



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER  
PLANNING COMMISSION  
AGENDA

THURSDAY, JUNE 24, 2021  
10:00 A.M.

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

Pursuant to Executive Orders N-08-21 and 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/95592761731> utilizing the "raise hand" function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 955 9276 1731. 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.)*

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**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. CHANCE AND DEAN  
REZONE (PLN19-00367)  
NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 5 (GUSTAFSON)**

Consider and make a recommendation to the Board of Supervisors regarding a request from Derek Chance and Erin Dean, for approval to Rezone from TPZ (Timber Production Zone) to F-B-100 (Farm, combining minimum Building Site of 100,000 square feet or 2.3 acres) in order to permit an unpermitted 1,632 sq. ft. agricultural building and 420 sq. ft. structure on the property. The Planning Commission will also consider and make a recommendation to the Board of Supervisors on adoption of a Negative Declaration which was prepared for the project pursuant to the California Environmental Quality Act Guidelines.

**Project Location:** 931 Old Bridge Road in the Colfax area

**APN:** 099-090-004-000

**Total Acreage:** 31,457 square feet

**Zoning:** TPZ (Timber Production Zone)

**Community Plan:** Colfax Community Plan

**Applicants:** Derek Chance and Erin Dean

**County Staff:** Planning Services Division – Amy Rossig, Associate Planner, can be reached at (530) 745-3067 or [arossig@placer.ca.gov](mailto:arossig@placer.ca.gov).

**2) 10:10 a.m. PLACER COUNTY REDISTRICTING WORKSHOP  
ALL SUPERVISORIAL DISTRICTS**

Conduct a Public Workshop as the Advisory Redistricting Commission and receive an overview and background information regarding the 2021 Redistricting process. Redistricting is the process of how supervisorial district boundaries will need to be modified to respond to population changes as a result of the 2020 Census. Live

translation requests for non-English speaking participants may be made up until 72 hours before the workshop.

**Redistricting Area:** Unincorporated Placer County

**County Staff:** Planning Services – Nikki Streegan, Senior Planner

3) 10:30 a.m. **KIM CONDITIONAL USE PERMIT MODIFICATION  
THIRD PARTY APPEAL OF THE ZONING ADMINISTRATOR’S APPROVAL OF A  
CONDITIONAL USE PERMIT MODIFICATION (PLN21-00033)  
CATEGORICAL EXEMPTION  
SUPERVISORIAL DISTRICT 4 (JONES)**

**\*Continued from June 10, 2021 Planning Commission Meeting\***

Consider a third-party appeal filed by Thomas Hillesland and Holly Johnson, of the Zoning Administrator’s March 18, 2021 approval of a Conditional Use Permit modification to allow an increase in lot coverage from 20 percent to 23 percent in order to allow the construction of two covered patios, a covered porch and a future shade structure. The Planning Commission will be asked to make a finding that the project is exempt from environmental review pursuant to Section 15270 of the California Environmental Quality Act Guidelines and Section 18.36.010(G) of the Placer County Environmental Review Ordinance (Projects which are disapproved).

**Project Location:** 5960 Barton Ranch Court in Granite Bay

**APN:** 048-660-004-000

**Total Acreage:** 31,457 square feet

**Zoning:** RS-AG-B-40 PD=1 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square feet, combining Planned Development of 1 dwelling unit per acre)

**Community Plan:** Granite Bay Community Plan

**Appellant:** Thomas Hillesland and Holly Johnson

**County Staff:** Planning Services Division – Amy Rossig, Associate Planner, can be reached at (530) 745-3067 or [arossig@placer.ca.gov](mailto:arossig@placer.ca.gov).

**CONSENT AGENDA:**

A) [Approve Action Agenda of June 10, 2021 Planning Commission Meeting.](#)