



# County of El Dorado

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[www.edcgov.us/bos/](http://www.edcgov.us/bos/)

## Minutes - Draft Cameron Park Design Review Committee

*Vince K. Maloney, Chair - Business/Resident*  
*Dyana Anderly, Vice Chair - Resident*  
*Nicholas Howell - Resident*  
*Timothy Powell - Resident*  
*Vacant - Business/Resident*

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Monday, May 20, 2024

6:30 PM

<https://edcgov-us.zoom.us/j/96425149671>

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**Shingle Springs Cameron Park Chamber of Commerce 4095 Cameron Park Drive  
Cameron Park, CA 95682  
OR Live Streamed - [Click here to view](#)**

**PUBLIC PARTICIPATION INSTRUCTIONS:** The Committee meeting room will be open to the public. The meeting will be live-streamed via Zoom. By participating in this meeting, you acknowledge that you are being recorded. Members of the public may address the Committee in-person or via Zoom to make a public comment. The public should call into 530-621-7603 or 530-621-7610. The Meeting ID is 964 2514 9671. 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 Committee meeting go to <https://edcgov-us.zoom.us/j/96425149671>.

If you are joining the meeting via zoom and wish to make a comment on an item, press the "raise hand" button. If you are joining the meeting by phone, press \*9 to indicate a desire to make a comment. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes, and individuals speaking for a group are allocated 5 minutes. Matters not on the agenda may be addressed by the general public during the Open Forum. Public comments during Open Forum are limited to 3 minutes per person. The Committee reserves the right to waive said rules by a majority vote. Adopted (09/14/2009).

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 Committee is to attend in person. Except for a noticed teleconference meeting, the Committee reserves the right to conduct the meeting without remote access if there is a malfunction.

If you choose not to observe the Committee meeting but wish to make a comment on a specific agenda item, please submit your comment in writing. You are encouraged to submit your comment in writing by 4:00 PM on the Friday before the meeting to ensure the Committee has adequate time to review. Please submit your comment to the Clerk of the Board at [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us). Your comment will be placed into the record and forwarded to Committee members.

## PROTOCOLS FOR PUBLIC COMMENT

Public comment is welcome at designated periods as called by the Committee Chair.

Individuals will have three minutes to address the Committee. Except with the consent of the Committee, individuals shall be allowed to speak to an item only once.

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

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

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

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

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

**CALLED TO ORDER AT 6:34 P.M.**

**ROLL CALL**

**Present:** 3 - Maloney, Howell and Powell

**Absent:** 1 - Anderly

**ADOPTION OF THE AGENDA AND APPROVAL OF CONSENT CALENDAR**

**A motion was made by Member Howell, seconded by Member Powell to Adopt the Agenda and Approve the Consent Calendar.**

**Yes:** 3 - Maloney, Howell and Powell

**Absent:** 1 - Anderly

**CONSENT CALENDAR**

1. [24-0431](#) Approval of the Minutes from the regular meeting on February 26, 2024.

**Attachments:** [2-26-24 Draft Minutes](#)

[2-26-24 Final Minutes](#)

**This matter was Approved on the Consent Calendar.**

**Yes:** 3 - Maloney, Howell and Powell

**Absent:** 1 - Anderly

The Committee may make any necessary additions, deletions or corrections to the agenda including moving items to or from the Consent Calendar and adopt the agenda and the Consent Calendar with one single vote. A Committee member may request an item be removed from the Consent Calendar for discussion and separate Committee action. At the appropriate time as called by the Committee Chair, members of the public may make a comment on matters on the Consent Calendar prior to Committee action.

**END OF CONSENT CALENDAR**

## AGENDA ITEMS

2. [24-0866](#) Cameron Park Design Review Committee to review and make recommendations regarding the following project: Bass Lake Family Apartments (Jose J. Lujano, Project Manager, Affirmed Housing Group/ Dahlin Engineering): A Pre-Application for Bass Lake Family Apartments, an affordable housing project that seeks to utilize SB 330 and AB 2011 to provide 100% affordable housing project comprised of 126 apartments with 124 of the apartments reserved for low-income households and two (2) manager's units. The project includes five (5) buildings totaling 122,508 sq. ft. The proposed project is 100% affordable and eligible for Density Bonus Concessions. The Applicant requests a concession to allow 0% commercial floor area (GFA), whereas a minimum of 30% GFA is typically required as a commercial use in the Commercial Zones. The proposed project would be eligible for up to an 80% Density Bonus. The Applicant requests a +/- 25% Density Bonus. The project includes landscaping and 170 parking spaces. The property, identified by Assessor's Parcel Number 115-410-011, consists of 5.27 acres, and is located on the southwest side of Green Valley Road & Bass Lake Road approximately 49.9 feet north of the intersection with Foxmore Lane, in the Rescue area Supervisorial District 2.

**Attachments:** [A - Intital Consultation Letter PA24-0004 REVISION-2](#)  
[B - Application Packet PA24-0004](#)  
[C - Affirmed Housing EDC SB 330 Application 3-8-24](#)

*Public Comment: F. Porter*

**Chair Maloney will complete a committee comment form summarizing the committee's comments and will submit the form to Planner, Bianca Dinkler with the County Planning Department.**

3. [24-0878](#) Clerk of the Board staff recommending the Cameron Park Design Review Committee:
- 1) Discuss the process and requirements for the committees annual report to the Board of Supervisors.
  - 2) Determine which member(s) will create a draft presentation to bring back to a future committee meeting for review and approval.
  - 3) Determine a date to present the report to the Board of Supervisors.

**Attachments:** [A - Annual Report Guidelines and Template 2024](#)

**Member Howell has volunteered to put together a draft presentation for the Committee to review at their next meeting. The Committee will present their final report to the Board of Supervisors on July 30, 2024 at 10:00 A.M.**

## **OPEN FORUM**

Open Forum is an opportunity for members of the public to address the Committee 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 Committee Chair may limit public comment during Open Forum.

## **NEW BUSINESS**

**ADJOURNED AT 7:30 P.M.**