



County of El Dorado

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
phone: 530-621-5355
fax: 530-642-0508

Minutes Planning Commission

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

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

Thursday, October 23, 2025

8:30 AM

<https://edcgov-us.zoom.us/j/83477570925>

2850 Fairlane Court, Building C Hearing Room, Placerville, CA 95667

PUBLIC PARTICIPATION INSTRUCTIONS: The Planning Commission meeting room will be open to the public. The meeting will continue to be live-streamed via Zoom.

Although the County strives to offer remote participation, be advised that remote Zoom participation is provided for convenience only. In the event of a technological malfunction, the only assurance of live comments being received by the Commission is to attend in person. Except for a noticed teleconference meeting, the Planning Commission reserves the right to conduct the meeting without remote access if there is a malfunction.

Members of the public may address the Commission in-person or via Zoom to make a public comment. Seating is limited and available on a first-come, first-served basis. The public should call into 530-621-7603 or 530-621-7610. The Meeting ID is 834 7757 0925. Please note you will not be able to join the live-stream until the posted meeting start time. To observe the live stream of the Planning Commission meeting go to <https://edcgov-us.zoom.us/j/83477570925>

If you are joining the meeting via Zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make a comment. Speakers will be limited to 3 minutes.

By participating in this meeting, you acknowledge that you are being recorded. If you choose not to observe the Planning Commission meeting but wish to make a comment on a specific agenda item, please submit your comments to the Clerk of the Planning Commission at planning@edcgov.us. Planning Services cannot guarantee that any public comment received the day of the Commission meeting will be delivered to the Commission prior to any action.

The Clerk and Planning staff is here to assist you, please call 530-621-5355 if you need any assistance with the instructions to access the meeting.

Planning Commission video recordings, agendas, staff reports, supplemental materials and meeting minutes are available on the internet at: <http://eldorado.legistar.com/Calendar.aspx>

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact the Clerk of the Planning Commission at 530-621-5355 or via e-mail, planning@edcgov.us, preferably no less than 24 hours in advance of the meeting.

The Planning Commission is concerned that written information submitted to the Planning Commission the day of the Commission meeting may not receive the attention it deserves. The Clerk of the Planning Commission cannot guarantee that any FAX, email, or mail received the day of the meeting will be delivered to the Commission prior to action on the subject matter.

For purposes of the Brown Act, Section 54954.2(a), the numbered items on this agenda give a brief description of each item to be discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for inspection during normal business hours in Planning Services located at 2850 Fairlane Court, Placerville, CA. Such documents are also available on the Commission's Meeting Agenda webpage subject to staff's ability to post the documents before the meeting.

PROTOCOLS FOR PUBLIC COMMENT:

Public comment will be received at designated periods as called by the Commission Chair.

Except with the consent of the Commission, individuals shall be allowed to speak to an item only once.

Matters not on the agenda may be addressed by the general public during Public Forum/Public Comment. Comments during Public Forum/Public Comment are limited to three minutes per person. The Commission reserves the right to waive said rules by a majority vote. Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Public testimony will be received on each agenda item as it is called. Individuals will have three minutes to address the Commission. At the discretion of the Commission, time to speak on an item may be extended or shortened for all speakers.

Upon completion of public comment on an agenda item, the matter shall be returned to the Commission for deliberation. Members of the public shall not be entitled to participate in that deliberation, or be present at the podium during such deliberation, except at the invitation of the Commission for a point of clarification or question by the Commission.

Individual Commission members may ask clarifying questions but will not engage in substantive dialogue with persons providing input to the Commission.

If a person providing input to the Commission creates a disruption by refusing to follow Commission guidelines, the Chair of the Commission may take the following actions:

Step 1. Request the person adhere to the Commission guidelines. If the person refuses, the Chair may ask the Clerk to turn off the speaker's microphone.

Step 2. If the disruption continues, the Chair may order a recess of the Commission meeting.

Step 3. If the disruption continues, the Chair may order the removal of the person from the Commission meeting.

8:30 A.M.

CALL TO ORDER / ROLL CALL

Chair Williams called the meeting to order at 8:30 A.M.

Present: 4 - Commissioner Frega, Commissioner Williams, Commissioner Hansen and Costello

Absent: 1 - Commissioner Spaur

PLEDGE OF ALLEGIANCE TO THE FLAG

ADOPTION OF AGENDA AND APPROVAL OF THE CONSENT CALENDAR

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.

Public Comment: None

A motion was made by Commissioner Frega, seconded by Commissioner Hansen, to Adopt the Agenda and Approve the Consent Calendar with no changes.

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

Absent: 1 - Commissioner Spaur

CONSENT CALENDAR

- 1. 25-1716** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of October 9, 2025.

