



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, MAY 27, 2021
10:00 A.M.

MEETING LOCATION:
PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603

Pursuant to Executive Order N-29-20 and because social distancing measures have been implemented in the State of California and Placer County in response to the threat of COVID-19, members of this Commission and agency staff will not be required to attend this meeting in person. Commissioners and staff may participate in this meeting by teleconference.

The Planning Commission Hearing Room will be open to in-person attendance. To remain in compliance with the state's public health guidance, the county will limit in-person attendance to just 25% of the room's capacity and will require 6 feet of social distancing inside and outside the hearing room. There will be no standing room in the hearing room. If all seats are occupied, citizens will be asked to wait outside. Due to the reduced capacity, we ask that citizens only be inside the hearing room during the item they wish to participate on and then leave to allow others to participate inside. The hearing may also be observed online through the means provided at: <https://www.placer.ca.gov/2403/Planning-Commission>.

Public comment for the Planning Commission during the meeting will be offered in-person and virtually through a Zoom meeting webinar <https://zoom.us/j/93573970840> utilizing the "raise hand" function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 935 7397 0840. There will be no reservation line.

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 a.m. FLAG SALUTE

ROLL CALL: Anders Hauge, District 5 (Chairman); Larry Sevison, At-Large East of Sierra Crest (Vice Chairman); Nathan Herzog, District 2 (Secretary); Samuel Cannon, District 1; Anthony DeMattei, District 3; Daniel Woodward, District 4; Richard Johnson, At-Large West of Sierra Crest.

REPORT FROM THE PLANNING DIRECTOR: Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT: Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

CONSENT AGENDA: All items on the Consent Agenda have been recommended for approval by the Development Review Committee. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be removed for discussion.

TIMED ITEMS: The following timed items are to be discussed at the time indicated.

**1) 10:05 a.m. [DAWES – BEAR CREEK SUBDIVISION \(LOT 113\)](#)
[SUBDIVISION MAP MODIFICATION \(PLN21-00103\)](#)
[CATEGORICAL EXEMPTION](#)
[SUPERVISORIAL DISTRICT 5 \(GUSTAFSON\)](#)**

Consider a request from Amy Cornelius, Evolve Design Works, on behalf of John Dawes, to modify the Bear Creek Subdivision Map for Lot 113, to allow for a 17.3-foot front setback for a 425 square foot single-car garage and 190 square foot covered front entry, whereas a 30-foot setback is identified on the final map. The Planning Commission will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New construction or conversion of small structures).

Project Location: 1990 John Scott Road in Alpine Meadows

APN: 095-232-025-000

Total Acreage: 0.31 acres

Zoning: Residential Single-Family (RS)

Community Plan: Alpine Meadows General Plan

Applicant: Amy Cornelius, Evolve Design Works, on behalf of John Dawes

County Staff: Planning Services Division – Heather Beckman, Senior Planner, can be reached at (530) 388-6484 or hbeckman@placer.ca.gov.

**2) 10:15 a.m. [PALFREYMAN – RIDGEWOOD HIGHLANDS NO.3 SUBDIVISION \(LOT 165\)](#)
[SUBDIVISION MAP MODIFICATION \(PLN21-00072\)](#)
[CATEGORICAL EXEMPTION](#)
[SUPERVISORIAL DISTRICT 5 \(GUSTAFSON\)](#)**

Consider a request from Ron Driller on behalf of the owners, Bently and Beverly Palfreyman, for approval of a Subdivision Map Modification in the Ridgewood Highlands Subdivision No. 3 (Lot 165) to allow for a 16-foot to property line front setback where a required 25-foot setback to property line is identified on the final map along North Ridge Drive. The purpose of the modification is to allow the applicant to construct a 1,588 square foot garage, 484 square foot residential accessory structure/guest house, and a 132 square foot deck above (approximately 185 square feet of the garage, 53 square feet of the living space and the 132 square foot deck would encroach into the 25-foot mapped front setback). The Planning Commission will consider a finding of Categorical Exemption in accordance with Sections 15303 and 15305 of the California Environmental Quality Act Guidelines and Sections 18.36.050 and 18.36.070 of the Placer County Environmental Review Ordinance (Class 3 – New construction or conversion of small structures; Class 5 – Minor alterations in land use limitations).

Project Location: 4420 North Ridge Drive, on the southwest corner of North Ridge Drive and Lily Lane, in the Carnelian Bay area

APN: 091-182-003-000

Total Acreage: 0.324 acres

Zoning: Cedar Flat Residential Subdistrict

Community Plan: Tahoe Basin Area Plan

Applicant: Ron Driller on behalf of the owners, Bently and Beverly Palfreyman

County Staff: Planning Services Division – Stacy Wydra, Senior Planner, can be reached at (530) 388-6482 or swydra@placer.ca.gov.

[Comments Received After Packet Distribution](#)

3) 10:25 a.m. **[PHELPS – BEAR CREEK SUBDIVISION \(LOT 65\)
SUBDIVISION MAP MODIFICATION \(PLN21-00070\)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 \(GUSTAFSON\)](#)**

Consider a request from Erin Humphrey, on behalf of Miles Michelson Et al., to modify the Bear Creek Subdivision Map for Lot 65 to allow for a two-foot, eight-inch front setback (one-foot, four-inches from eve) for a residential addition consisting of a 206 square foot covered walkway from the parking area to the entrance to the existing dwelling (approximately 165 square feet of the addition would encroach into the 30-foot front setback), whereas a 30-foot setback is identified on the final map. The Planning Commission will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New construction or conversion of small structures).

Project Location: 2210 John Scott Trail in Alpine Meadows

APN: 095-261-011-000

Total Acreage: 0.3667 acres

Zoning: Residential Single-Family (RS)

Community Plan: Alpine Meadows General Plan

Applicant: Erin Humphrey, on behalf of Miles Michelson et. al.

County Staff: Planning Services Division – Janey Balvin, Associate Planner, can be reached at (530) 581-6283 or jbalvin@placer.ca.gov.

CONSENT AGENDA:

A) [Approve Action Agenda of May 13, 2021 Planning Commission Meeting.](#)

