



# County of El Dorado

Planning and Building  
Department  
2850 Fairlane Court  
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## Minutes - Final Planning Commission

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

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

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Tuesday, September 17, 2024

1:30 PM

<https://edcgov-us.zoom.us/j/83899212862>

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**Special Joint Meeting with El Dorado County Board of Supervisors**  
**Board of Supervisor's Meeting Room**  
**330 Fair Lane, Placerville, CA or live-streamed**

**Pursuant to Government Code section 54956, the Chair of the El Dorado County Planning Commission does hereby call a special meeting of the Planning Commission, as more specifically set forth herein.**

### **ADDENDUM**

The meeting location and Zoom link are hereby added.

The meeting time is hereby changed.

The meeting time on page 5 is hereby changed.

**PUBLIC PARTICIPATION INSTRUCTIONS:** The Board of Supervisors meeting room will be open to the public. The meeting will continue to be live-streamed via Zoom and YouTube.

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 838 9921 2862. 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/83899212862>

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.

1:30 P.M.

**CALLED TO ORDER / ROLL CALL**

The meeting was called to order at 2:01 p.m. by Chair Thomas with all Commissioners present.

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

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**ADOPTION OF AGENDA**

A motion was made by Commissioner Boeger, seconded by Commissioner Williams, to Adopt the Agenda.

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

**AGENDA ITEMS**

- 1. [24-1559](#) Planning and Building Department, Planning Division, Long Range Planning Unit, hosting a joint informational workshop for the Board of Supervisors and Planning Commission to solicit input and encourage public participation for developing 1) draft West Slope Interim Objective Design Standards for multifamily and mixed-use projects that qualify for state streamlining and ministerial review; and 2) Interim Design Standards and Guidelines for multifamily, mixed-use, and commercial projects in the County’s Community Regions and Rural Centers.

**FUNDING:** Discretionary Transient Occupancy Tax (DTOT) 100%

*Public Comment: D. Sparr, M. Dion-Perry, G. Alee, R. Reagan, T. Costello, G. Posey, Z. Abulla, K. Lishman, K. Payne, L. Campbell*

The Board participated in a joint informational workshop with the Planning Commission to solicit input, provide direction, and encourage public participation for developing:

- 1) Draft West Slope Interim Objective Design Standards for multifamily and mixed-use projects that qualify for state streamlining and ministerial review (Attachment B); and
- 2) Interim Design Standards and Guidelines for multifamily, mixed-use, and commercial projects in the County’s Community Regions and Rural Centers (Attachment C).

**ADJOURNED**

Meeting was adjourned at 4:28 p.m. by Chair Thomas.

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.