

PC 2/9/2023  
Item 4  
4 pages

**Fw: TM-E22-0006/Piedmont Oak Estates**

Planning Department <planning@edcgov.us>

Wed 2/8/2023 5:08 PM

To: jimwassner@gmail.com <jimwassner@gmail.com>

Cc: Karen L. Garner <Karen.L.Garner@edcgov.us>; Christopher J. Perry <Christopher.Perry@edcgov.us>; Robert J. Peters <Robert.Peters@edcgov.us>; Gina L. Hamilton <Gina.Hamilton@edcgov.us>; Kathy Witherow <kathy.witherow@edcgov.us>; Kathleen Markham <kathleen.markham@edcgov.us>; Debra R. Ercolini <debra.ercolini@edcgov.us>; Patricia M. Soto <Patricia.Soto@edcgov.us>; Aurora M. Osbual <Aurora.Osbual@edcgov.us>; David A Livingston <david.livingston@edcgov.us>; Dave W. Spiegelberg <dave.spiegelberg@edcgov.us>; Jefferson B. Billingsley <Jefferson.Billingsley@edcgov.us>; Eric M. Michaelson <Eric.Michaelson@edcgov.us>; Kathleen A. Silver <Kathleen.Silver@edcgov.us>

Bcc: Jon X. Vegna <JVegna@edcgov.us>; Kris X. Payne <KPayne@edcgov.us>; Lexi Boeger <Lexi.Boeger@edcgov.us>; Andy Nevis <Andy.Nevis@edcgov.us>; Daniel Harkin <Daniel.Harkin@edcgov.us>

Your public comment sent on January 30, 2023 at 9:20 AM has been received for the Piedmont Oak Estates (Tentative Map Extension TM-E22-0006) that is on the agenda for the Planning Commission's February 9, 2023 Meeting. Thank you.

**County of El Dorado**

Planning and Building Department (Planning Services)

2850 Fairlane Court

Placerville, CA 95667

(530) 621-5355



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**From:** Aurora M. Osbual <Aurora.Osbual@edcgov.us>

**Sent:** Wednesday, February 8, 2023 4:45 PM

**To:** Planning Department <planning@edcgov.us>

**Subject:** Fw: TM-E22-0006/Piedmont Oak Estates

Sincerely,

**Aurora Osbual**

Clerk of the Planning Commission

Planning Division

**County of El Dorado**

Planning and Building Department

2850 Fairlane Court

Placerville, CA 95667

Direct Line: (530) 621-5351

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[aurora.osbual@edcgov.us](mailto:aurora.osbual@edcgov.us)

23-0231 Public Comment  
PC Rcvd 02-09-23

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**From:** Corinne E. Resha <Corinne.Resha@edcgov.us>  
**Sent:** Wednesday, February 8, 2023 4:32 PM  
**To:** Aurora M. Osbual <Aurora.Osbual@edcgov.us>  
**Cc:** Gina L. Hamilton <Gina.Hamilton@edcgov.us>  
**Subject:** Fw: TM-E22-0006/Piedmont Oak Estates

Good afternoon, Aurora--

The comment email and attachment have been submitted as a public comment on the Piedmont Oak Estates (TM-E22-0006) project. Can this be uploaded into legistar? Sorry for the last minute issue!

Cori

**Corinne Resha**  
Senior Planner

**County of El Dorado**  
Planning and Building Department  
2850 Fairlane Court, Bldg C  
Placerville, CA 95667  
Main Line 530.621.5355  
Direct 530.621.5305  
[corinne.resha@edcgov.us](mailto:corinne.resha@edcgov.us)

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**From:** Jim Wassner <jimwassner@gmail.com>  
**Sent:** Monday, January 30, 2023 9:20 AM  
**To:** Corinne E. Resha <Corinne.Resha@edcgov.us>  
**Subject:** TM-E22-0006/Piedmont Oak Estates

You don't often get email from jimwassner@gmail.com. [Learn why this is important](#)

Corinne,

Please add the attached comments and attached COA Statement on Senior Housing Needs to the comments received for the Planning Commission public hearing on Feb 9th, item TM-E22-0006 Piedmont Oak Estates.

While this project is not identified specifically as affordable or senior housing, the lower priced units will be very attractive to seniors who are looking to downsize to a smaller home, if the following home size and configuration suggestions from the attached COA Statement on Senior Housing Needs are followed:

**Home size and configurations**

- Single story
- Wider hallways
- Grab-bars included in bathrooms
- No interior steps ("sunken" levels)
- Garages at same level as home

- 36" doors throughout
- Zero threshold front door.
- ADA size bathroom with roll-in shower and grab bars.

Thank you,

Jim Wassner  
County Commission on Aging

## ***El Dorado County Commission on Aging Statement on Senior Housing Needs***

The EDC Commission on Aging is aware of the significant shortage of homes, both suitable and available, to our aging population. Ideally, mixed modes of housing-situations should bring a variety of options to Seniors to suit a variety of needs, preferences and incomes. Demographics will support an increased number of smaller and physically accessible modes of housing indefinitely.

Because of the intensity of the current shortage, we feel it is important to advocate for this category of homes as new housing proposals come on line in El Dorado County.

### ***Criteria for Aging-friendly housing:***

#### ***Land planning and parcel sizes***

- *Modest sized lots ( 4,000 sq. ft to 8,000)*
- *800 to 1500 sq. ft. homes*
- *Minimal slopes eliminating need for exterior stairs*
- *Inclusionary-style planning (variety of SFR with duplex, triplex and 4 plexes)*
- *Accessible neighborhood walkways*
- *Guest parking pockets*
- *Not age-restricted*

#### ***Home size and configurations***

- *Single story*
- *Wider hallways*
- *Grab-bars included in bathrooms*
- *No interior steps ("sunken" levels)*
- *Garages at same level as home*
- *36" doors throughout*
- *Zero threshold front door.*
- *ADA size bathroom with roll-in shower and grab bars.*

Although the criteria listed above are ideal for the needs of our large and growing number of Seniors, these features are suitable and desirable for all age categories and would contribute to stable, healthy neighborhoods of the future.

- *For further information about the El Dorado County Commission on Aging Housing Subcommittee, contact:*

**Area Agency on Aging, Placerville Health and Human Services**  
937 Spring Street, Placerville, CA 95667  
Phone: (530) 621-6150

