



# Interim Objective Community Design Standards/Guidelines

Board of Supervisors and Planning Commission  
Joint Public Workshop

Planning and Building Department, Long Range Planning  
September 17, 2024

# Workshop Agenda

- 1. Project Background and Public Outreach/Engagement**
- 2. Project Overview (Components A and B):**
  - A. Draft Interim Objective Design Standards (ODS) for multifamily (MFR) and mixed-use projects that qualify for state streamlining and ministerial review (“ministerial projects”);
  - B. Draft Interim ODS and Guidelines for commercial and non-state qualifying MFR and mixed-use projects (“non-ministerial projects”) in the County’s Community Regions and Rural Centers (CRs and RCs)
- 3. Next Steps and Anticipated Adoption Timeline**
- 4. Discussion Items**
- 5. Solicit Board, Commission and Community feedback**



# Project Background

**2018:** Initial 3-year contract to initiate planning effort for guidelines/standards for the CRs

**2020:** Due to mutual disagreements, the above contract was voided and a new contract was sought

**2022:** New contract (Mintier Harnish) for commercial and MFR design standards for the CRs

**2017-2023:** State enacts new laws to target/facilitate multifamily/affordable housing development. Qualifying housing projects must be approved with expedited ministerial review and limited design oversight

# Project Background: New Housing Legislation

Approved Bills	Description
<b>SB 167</b> (2017)	Limits deniability for qualifying/affordable housing projects
<b>SB 35</b> (2017)	Mandates streamlined ministerial approval for qualifying MFR/Mixed use projects
<b>AB 2162</b> (2018)	Makes qualifying supportive housing a use by right where MFR and Mixed-uses are permitted
<b>SB 330</b> (2019)	Creates vesting pre-application process for qualifying projects
<b>AB 2011 &amp; SB 6</b> (2022)	Allows qualifying MFR and mixed-use in commercial zones

# Project Background: Objective Design Standards

## What are Objective Design Standards (ODS)?

1. “Standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal” (California Government Code, Section 65913.4)
2. Standards that have no “grey area” for interpretation:
  - Use of specific materials (e.g. Spanish-style tile roof)
  - Specific roof pitches (e.g. slope of 1:5)
  - Specific paint colors that are commonly knowable (e.g. “White”)
3. Consistency with “neighborhood/architectural character” is not objective unless these terms are defined so they can be applied without the exercise of discretion

# Project Background:

## Examples of Objective Design Standards

### Design Guidelines Vs. Objective Design Standards

Design Guidelines	Design Standards
Provide articulation to reduce the apparent mass and scale of the building and to be sensitive to the neighborhood.	At intervals of at least 100 feet of building length, there shall be a plane break along the facade composed of an offset of at least 5 feet in depth by 25 feet in length. The offset shall extend from grade to the highest story.
Rooftop mechanical equipment <i>should be</i> screened from public view by a parapet wall, decorative equipment screen, or other architectural treatment.	Rooftop mechanical equipment <i>shall be</i> screened from public view by a parapet wall, decorative equipment screen, or other architectural treatment.
Provide ample width and design for universal access along pathways and walks.	The paved section of sidewalks shall be at least 8 feet in width.

# Public Outreach/Engagement

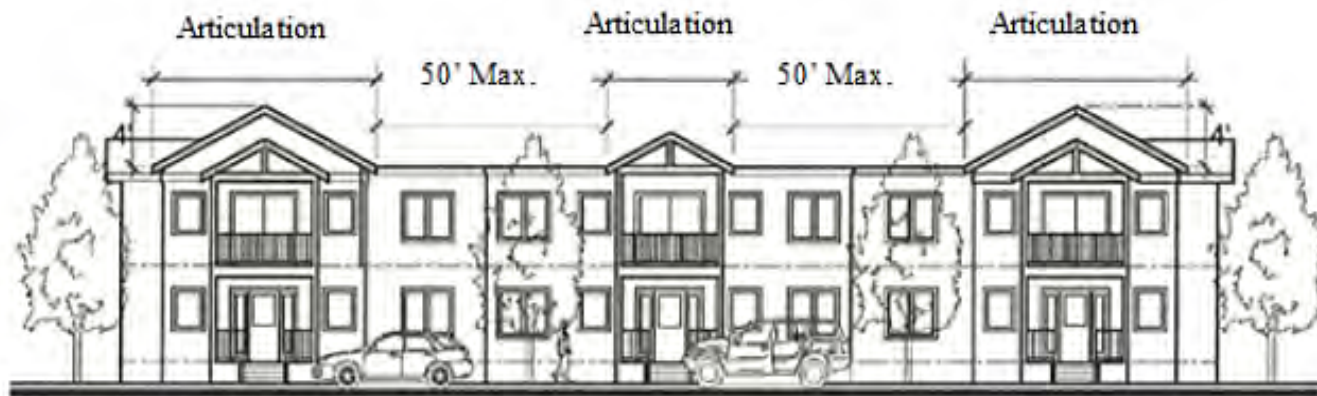
**Ongoing public outreach to encourage community engagement throughout the review and adoption process:**

