibility for streamlined, ministerial approval (e.g., Senate Bill 35, Assembly Bill 2011) and staff level review of ministerial projects for compliance with the Interim Objective Design Standards. Resolution 211-2021 is hereby repealed.

SUMMARY AND REQUEST FOR BOS DIRECTION

The foregoing is offered for informational purposes only. We honor the decisions of the Board of Supervisors regarding SB 35-related codes, ordinances, and resolution adherence.

As the District 2 Planning Commissioner, I strongly endorse efforts to streamline processes and reduce staff workload. I also believe in the need for the County to maintain authority for land use over state mandates that could be detrimental to our interests. Your appointed Planning Commission serves the Board of Supervisors as the review recommending body, especially for proposals involving policy implications, complexity, and ambiguity. The BOS can rely on the Commission to provide independent analysis and a valuable check-and-balance.

Respectfully submitted:

Bob Williams

District 2 Planning Commissioner/Chair of the Commission