

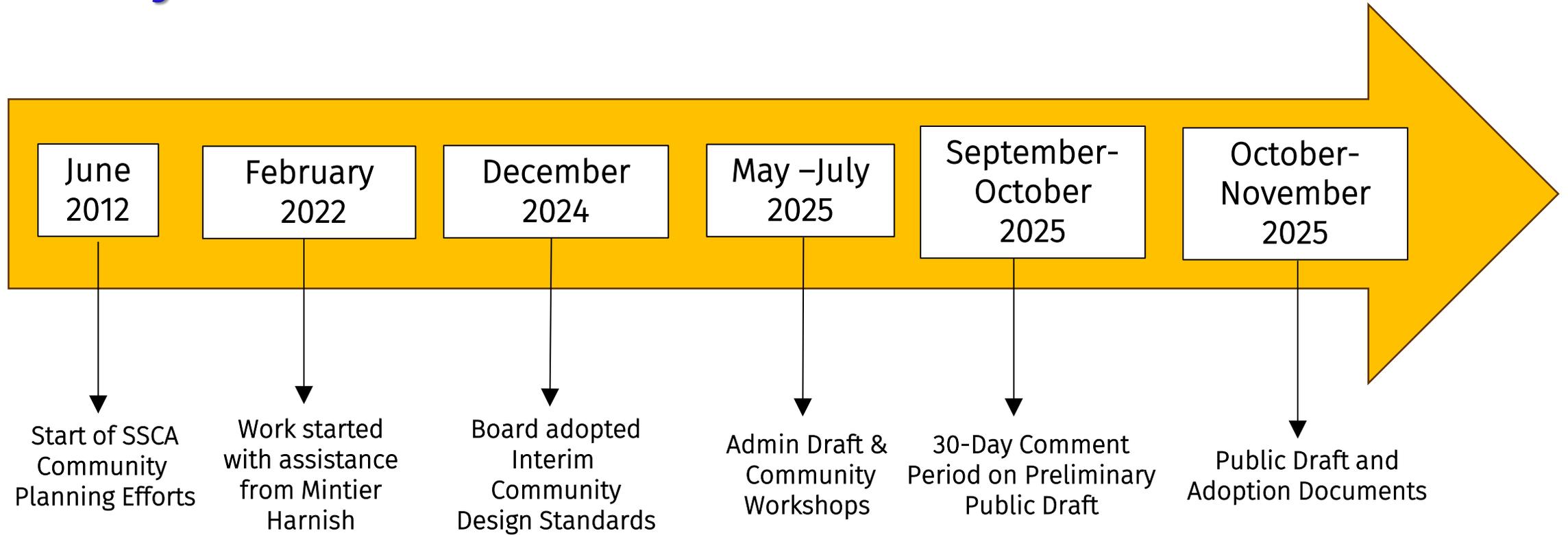
# Shingle Springs Design Standards & Guidelines

Planning Commission Hearing  
December 11, 2025



Planning & Building Department  
Long Range Planning

# Project Timeline



# Project Goals

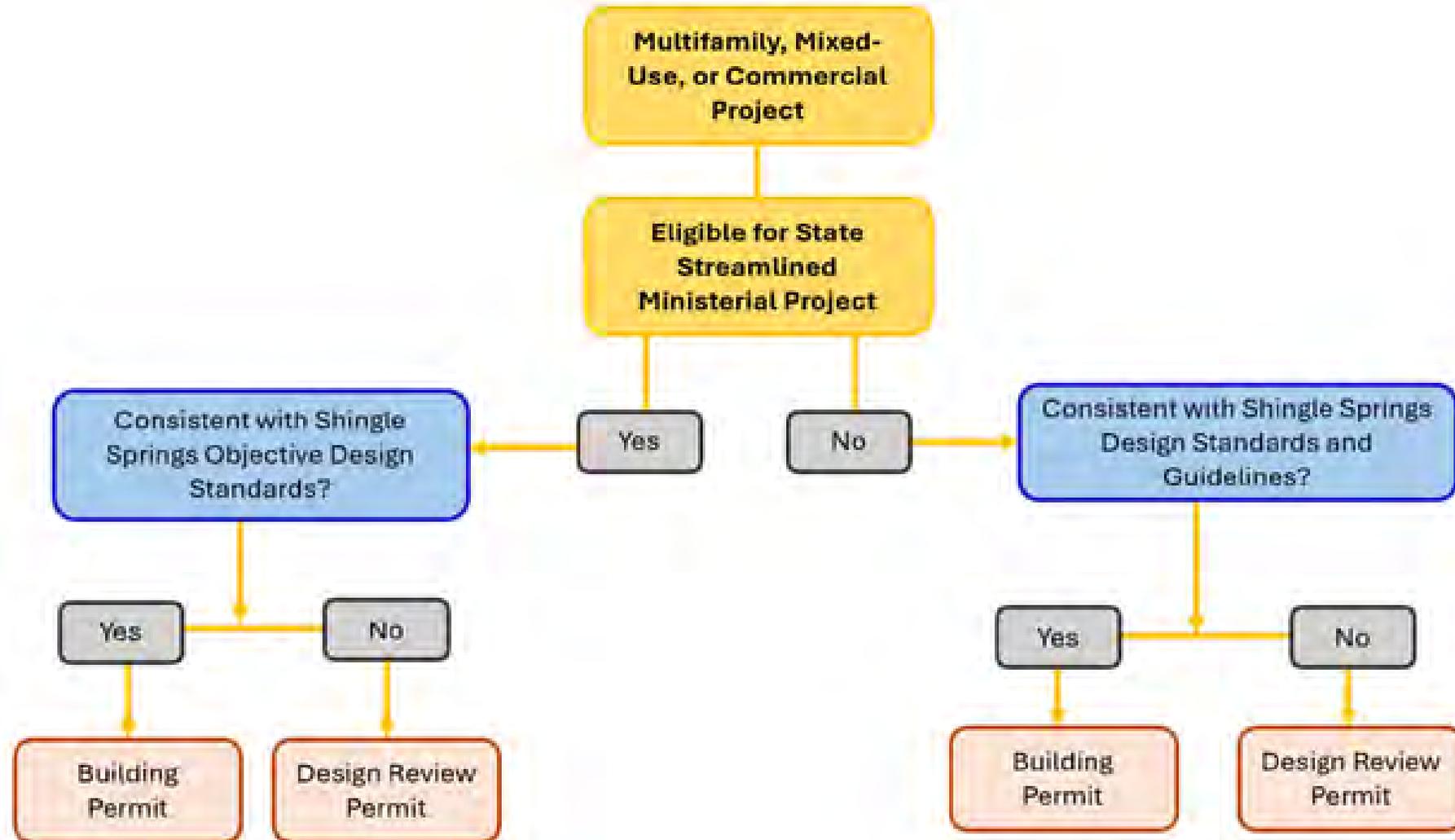
- Community-based site/building design standards to protect rural & historic character
- Objective design standards for state streamlined ministerial projects
- Architectural styles for quality design



# 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



# State Streamlined Ministerial Projects



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

# Required Architectural Styles



Railroad  
Craftsman



Gold Rush



Industrial  
Farmhouse

# 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

- Community workshop flyers
- County email notices to project subscription list
- Community email notices (SSCA)
- 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 & design standards
- Clarified design & infrastructure standards
- Made grammatical & 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 Shingle Springs Design Standards and Guidelines (DSG) as presented;
3. Approve the associated Zoning Ordinance amendments to implement the Shingle Springs DSG