This item was approved on the Consent Calendar.

END OF CONSENT CALENDAR

PUBLIC FORUM / PUBLIC COMMENT

Public Comment: P. Husser-Brown; L. Columbo; S. Miller; L. Rolla; S. Taylor

- 25-1838** Public Forum/Public Comment will be heard after the consent calendar. If there are a large number of public participants, the public comment portion may be continued and conclude in a later portion of the meeting.

UPDATED ROLL CALL

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

AGENDA ITEMS

2. 25-1713

Hearing to consider PLANNED DEVELOPMENT PERMIT, PD21-0002/Latrobe Commercial Condominiums request for a gated commercial development consisting of micro-flex office space, and includes associated improvements for parking, lighting, and landscaping. Following are the specific requests for this permit:

a) Four (4) buildings totaling 76,243 square feet of office and warehouse space on approximately five (5) acres; and

b) Exception from the Community Design Guidelines and Standards, Landscaping and Irrigation Standards for the interior parking area.

The property, identified by Assessor's Parcel Numbers 117-088-022 and 117-088-023, consisting of 11.84 acres, is located on the east side of Robert J. Mathews Parkway, adjacent to the west side of Latrobe Road, approximately 400 feet northwest from the intersection of Latrobe Road and Investment Boulevard, in the El Dorado Hills Business Park, within the El Dorado Hills Community Region, in the El Dorado Hills area, submitted by Karina Guerrieri;

Staff recommends the Planning Commission take the following actions:

1. Determine that the Planned Development Permit is exempt from additional environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning); and

2. Approve Planned Development Permit, PD21-0002, based on the Findings and subject to the Conditions of Approval as presented herein. (Supervisory District 2)

Public Comment: D. Anderly; S. Taylor

Chair Williams opened the hearing. Commissioners Costello disclosed that they had emailed with the applicant. Commissioner Spaur disclosed that they spoke with a realtor who works with the applicant.

Upon hearing from staff and the public, Chair Williams closed the hearing. A motion was made by Chair Williams, seconded by Commissioner Spaur, to approve Staff's recommendations 1 & 2 with the added condition: A revised landscape plan shall be submitted for review and approval by the Planning Director, demonstrating compliance with parking lot shade requirements, prior to project initiation and building permit issuance. Staff will also be revising the rationale for Development Plan Permit Finding 5.3 to clarify that the applicant is not requesting any exceptions to the design guidelines or standards.

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

3. 25-1714

Hearing to consider PLANNED DEVELOPMENT PERMIT REVISION, PD-R24-0003 / Green Valley Station request to modify an approved development plan, PD05-0004, to increase allowable restaurant space from 8,000 square feet to 12,711 square feet, within the previously approved developed area. The property, identified by Assessor's Parcel Numbers 116-301-006, 116-301-007, 116-301-008, 116-301-009, 116-301-010, and 116-301-011, consisting of 12.94 acres, is located on the southeast corner of the intersection between Green Valley Road and Cambridge Road, in the Cameron Park Community Region, submitted by Peter M. Berchtold, Architect;

Staff recommends the Planning Commission take one of the following actions:

1. Find Planned Development Permit Revision PD-R24-0003 consistent with the Mitigated Negative Declaration adopted for the approved PD05-0004/Green Valley Station, pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines; and
2. Approve Planned Development Permit Revision PD-R24-0003 based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 2)

Public Comment: None

Chair Williams opened the hearing. Upon hearing from staff and the public, Chair Williams closed the hearing. A Motion was made by Chair Williams, seconded by Commissioner Costello, to approve staff's recommendations 1 & 2.

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

TO AND FROM:

Robert Peters, Deputy Director of Planning, reported on the following:
The Special Planning Commission Meeting of November 12, the Regular Planning Commission Meeting on November 13, and the October 28 Board of Supervisors meeting.

Commissioner Spaur reported on the following:
The October 22 APAC Meeting and made a request that Staff adjust the format of their Staff Reports to include alternate recommendations.

Chair Williams reported on the following:
The October 22 APAC Meeting and the California County Planning Commission Conference.

Commissioner Frega reported on the following:
The construction on the Pioneer Trail roundabout.

Commission members may make a brief report on commissioner districts, committee meetings, department matters or make a brief announcement on matters of countywide concern (May be called at any time during the meeting)

ADJOURNMENT

Chair Williams adjourned the meeting at 10:48 A.M.

All persons interested are invited to participate remotely (following instructions listed under the Public Participation Instructions in this agenda) and be heard or to write their comments to the Planning Commission. If you challenge the 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. Any written correspondence should be directed to Planning Services; 2850 Fairlane Court; Placerville, CA 95667.