



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, APRIL 8, 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/92054157729> utilizing the "raise hand" function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 920 5415 7729. 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. [PLACER COUNTY 2021 HOUSING ELEMENT UPDATE
GENERAL PLAN AMENDMENT \(PLN20-00111\)
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 Housing Element. The Placer County 2021 Housing Element is an update of the goals, policies, and implementation programs for the planning and development of housing throughout unincorporated Placer County. The amendments include modifications to the text and implementation programs as well as goals and policies. Adoption of the Housing Element will amend Section 2, Housing, of the Placer County General Plan adopted by the Board of Supervisors on October 8, 2013. 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 Area: Unincorporated Placer County

County Staff: Administration Division – Anne Marie Novotny, Housing Specialist, can be reached at (530) 745-3170 or by email at amnovotny@placer.ca.gov.

**2) 10:20 a.m. [EUREKA GROVE \(AKA GREYHAWK III – PLN15-00154\)
VESTING TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE PERMIT
MODIFICATION \(PLN21-00061\)
ADDENDUM TO PREVIOUSLY ADOPTED MITIGATED NEGATIVE
DECLARATION \(SCH# 2016032039\)
SUPERVISORIAL DISTRICT 4 \(JONES\)](#)**

Consider a request from Morton & Pitalo Inc. on behalf of The New Home Company of Northern California LLC for a Vesting Tentative Subdivision Map and Conditional Use Permit Modification to adjust the parcel sizes of the previously-approved and recorded Greyhawk III Subdivision Map, since renamed Eureka Grove. The project includes 72 residential units consisting of 28 detached residences and 44 attached residential halfplex units. The applicant is seeking to make changes to the proposed single-family detached lots in order to construct up to 28 Accessory Dwelling Units. The Greyhawk III Vesting Tentative Subdivision Map and Conditional Use Permit were approved by the Board of Supervisors on June 7, 2016. The Planning Commission will also consider an Addendum to the previously-adopted Mitigated Negative Declaration that was prepared and finalized pursuant to CEQA for the Greyhawk III project.

Project Location: Northeast corner of Sierra College Boulevard and Eureka Road in the Granite Bay area

APNs: 462-050-001-000 through 462-050-082-000, inclusive

Total Acreage: 20.55 acres

Zoning: CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) and RS-B-18 PD = 2.8 (Residential Single-Family, combining minimum Building Site of 18,000 square feet, combining Planned Residential Development of 2.8 units per acre)

Community Plan: Granite Bay Community Plan

Applicant: Morton & Pitalo Inc. on behalf of The New Home Company of Northern California LLC

County Staff: Planning Services Division – Christopher Schmidt, Supervising Planner, can be reached at (530) 745-3076 or crschmid@placer.ca.gov.

[Comments Received After Packet Distribution](#)

CONSENT AGENDA:

- A) [Approve Action Agenda of March 25, 2021 Planning Commission Meeting.](#)