



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER  
PLANNING COMMISSION  
AGENDA

THURSDAY, OCTOBER 7, 2021  
10:00 A.M.

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

Pursuant to AB 361, implemented at Government Code section 54953, and because social distancing measures have been recommended 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. The hearing may also be observed online through the means provided at: <https://www.placer.ca.gov/2403/Planning-Commission>. Public comment during the meeting will be offered in-person and virtually through a Zoom meeting webinar <https://us06web.zoom.us/j/86448741220> utilizing the "raise hand" function; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 864 4874 1220. 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. [2021 HEALTH AND SAFETY ELEMENT UPDATE  
GENERAL PLAN AMENDMENT AND ZONING TEXT AMENDMENT \(PLN20-00112\)  
ADDENDUM TO PREVIOUSLY ADOPTED NEGATIVE DECLARATION  
ALL SUPERVISORIAL DISTRICTS](#)

Consider and make recommendations to the Board of Supervisors to adopt a resolution to amend the Placer County General Plan to update the Health and Safety Element and to adopt an ordinance to amend the Placer County Zoning Ordinance. The 2021 Health and Safety Element Update includes refinements of the goals, policies, and implementation programs which address potential and existing hazards in the County, as outlined in the following categories: Seismic and Geological Hazards; Flood Hazards; Fire Hazards; Airport Hazards; Public Safety and Emergency Management Facilities; Hazardous Materials; Avalanche Hazards; Public Health; and a new category – Climate Adaptation. In accordance with California Government Code Section 65302(g), the amendments to the Health and Safety Element address Senate Bills 1241, 379, and 1035 by incorporating policies from the County Local Hazard Mitigation Plan, as well as the recently adopted 2020 Placer County Sustainability Plan (PCSP). The 2021 Health and Safety Element Update includes amendments to the General Plan Part I – Land Use/Circulation Diagrams and Standards, and Part II – Transportation and Circulation Element, as well as zoning text amendments to the Airport Overflight Combining District (Chapter 17, Article 17.52, Section 17.52.030 – Aircraft Overflight (-AO) and Article 17.56 – Combining District Requirements) for consistency with goals and policies relating to airport hazards in Section 8.D. The Planning Commission will also consider a recommendation to the Board of Supervisors to adopt an Addendum to a previously adopted Negative Declaration prepared pursuant to the California Environmental Quality Act.

**Project Location:** Unincorporated Placer County

**County Staff:** Planning Services Division – Angel Green, Senior Planner, can be reached at (530) 745-3039 or [agreen@placer.ca.gov](mailto:agreen@placer.ca.gov).

[Separate Link for Attachment A](#)

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

**\*\*CONTINUED FROM JULY 22, 2021\*\***

Consider a request from the Placer County Community Development Resource Agency – Planning Services Division for 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 proposed targeted housing-related amendments to the Placer County General Plan consist of 1) revisions to Land Use Element Table 1-2 (“Development Standards by Land Use Designation”) to increase the maximum nonresidential floor area ratio (FAR) for the High Density Residential (HDR) land use designation from 1.05 to 2.0; 2) revisions to Land Use Element Table 1-3 (“General Plan Land Use Designations and Consistent Zoning Districts”) to add General Commercial (C2), Commercial Planned Development (CPD), and Mixed Use Community (MU) as Consistent Zoning Districts for the High Density Residential (HDR) land use designation; and 3) the addition of Residential Multifamily (RM) to the General Commercial (GC) land use designation. The proposed amendments to the County Code Chapter 17 (“Zoning Ordinance”), Articles 17.04, 17.06, 17.08, 17.10, 17.20, 17.22, 17.26, 17.27, 17.30, 17.32, 17.34, 17.38, 17.44, 17.46, 17.48, 17.50, 17.52, 17.54, and 17.56 consist of: allowing multifamily development in the Neighborhood Commercial (C1), General Commercial (C2), and Commercial Planned Development (CPD) zone districts subject to “zoning clearance required” and subject to conformance with the new Multifamily and Mixed Use Design Manual; updating various zoning districts’ housing development standards relating to parking, setbacks, building heights, lot coverage and allowances for by-right development for caretaker and employee housing, and multifamily dwellings; adjusting allowable residential density for mobile home parks; adding additional workforce housing construction allowances; creating a Mixed Use Community (MU) district; establishing mixed use development standards; updating Section 17.54.120 (Residential Density Bonuses and Incentives) for consistency with state housing law; and adding development regulation for cluster lot development and moveable tiny houses. The proposed rezoning of certain real properties consists of an ordinance to rezone 1,929 parcels with residential multifamily (RM) or commercial base zoning to replace “building site” (-B), “conditional use permit required” (-UP), and “density limitation” (-DL) combining zone districts on all commercial and multifamily zones where adequate infrastructure and public services are available with the “design scenic corridor” (-Dc) combining zone district requiring design review for future development. The proposed adoption of a new Multifamily and Mixed Use Design Manual includes development standards and design guidelines intended to streamline multifamily and mixed use development. 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.

**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](mailto:pdobbs@placer.ca.gov).

[Separate Link for Attachment E, Exhibit 1](#)

**CONSENT AGENDA:**

- A) [Approve the Action Agenda of the September 9, 2021, Planning Commission Meeting.](#)