- ✓ **Social Media Postings**
- ✓ **Local Newspaper Ads (all West Slope publications)**
- ✓ **Public Notifications on Planning Division Webpage**
- ✓ **Notifications to Email Subscriber Lists**
- ✓ **Special Outreach to Stakeholders & Interested Parties**
- ✓ **Additional Public Review Periods for Draft Documents**
- ✓ **Standard Notices for Upcoming Board of Supervisors and Planning Commission Workshops & Adoption Hearings**

# Project Overview Component A

## ODS for Streamlined, Ministerial Projects

FIGURE 2.2-2. BUILDING ARTICULATION



### Purpose and Approach:

- Protect community from poorly designed ministerial projects
- Streamline and facilitate affordable housing
- Consists of objective site planning and building design standards



# Project Overview Component A

## Discussion Topics

1. Integrate proposed mixed-use standards with existing mixed-use design manual
2. Allowing community input into objective design standards to be applied to ministerial projects
3. Balance between objective design standards and cost prohibitive requirements

# Project Overview Component B

## ODS/Guidelines for Non-Ministerial Projects

### Purpose and Approach:

1. Provide architectural design standards and guidelines for commercial and non-ministerial MFR/mixed-use development in CRs and RCs
2. Encourage connectivity to past and consistency while promoting flexibility, creativity and economy
3. Applicability:
  - County West Slope only
  - Specific Plan or Planned Development (-SP or- PD) Combining Zones would control unless silent regarding specific architectural design standards

# Project Overview Component B

## How to Use This Document

1. Address use-specific development standards/guidelines
2. Identify the Architectural Design Zone (ADZ) for your project (Section 2.0)
3. Select one architectural style from allowed styles in your ADZ (Section 6.0)
4. Address the design standards (“shall”, “must”, “will”) and encouraged design specifications (“may”, “should”, etc.) for the selected style (Sections 6.1- 6.4)

# Project Overview Component B

## Architectural Design Zones

### 1. Mountain Zone (Purple):

**RCs:** Camino, Cedar Grove, Pollock Pines, Georgetown, Grizzly Flat, Strawberry, Kyburz, Little Norway, Mt. Ralston, Phillips, Quintette

### 2. Mid Foothill Zone (Orange):

**CRs:** El Dorado/Diamond Springs, Shingle Springs, Placerville.

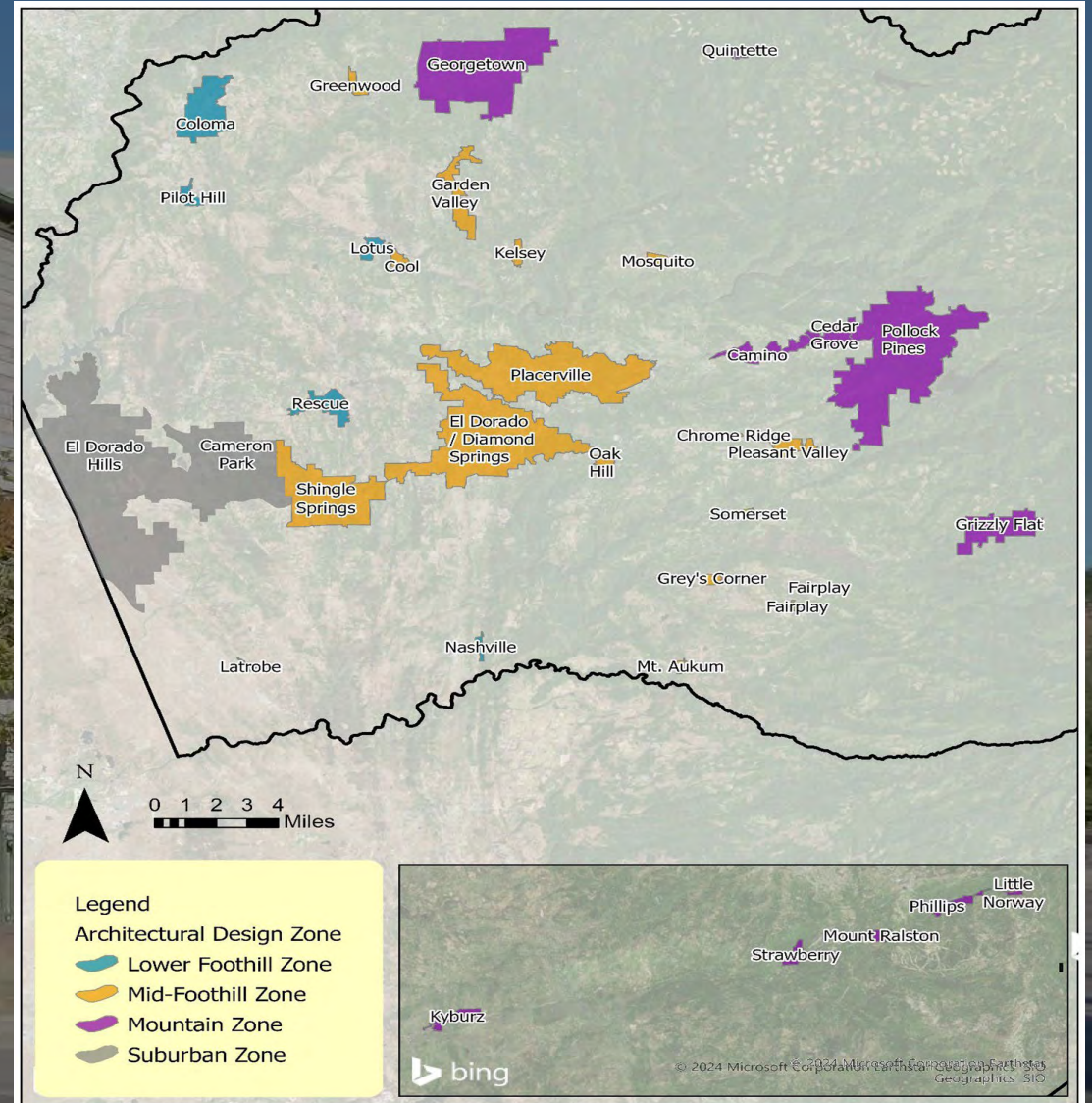
**RCs:** Mosquito, Greenwood, Cool, Fairplay, Garden Valley, Somerset, Gray's Corner, Kelsey, Oak Hill, Pleasant Valley, Chrome Ridge, Mt. Aukum

