



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, JULY 22, 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 by the State of California 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. 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/95666516015> utilizing the "raise hand" function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 956 6651 6015. 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: THE 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. BROWN ACT / ETHICS TRAINING
ALL SUPERVISORIAL DISTRICTS**

Provide an overview of current Brown Act requirements, including recent modifications to the Brown Act in relation to the use of social media and the authorization of remote meetings, and ethical requirements for hearing bodies.

County Staff: County Counsel – Clayton Cook, can be reached at (530) 889-4044 or ccook@placer.ca.gov.

**2) 10:30 a.m. HOUSING-RELATED CODE AMENDMENTS
GENERAL PLAN AMENDMENT, ZONING TEXT AMENDMENT, REZONE,
MULTIFAMILY AND MIXED USE DESIGN MANUAL (PLN18-00320)
FINAL ENVIRONMENTAL IMPACT REPORT (SCH #2019080460)
ALL SUPERVISORIAL DISTRICTS**

Consider a request from the Placer County Community Development Resource Agency – Planning Services Division for the Planning Commission to consider a recommendation to the Board of Supervisors on the proposed Housing-Related Code Amendments project which consists of targeted housing-related amendments to the Placer County General Plan, targeted changes to the Zoning Ordinance, proposed rezoning of certain real properties within unincorporated Placer County, and adoption of the Multifamily and Mixed Use Design Manual (“Design Manual”). The Planning Commission will also consider and make a recommendation to the Board of Supervisors on certification of the Housing-Related Code Amendments Final Environmental Impact Report, prepared pursuant to the California Environmental Quality Act, the Mitigation Monitoring Reporting Program and the Findings of Fact and Statement of Overriding Considerations. The Planning Services Division contact for this project, Patrick Dobbs, can be reached at (530) 745-3060 or pdobbs@placer.ca.gov.

Project Location: Unincorporated Placer County

County Staff: Planning Services Division – Patrick Dobbs, Senior Planner, can be reached at (530) 745-3060 or pdobbs@placer.ca.gov.

[Comments Received After Packet Distribution](#)

CONSENT AGENDA:

A) [Approve Action Agenda of June 24, 2021 Planning Commission Meeting.](#)

B) **SIERRA SUN VILLAS**
EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE
PERMIT (PSUB 20110063)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (GUSTAFSON)

Consider a request from Valen Brost for approval of a two-year Extension of Time for a previously approved Tentative Subdivision Map and Conditional Use Permit for a 12-unit condominium development. The Tentative Subdivision Map and Conditional Use Permit were originally approved by the Board of Supervisors on February 28, 2012. A Mitigated Negative Declaration (MND) was adopted for this project at the same time. There have been two previous extensions of time. The first Extension of Time was approved by the Planning Commission on March 9, 2017. A second Extension of Time was approved by the Planning Commission on April 11, 2019, which extended the project's expiration date to February 28, 2021. The application for the third Extension of Time was received on February 24, 2021. The Planning Commission will be asked to find that no changes have occurred in the project or existing circumstances that would warrant additional environmental analysis for the Extension of time request.

Project Location: North side of Donner Pass Road, across from the Sugar Bowl Ski Resort parking garage and gondola facility in the Soda Springs area.

APNs: 069-080-003-000, 069-080-004-000 and 069-080-015-000

Total Acreage: 9.24 acres

Zoning: RES PD = 10.2 (Resort, combining Planned Residential Development of 10.2 units per acre)

Community Plan: Placer County General Plan

Applicant: Valen Brost

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