



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 23, 2026

9:00 AM

<https://edcgov-us.zoom.us/j/84569455109>

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

9:00 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 Spaur, seconded by Commissioner Hansen, to approve the minutes with the following edit: update item #2 to reflect the removal and revised date.

Yes: 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and 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. [26-1185](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of July 9, 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)

Public Comment: None

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

A motion was made by Commissioner Hansen, seconded by Commissioner Williams, to approve the project as presented with three additional conditions: the two conditions identified in the Staff Report and an added requirement to screen the relocated propane tank.

STAFF AND COMMISSIONER UPDATES

Robert Peters, Chief Deputy Director of Planning, reported on the following:
The July 21 Board of Supervisors meeting and the next Planning Commission meeting will be held on August 13, 2026.

Commissioner Costello reported on the following:
Touring Marble Valley and Lime Rock

Chair Frega reported on the following:
A reminder for Commissioners to make staff aware of any vacations, and he will be away for the first meeting of September.

Commissioner Williams reported on the following:
He will be away for the October 22 meeting.

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

ADJOURNMENT

Chair Frega adjourned the meeting at 9:22 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.