

**Draft Interim Design Standards and Guidelines
for Multifamily, Mixed-Use, and Commercial Development**

**Summary of Draft Revisions Following the PC-BOS Public Workshop,
September 17, 2024**

Draft Revision Reference	Topic	Commenter	Draft Revision
Section 1.1.B	Additions / alterations to existing buildings	Planning Commission (PC)	Clarified and updated process for additions and alterations to structures.
Section 2.0.B (Architectural Design Zone requirements)	Architectural Design Zones	Board of Supervisors (BOS)	Moved Georgetown to Mid-Foothill Zone, because the Mountain/Lodge architectural style is not the best fit for this community.
Section 2.0.B.3	Industrial Farmhouse architectural style	BOS	Changed name from “Mill/Agrarian” to “Industrial Farmhouse” because the name for the style is more commonly understood
Section 2.0.B.4 (Suburban Zone)	Requirement of a proposed architectural style	Staff	Required that projects within Suburban Zone provide plans and descriptions of architectural style and features.
Section 2.0.C (Alternative architectural styles) and Section 2.0.D (Deviations from use-specific or architectural style standards)	Alternative architectural styles and deviations from standards	PC, Public	Provided process for alternative architectural styles or deviations.
Section 3.1.A. Design Standard 3	Wildlife-friendly fencing	BOS, Public	Prohibited barbed wire, chain link, and wire fencing. Prohibited sharp spikes atop ornamental metal fencing.

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Section 3.1.A, Design Standard 4	Masonry wall for projects abutting single-family residential zoned properties	Public	Specified height and provided texture requirement.
Section 3.1.B, Design Standard 1	Separation of apartment building walls that face one another for indoor privacy	Public	Specified distance and provided clarification for standard.
Section 3.1.D, Design Guideline 3	Access to public transportation and trails	Public	Encouraged projects to provide access to public transportation and trails.
Section 3.1.G (Parking garages)	Parking garage height	Public	The parking garage height will rely on current zone development standards. There is also a requirement of screening all parking areas, including parking garages, from streets and property lines.
Section 3.1.I, Design Standard 3	Required children’s play area	Board of Supervisors (BOS)	Modified language to exempt age-restricted multifamily or mixed use projects from this requirement.
Section 3.1.J (Utilities, service areas, and storage)	Snow considerations	PC	DOT and Fire will review access requirements. If applicable, DOT Maintenance may provide a condition of approval regarding snow storage.

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Section 3.2.A (Wall form and massing)	Building step back requirement	Staff	Removed this requirement, because it is not compatible with several architectural styles (e.g., Mountain / Lodge). Massing break and articulation requirements will minimize perception of bulk. Also, in areas with snow, step backs will lead to snow drift and require roofs that accommodate heavier snow loads.
Section 3.2.B (Exterior building materials)	Brick	Public	Removed restrictions on unpainted brick in permitted building materials.
Section 3.2.B, Design Standard 3.c.1	Stucco	Public	Increased percentage of allowed stucco on a building, because it is a fire-resistant material and may be attractive in conjunction with other high quality and durable materials.
Section 3.2.B, Design Standard 3.c.3	Vinyl windows	BOS	Permitted vinyl when applied to windows.
Section 3.2.F, Design Standard 1	Integration of roofline with building design	BOS	Incorporated existing El Dorado Hills Town Center West design guideline as part of this design standard.
Section 4.1, Design Standard 3	Clarification of density	Staff	Made density requirements for mixed use projects consistent with Zoning Ordinance and Mixed Use Design Manual

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Section 5.1.A, Design Standard 4	Wildlife-friendly fencing	BOS, Public	Prohibited barbed wire, chain link, and wire fencing. Prohibited sharp spikes atop ornamental metal fencing.
Section 5.1.C, Design Standards 3 & 4	Access to public transportation and trails	Public	Encouraged projects to provide access to public transportation and trails.
Section 5.1.D (Parking)	Parking garage height	Public	The parking garage height will rely on current zone development standards. There is also a requirement of screening all parking areas, including parking garages, from streets and property lines.
Section 5.1.E, Design Guideline 7	Amenities for plazas & outdoor spaces	BOS	Incorporated El Dorado Hills Town Center West guideline regarding works of art as part of this guideline.
Section 5.2.D, Design Standard 1	Roofline articulation	Staff	Removed requirement of vertical articulation every fifty (50) feet in order to prevent scenario where different commercial uses may require deviation from this standard. The standard states that roofline articulation is required.
Chapter 6.0 (Architectural Styles)	Wood alternatives	Public	Provided fire-resistant alternatives to wood, such as fiber cement.

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Chapter 6.0 (Architectural Styles)	Standards vs. guidelines	PC	Crafted and updated standards that mandate basic elements while allowing for flexibility and economy (e.g., requiring “minimum” standards). Created guidelines to share preferred characteristics or features.
Chapter 7.0 (Glossary)	Glossary	BOS, PC, and Public	Provided visual glossary.
Throughout document	Edits for internal and external consistency, objectivity, and enforceability.	Staff	Made edits to the document to ensure clarity and consistency within this document and with other County standards, prevent conflicts with existing regulations, and establish objective and enforceable standards.