

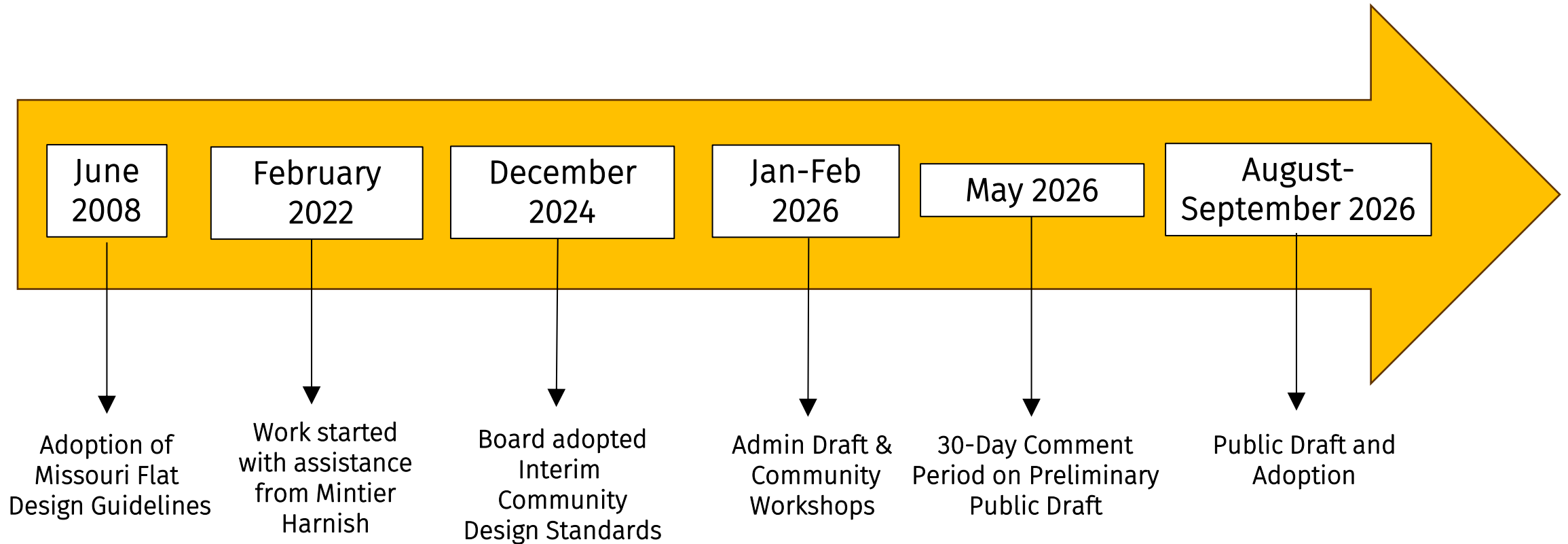
El Dorado/Diamond Springs Design Standards & Guidelines

**Planning Commission Hearing
August 13, 2026**



El Dorado County Planning & Building Department
Long Range Planning Unit

Project Timeline



Project Goals

- ✓ Support affordable/workforce housing
- ✓ Create historic, community-focused architectural styles
- ✓ Encourage community investment by establishing clear and predictable development standards.