### 3. Lower Foothill Zone (Blue):

**RCs:** Coloma, Latrobe, Lotus, Nashville, Pilot Hill, Rescue

### 4. Suburban Zone (Grey):

**CRs:** El Dorado Hills and Cameron Park



## Project Overview Component B -

### Architectural Design Example: Railroad Craftsman Architectural Style



- Ⓐ Edge trim: Max. 7 1/4"
- Ⓑ Window trim: Max. 5 1/2"
- Ⓒ Building siding: Maximum of two types; either lap, clay brick, ledger stone veneer or board and batten.
- Ⓓ Window ratio: .5 : 1
- Ⓔ Beam extensions: Allowed if with metal flashing; otherwise, beam are not to extend past fascia board.
- Ⓕ Decorative brackets or braces
- Ⓖ Roof slope: Min. 4:12, Max. 12:12
- Ⓗ Trapezoidal columns prohibited
- Ⓘ Allowed picket styles: Painted vertical 1" x 4" wood pickets less than 4" apart.
- ⓵ Facade colors limited to two body colors and one trim color.

Figure 2. Typical Design Features of the Railroad Craftsman Style

## Project Overview Component B - Architectural Design Standards/Guidelines: Railroad Craftsman Architectural Style



**Figure 1: Shingle Springs Railroad Depot  
(single-story structure)**

### Example: Building Materials and Colors

- a. Building materials **shall** consist of at least two of the following: board-on-board, board on batten, 4” or 6” V groove (in a vertical or horizontal application), and stone. Second and third floors **shall** be of different material or application direction than the material used on the ground floors.
- b. Primary wall colors **shall** consist of earth tone colors, such as browns, greys, greens, and rust, or muted colors, such as mid-to-dark greens and blues and gold. Trim colors **may** consist of neutral colors, such as beige, taupe, and ivory, to complement the primary building colors.

# Project Overview Component B

## Discussion Topics

1. Expand Design Review Permit to all commercial, MFR, and mixed-use in CRs and RCs
2. Integrate proposed mixed-use standards and guidelines with existing mixed-use design manual
3. First step to integrating community design preferences into permanent design standards for CRs and RCs

# Next Steps/Anticipated Adoption Timeline

## Anticipated Adoption Schedule

Planning Commission Hearing	October 31, 2024
Board of Supervisors Hearing	December 3, 2024
Interim Design Standards/Guidelines Effective Date	January 2025



# Get Involved:

- Provide questions or comments by September 24, 2024:  
Tom Purciel, Senior Planner  
(530) 621-5903  
[EDCdesignstandards@edcgov.us](mailto:EDCdesignstandards@edcgov.us)
- Subscribe to project email updates:  
[https://service.govdelivery.com/service/subscribe.html?code=CAELDOR\\_196](https://service.govdelivery.com/service/subscribe.html?code=CAELDOR_196)
- Check for Project updates, upcoming workshops and hearings at the [Long Range Planning](#) or [Public Notices](#) webpages