



County of El Dorado

Planning and Building
Department
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Minutes - Draft Planning Commission

Patrick J. Frega, Chair, District 5
Jeff Hansen, First Vice- Chair, District 3
Tim Costello, Second Vice-Chair, District 4
David Spaur, District 1
Bob Williams, District 2

Rhiannon Guilford, Clerk of the Planning Commission
Karen L. Garner, Executive Secretary

Thursday, July 9, 2026

9:00 AM

<https://edcgov-us.zoom.us/j/81648230648>

**Planning Commission Hearing Room 2850 Fairlane Court, Building C Hearing Room,
Placerville, CA 95667**

8:30 A.M. - CALL TO ORDER & ROLL CALL

Present: 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams,
Commissioner Hansen and Commissioner Costello

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS REGARDING THE AGENDA

PUBLIC COMMENT ON THE CONSENT CALENDAR

Public Comment: None

APPROVAL OF THE CONSENT CALENDAR

A motion was made by Commissioner Hansen, seconded by Commissioner Spaur, to Approve the Consent Calendar with no changes. Commissioner Costello abstained from the vote.

Yes: 4 - Commissioner Frega, Commissioner Spaur, Commissioner Williams and
Commissioner Hansen

Abstained: 1 - Commissioner Costello

All items on the Consent Calendar are to be approved by one motion unless a Commission member requests an item be removed from the Consent Calendar for discussion and a separate Commission action.

CONSENT CALENDAR

- 1. 26-0989** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of May 28, 2026.

This item was approved on the Consent Calendar.

END OF CONSENT CALENDAR**OPEN FORUM**

Public Comment: None

Open Forum is an opportunity for members of the public to address the Planning Commission on subject matter that is not on their meeting agenda and within their jurisdiction. Public comments during Open Forum are limited to three minutes per person. The Chair may limit public comment during Open Forum.

AGENDA ITEMS

- 2. 26-1109** Hearing to consider CONDITIONAL USE PERMIT, CUP25-0014/Calvary Chapel - Classroom Addition request for a proposed 2,298-square-foot classroom addition to an existing legal nonconforming church.

The property, identified by Assessor's Parcel Number 329-342-006, consisting of 3.18 acres, is located on the northeast side of Commerce Way, approximately 300 feet northwest of the intersection with Pleasant Valley Road, located in the Diamond Springs/El Dorado Community Region, submitted by John Kristedja;

Staff recommends the Planning Commission take the following actions:

1. Find Conditional Use Permit CUP25-0014 to be Categorically Exempt pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP25-0014, based on the Findings and subject to the Conditions of Approval as presented.

(Supervisor District 3)

3. 26-1110

Hearing to consider Planning and Building Department, Long Range Planning Unit, proposed amendments to Chapter 130.36 of the Zoning Ordinance (Signs) to allow limited digital signs in the El Dorado Hills Community Region; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

- 1) Adopt the Addendum to the County's 2015 Sign Ordinance Update Final Environmental Impact Report (FEIR), certified in July 2015 (State Clearinghouse No. 2014102011) (Legistar Attachment B); and
- 2) Approve the amendments to Chapter 130.36 (Signs) as presented, based on the Findings (Legistar Attachment B).

Public Comment: N. Watkins; J. Carpentier; D. Manning; J. Stevens

Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing.

A motion was made by Commissioner Spaur, seconded by Commissioner Hansen, to recommend the Board of Supervisors approve staff's recommendation.

Yes: 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and Commissioner Costello

4. 26-1111

Hearing to consider Revisions to Cannabis Setbacks Reductions for Parcels Owned or Leased Prior to November 6, 2018.

Public Comment: J. Schmidt

Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing.

A motion was made by Commissioner Williams to recommend the Board of Supervisors approve amending Section 130.41.100.4.C of the El Dorado County Zoning Ordinance, to remove or modify the ability for any setback from a commercial cannabis activity to be reduced in a CCUP so long as the applicant demonstrates that the actual setback will substantially achieve the purpose of the required setback and that the parcel was owned or leased by the applicant before voter approval of the ordinance from which the section was derived on November 6, 2018.

The motion failed for lack of a second.

A motion was made by Commissioner Costello, seconded by Commissioner Spaur, to recommend the Board of Supervisors:

- 1. Find the amendment of section 130.41.100.4.C exempt from CEQA under section(s) 15060(c)(2) and 15378 of the CEQA guidelines.**
- 2. Approve the amendments of section 130.41.100.4.C of Title 130 El Dorado County Ordinance as detailed in Alternative A.**
- 3. Consider re-evaluating setbacks for cannabis testing laboratories.**

Yes: 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and Commissioner Costello

STAFF AND COMMISSIONER UPDATES

Robert Peters, Chief Deputy Director of Planning, reported on the following: Planning Commission items that went to the Board of Supervisors in June and the next Planning Commission meeting.

Commissioner Spaur reported on the following:
Serrano construction on Silva in El Dorado Hills

Commissioner Costello reported on the following:
Long Range Planning's outreach meetings for Cool and Georgetown

Chair Frega requested an update on Whitehall from Karen Garner, Director of Planning and Building, which was provided, and reported on the following:
Upcoming summer vacations

Commissioner Williams reported on the following:
A request that his minority report submitted to the Board of Supervisors on June 11, 2026 be included with these minutes.

26-1216 Staff and Commissioner Updates

This is an opportunity for planning staff and Commission members to provide short informational updated on matters of concern. (May be called at any time during the meeting)

ADJOURNMENT

Chair Frega adjourned the meeting at 11:29 am.

If you challenge an application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing.