



# County of El Dorado

Planning and Building  
Department  
2850 Fairlane Court  
Placerville CA 95667  
www.edcgov.us  
phone:530-621-5355  
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## Minutes - Draft Planning Commission

*Andy Nevis, Chair, District 4*  
*Lexi Boeger, First Vice-Chair, District 3*  
*Bob Williams, Second Vice-Chair, District 2*  
*Brandon Reinhardt, District 1*  
*Patrick J. Frega, District 5*

*Aurora Osbual, Clerk of the Planning Commission*  
*Karen L. Garner, Executive Secretary*

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Thursday, October 31, 2024

8:30 AM

<https://edcgov-us.zoom.us/j/88440548902>

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**2850 Fairlane Court, Building C, Hearing Room, Placerville, CA**

**OR**

**Live Streamed**

**PUBLIC PARTICIPATION INSTRUCTIONS:** The Planning Commission meeting room will be open to the public. The meeting will continue to be live-streamed via Zoom.

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

Members of the public may address the Commission in-person or via Zoom to make a public comment. Seating is limited and available on a first-come, first-served basis. The public should call into 530-621-7603 or 530-621-7610. The Meeting ID is 884 4054 8902. 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 Planning Commission meeting go to <https://edcgov-us.zoom.us/j/88440548902>

If you are joining the meeting via Zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press \*9 to indicate a desire to make a comment. Speakers will be limited to 3 minutes.

By participating in this meeting, you acknowledge that you are being recorded. If you choose not to observe the Planning Commission meeting but wish to make a comment on a specific agenda item, please submit your comments to the Clerk of the Planning Commission at [planning@edcgov.us](mailto:planning@edcgov.us). Planning Services cannot guarantee that any public comment received the day of the Commission meeting will be delivered to the Commission prior to any action.

The Clerk and Planning staff is here to assist you, please call 530-621-5355 if you need any assistance with the instructions to access the meeting.

Planning Commission video recordings, agendas, staff reports, supplemental materials and meeting minutes are available on the internet at: <http://eldorado.legistar.com/Calendar.aspx>

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact the Clerk of the Planning Commission at 530-621-5355 or via e-mail, [planning@edcgov.us](mailto:planning@edcgov.us), preferably no less than 24 hours in advance of the meeting.

The Planning Commission is concerned that written information submitted to the Planning Commission the day of the Commission meeting may not receive the attention it deserves. The Clerk of the Planning Commission cannot guarantee that any FAX, email, or mail received the day of the meeting will be delivered to the Commission prior to action on the subject matter.

For purposes of the Brown Act, Section 54954.2(a), the numbered items on this agenda give a brief description of each item to be discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for inspection during normal business hours in Planning Services located at 2850 Fairlane Court, Placerville, CA. Such documents are also available on the Commission's Meeting Agenda webpage subject to staff's ability to post the documents before the meeting.

**PROTOCOLS FOR PUBLIC COMMENT:**

Public comment will be received at designated periods as called by the Commission Chair.

Except with the consent of the Commission, individuals shall be allowed to speak to an item only once.

Matters not on the agenda may be addressed by the general public during Public Forum/Public Comment. Comments during Public Forum/Public Comment are limited to three minutes per person. The Commission reserves the right to waive said rules by a majority vote. Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Public testimony will be received on each agenda item as it is called. Individuals will have three minutes to address the Commission. At the discretion of the Commission, time to speak on an item may be extended or shortened for all speakers.

Upon completion of public comment on an agenda item, the matter shall be returned to the Commission for deliberation. Members of the public shall not be entitled to participate in that deliberation, or be present at the podium during such deliberation, except at the invitation of the Commission for a point of clarification or question by the Commission.

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

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

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

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

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

**8:30 A.M.**

**CALLED TO ORDER / ROLL CALL**

**Meeting was called to order at 8:30 AM by Chair Nevis.**

**Present:** 5 - Commissioner Boeger, Commissioner Nevis, Commissioner Reinhardt,  
Commissioner Williams and Commissioner Frega

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**Commissioner Boeger led the Pledge of Allegiance to the Flag.**

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

**(All items on the Consent Calendar are to be approved by one motion unless a  
Commission member requests separate action on a specific item.)**

**A motion was made by Commissioner Boeger, seconded by Commissioner  
Williams, to Adopt the Agenda with no changes.**

**Yes:** 5 - Commissioner Boeger, Commissioner Nevis, Commissioner Reinhardt,  
Commissioner Williams and Commissioner Frega

**CONSENT CALENDAR**

**END OF CONSENT CALENDAR**

**TO AND FROMS: Commission members may make a brief report on commissioner  
districts, committee meetings, department matters or make a brief announcement on  
matters of countywide concern (May be called at any time during the meeting)**

**Commissioner Reinhardt reported on the following:  
Traffic improvements at Oakridge High School have been completed.**

**Robert Peters, Deputy Director of Planning, reported on the following:  
The November 14, 2024 Planning Commission meeting.**

**PUBLIC FORUM / PUBLIC COMMENT**

*Public Comment: K. Payne*

Public Forum/Public Comment will be heard after the consent calendar. If there are a large number of public participants, the public comment portion may be continued and conclude in a later portion of the meeting.

**AGENDA ITEMS**

1. [24-1865](#) Hearing to consider adoption of the following: 1) Interim Objective Design Standards (IODS) for state streamlined, ministerial multifamily and mixed-use projects, 2) Interim Design Standards and Guidelines (IDSG) for multifamily, mixed-use and commercial projects in the County's Community Regions and Rural Centers and 3) Focused amendments to Articles 2, 4 and 5 of the Zoning Ordinance (Ordinance Text Amendment OR24-0002) required to implement the above standards and guidelines, submitted by the Planning and Building Department, Long Range Planning Unit. Staff is recommending the Planning Commission forward the following recommendations to the Board of Supervisors:
  1. Find the Project exempt from CEQA under Sections 15061(b)(3) (Commonsense exemption), 15305 (Minor Alterations in Land Use Limitations), 15308 (Actions by Regulatory Agencies for Protection of the Environment) and 15378 (Definition of a "Project) of the CEQA Guidelines,
  2. Approve Ordinance Text Amendment OR24-0002 to amend applicable sections of Article 2 (Zones, Allowed Uses and Zoning Standards), Article 4 (Specific Use Requirements) and Article 5 (Planning Permit Processing) of the Zoning Ordinance to update the requirements for County design oversight and CEQA review related to implementation of the new interim design standards,
  3. Adopt Resolutions to approve the Interim Objective Design Standards (IODS) for state streamlined, ministerial multifamily and mixed-use projects and Interim Design Standards and Guidelines (IDSG) for Multifamily, Mixed-Use and Commercial Projects in the County's Community Regions and Rural Centers.

*Public Comment: D. Anderly, T. Costello, B. Zeller, Ann, K. Payne, L. Campbell*

**Chair Nevis opened the public hearing and upon conclusion of public comment and staff input, closed the public hearing.**

**A motion was made by Commissioner Reinhardt, seconded by Commissioner Boeger, to:**

- 1) Find the Project exempt from CEQA under Sections 15061(b)(3) (Commonsense exemption), 15305 (Minor Alterations in Land Use Limitations), 15308 (Actions by Regulatory Agencies for Protection of the Environment) and 15378 (Definition of a "Project) of the CEQA Guidelines,**
- 2) Approve Ordinance Text Amendment OR24-0002 to amend applicable sections of Article 2 (Zones, Allowed Uses and Zoning Standards), Article 4 (Specific Use Requirements) and Article 5 (Planning Permit Processing) of the Zoning Ordinance to update the requirements for County design oversight and CEQA review related to implementation of the new interim design standards,**
- 3) Adopt a Resolution to approve the Interim Objective Design Standards for state streamlined, ministerial multifamily and mixed-use projects as proposed by staff and adopt a second Resolution to approve the Interim Design Standards**

and Guidelines for Multifamily, Mixed-Use and Commercial Projects in the County’s Community Regions and Rural Centers as proposed with the following amendment: 1) Apply the architectural style requirements (Section 6.0 of the document) to the Shingle Springs Community Region only; and 4) Request that staff return to the Planning Commission with an update on the process/progress of implementing the Interim Objective Design Standards for state streamlined, ministerial multifamily and mixed-use projects and the Interim Design Standards and Guidelines for Multifamily, Mixed-Use and Commercial Projects prior to the end of 2025.

No action was taken on this motion.

A second motion was made by Chair Nevis, seconded by Commissioner Williams, to move staff recommendations one through three with additional recommendation #4:

4) Request that staff return to the Planning Commission with an update on the process/progress prior to the end of 2025.

**Yes:** 3 - Commissioner Nevis, Commissioner Williams and Commissioner Frega

**Noes:** 2 - Commissioner Boeger and Commissioner Reinhardt

**10:30 A.M. - TIME ALLOCATION (Items will not be heard prior to the time stated)**

2. [24-1866](#)

A staff led informational workshop to introduce the Town & Country Village proposal to the Planning Commission in a setting less formal than a public hearing. No action or recommendation to the Board of Supervisors is being sought from Planning Commissioners for this item.

*Public Comment: D. Mueller, K. Payne, R. LaFrom, G. Miller, L. Seymour, S. Ralph, S. Wetlan, F. Porter, M. Roberts, S. Ferry, J. Albano, F. Mershai, R. Vershai, L. Campbell, L. Brentbumb, L. Rinker, E. Rodriguez, Reyna, Muhammad*

Chair Nevis opened the informational workshop and upon conclusion of public comment and staff input, closed the informational workshop.

Commissioner Frega disclosed that he met with the applicant.

No action was taken on this item.

**ADJOURNED**

The meeting was adjourned at 2:00 P.M. by Chair Nevis.

All persons interested are invited to participate remotely (following instructions listed under the Public Participation Instructions in this agenda) and be heard or to write their comments to the Planning Commission. If you challenge the 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. Any written correspondence should be directed to Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

\*A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.