



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA
THURSDAY, MARCH 25, 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 were implemented, members of this Commission and agency staff were not required to attend this meeting in person and some participated by teleconference. Public comment was offered in-person and virtually through a Zoom meeting webinar <https://zoom.us/j/99696844530> utilizing the “raise hand” function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 996 9684 4530.

10:00 a.m. FLAG SALUTE
10:00 – 10:20 a.m.

ROLL CALL: *Anders Hauge, District 5 (Chairman), participated off-site via Zoom; Larry Sevison, At-Large East of Sierra Crest (Vice Chairman) participated off-site via Zoom; Nathan Herzog, District 2 (Secretary, served on-site as acting Chair); Samuel Cannon, District 1, participated off-site via Zoom; Anthony DeMattei, District 3; Daniel Woodward, District 4; Richard Johnson, At-Large West of Sierra Crest.*

The Chair provided the meeting procedures.

REPORT FROM THE PLANNING DIRECTOR: *Planning Director, E.J. Ivaldi, noted two upcoming Planning Commission meetings slated for April, including action on the Housing Element item on April 8th. A limited number of projects are prepared for hearing in the month of May. Seven hundred Building permits have already been issued during this month of March 2021. A 16% increase in Building permit activity with 821 issued last year, compared to 979 issued through the same period this year. A variety of free Building plan sets are available for constructing Accessory Dwelling Units in Placer County, eliminating plan check and expediting permitting.*

County Counsel, Clayton Cook, noted the Planning Commission has been identified as the Advisory Redistricting Committee. Districts will be redrawn in this fall, following the County’s receipt of current Census data provided by the Federal government. There will be extensive public outreach to determine public interest and involvement, open meetings and workshops prior to the redistricting.

PUBLIC COMMENT: *The opportunity to comment on matters not included on the current agenda was provided. There were two public commenters.*

CONSENT AGENDA: *The Consent Agenda was recommended for approval by the Development Review Committee and approved by a single roll call vote.*

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

1) 10:05 a.m.
10:20 – 10:30 a.m.

FLICKER – AGATE BAY UPLANDS-SOUTH SUBDIVISION (LOT 165)
SUBDIVISION MAP MODIFICATION AND VARIANCE (PLN20-00380)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (GUSTAFSON)

Consider an application from Eric Good, on behalf of Scott Flicker and Carolyn Rashby, for a Subdivision Map Modification to allow for a 15-foot front setback (measured to property line) where there is a required 20-foot mapped front setback (Dodowah Road) to construct a 496 square foot deck/carport over the driveway (approximately 70 square feet of new deck area would encroach into the 20-foot mapped setback). A Variance is also requested to allow a 15-foot front setback (measured to property line) for the aforementioned improvements, where the Tahoe Basin Area Plan requires a 20-foot front setback (Dodowah Road). The Planning Commission will also 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: 5641 Dodowah Road in the Carnelian Bay area of Tahoe

APN: 116-210-062-000

Total Acreage: 0.287 acres

Zoning: Flick Point/Agate Bay (residential) in the North Tahoe West Sub Area of the Tahoe Basin Area Plan

Community Plan Area: Tahoe Basin Area Plan

Applicant: Eric Good on behalf of Scott Flicker and Carolyn Rashby

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

There were no public comments.

- 1) MOTION AS FOLLOWS:** *Find the project Categorically Exempt from review under CEQA pursuant to 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).*

Commissioner DeMattei moved; Commissioner Johnson seconded

MOTION VOTE – 7:0 (unanimous)

AYE: Cannon, DeMattei, Hauge, Herzog, Johnson, Sevison, Woodward

NO: None

- 2) MOTION AS FOLLOWS:** *Approve the Subdivision Map Modification in the Agate Bay Uplands-South (Lot 165) to allow for a 15-foot front setback where there is a required 20-foot mapped setback (Dodowah Road), in order to construct a deck / carport, supported by the findings and subject to the conditions contained in the staff report.*