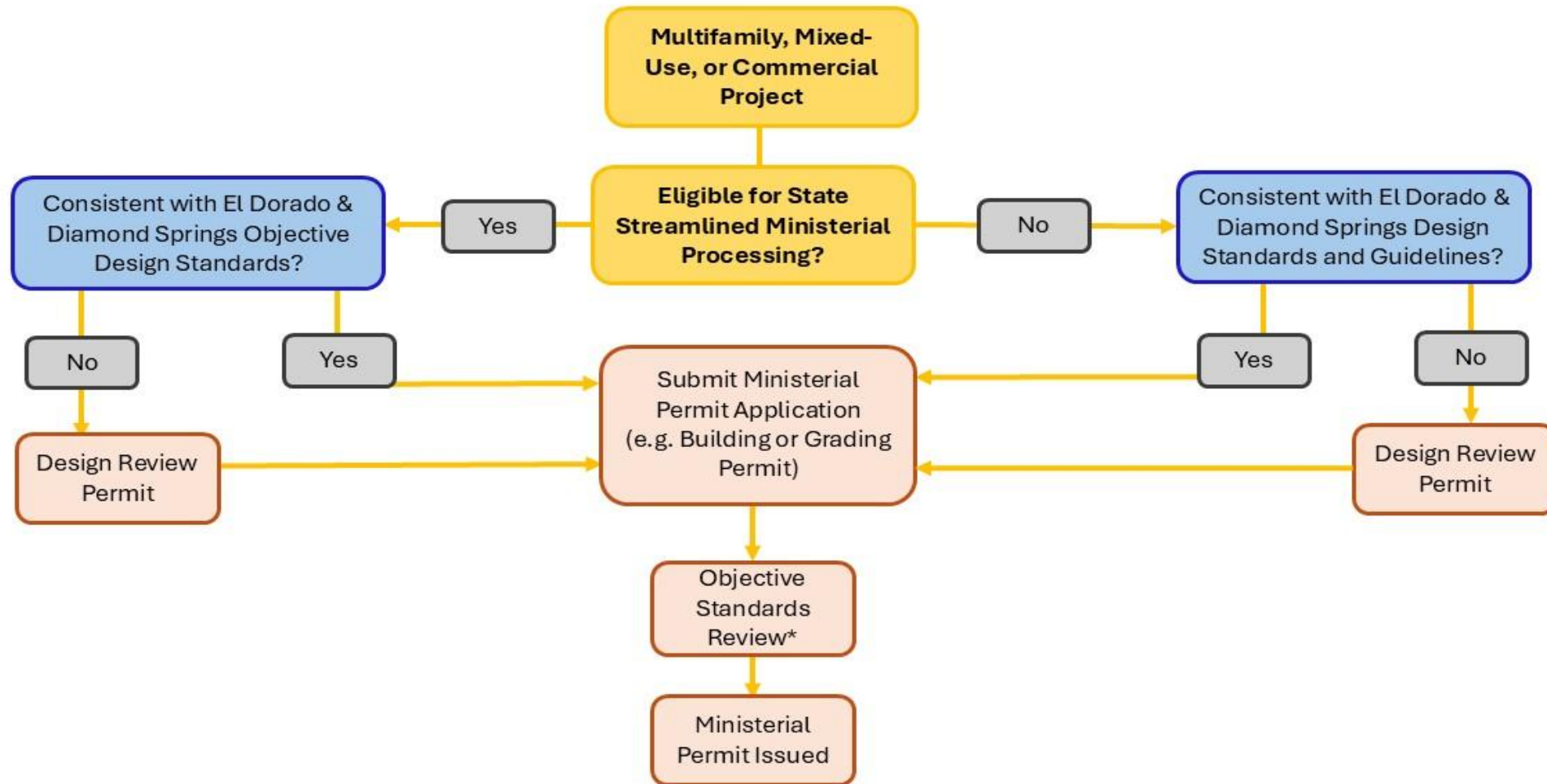
Mercy Housing El Dorado Haven Affordable Housing Project, Diamond Springs CA

Image credit: El Dorado County Building Division (2024)

Key Content Areas

- Introduction, purpose, and applicability (Sections 1-2)
- Permitting process (Section 2)
- Required architectural styles (Section 4)
- Use-specific site & building standards
 - Multifamily standards/guidelines (Section 5)
 - Mixed use standards/guidelines (Section 6)
 - Commercial standards/guidelines (Section 7)

Permitting Process



*Ministerial development projects must be consistent with all objective (measurable and uniformly applied) development standards including but not limited to those in the Zoning Ordinance, Building Code, Fire Code and other applicable regulations.

State Streamlined Ministerial Projects



- County design oversight limited to compliance with existing objective site and building design standards
- Objective design standards protect community from poor design

Required Architectural Styles



Gold Rush (Historic Townsites)



Rustic Craftsman

Multi-Unit Projects

■ Site:

- Parking/circulation
- Fencing & screening
- Building orientation
- Outdoor areas
- Recreational amenities

■ Building:

- Wall form/massing
- Colors/materials
- Windows/doors
- Roofs & balconies

Figure 15 Shared Community Courtyard, Winters, California



Photo Credit: Shingle Springs Community Alliance (SSCA)

Mixed Use Projects

- Site:
 - Parking in rear
 - Screening of utilities, service entries
- Building:
 - Ground floor transparency
 - Recessed/covered building entries
 - Unified architecture/design
 - Minimum ground floor height

Figure 21 Vertical Mixed Use Frontage



Photo Credit: Shingle Springs Community Alliance (SSCA)

Commercial Projects

- Site:
 - Frontage & sidewalk improvements
 - Screened parking/service areas
 - Unified design theme to match building(s)
- Building:
 - Wall form/massing
 - Colors/materials
 - Windows/doors
 - Roofs & balconies
 - Fuel station standards

Figure 26 Diamond Springs Retail Center



Public Engagement

- ✓ Stakeholder Advisory Team
- ✓ Community workshops
- ✓ County email notices to project subscription list
- ✓ Social media posts
- ✓ Frequent webpage updates
- ✓ Phone outreach
- ✓ Newspaper ads
- ✓ PC public hearing notices



Key Revisions from Comments

- ✓ Added historical background/sketches where appropriate
- ✓ Clarified applicability regarding zoning overlays and remodels/additions
- ✓ Clarified architectural and design standards
- ✓ Clarified design and infrastructure standards
- ✓ Made grammatical and formatting edits for ease of use

Staff Recommendation

Forward a recommendation to the Board to take the following actions:

1. Adopt the Addendum to the 2015 TGPA-ZOU Final EIR;
2. Approve the El Dorado & Diamond Springs Design Standards and Guidelines (DSG) as presented;
3. Approve the associated Zoning Ordinance amendments to implement the El Dorado & Diamond Springs DSG