Commissioner DeMattei moved; Commissioner Johnson seconded

MOTION VOTE – 7:0 (unanimous)

AYE: Cannon, DeMattei, Hauge, Herzog, Johnson, Sevison, Woodward

NO: None

- 3) **MOTION AS FOLLOWS: Approve the variance for a 15-foot setback where there is a required 20-foot zoning setback (Dodowah Road), supported by the findings and subject to the conditions contained in the staff report.**

Commissioner DeMattei moved; Commissioner Johnson seconded

MOTION VOTE – 7:0 (unanimous)

AYE: Cannon, DeMattei, Hauge, Herzog, Johnson, Sevison, Woodward

NO: None

2) 10:15 a.m.

10:30 a.m. – 1:46 p.m.

BREAK:

11:35 – 11:41 a.m.

**BASELINE COMMERCIAL CENTER
GENERAL PLAN AMENDMENT, REZONE, TENTATIVE PARCEL MAP,
CONDITIONAL USE PERMIT AND MINOR BOUNDARY LINE ADJUSTMENT
(PLN20-00103)
MITIGATED NEGATIVE DECLARATION (SCH# 2021020058)
SUPERVISORIAL DISTRICT 1 (GORE)**

Consider an application from Trainor Fairbrook on behalf of Cal Holdings, LLC and make a recommendation to the Board of Supervisors on the following requests: 1) General Plan Amendment (Dry Creek West Placer Community Plan) from Rural Low Density Residential (RLDR 1-2.3 ac. min.) to Commercial (C); 2) Rezone from RS-AG-B-40 PD = 1 (Residential Single Family, combining Agriculture, combining Minimum Building Site of 40,000 square feet, combining Planned Residential Development of 1 unit/acre) to CPD-UP-Dc (Commercial Planned Development, combining Use Permit, combining Design Scenic Corridor); 3) Tentative Parcel Map for the subdivision of the 6.8-acre site into seven lots for commercial development; 4) Conditional Use Permit to allow the proposed project and uses within the CPD zoning district; and 5) Minor Boundary Line Adjustment to combine 0.8 acres of APN 023-221-020-000 with the six-acre APN 023-221-021-000 to create the 6.8-acre project site and a 1.1 acre parcel. The Planning Commission will also consider and make a recommendation to the Board of Supervisors on adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan (SCH# 2021020058) which was prepared for the project pursuant to the California Environmental Quality Act.

Project Location: Southeast corner of Baseline Road and Walerga Road in the Dry Creek area

APN: 023-221-020-000 and 023-221-021-000

Total Acreage: 6.8 acres

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

Community Plan Area: Dry Creek / West Placer Community Plan

Applicant: Trainor Fairbrook on behalf of Cal Holdings, 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](#)

There were seventeen public commenters.

Recommend the following to the Board of Supervisors, subject to the findings found in the staff report packet:

- 1) **MOTION AS FOLLOWS:** *Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the project as set forth in Attachment 'H' of the staff report packet.*

Commissioner Cannon moved; Commissioner Sevison seconded

MOTION VOTE – 5:2

AYE: Cannon, Hauge, Herzog, Johnson, Sevison

NO: DeMattei, Woodward

- 2) **MOTION AS FOLLOWS:** *Adopt a Resolution to amend the Dry Creek West Placer Community Plan Land Use Diagram as shown in Attachment 'E' of the staff report packet.*

Commissioner Cannon moved; Commissioner Sevison seconded

MOTION VOTE – 5:2

AYE: Cannon, Hauge, Herzog, Johnson, Sevison

NO: DeMattei, Woodward

- 3) **MOTION AS FOLLOWS:** *Adopt an Ordinance to rezone the Baseline Commercial Center project site (APNs 023-221-020-000 and 023-221-021-000) from RS-AG-B-40 PD=1 to CPD-UP=Dc as shown in Attachment 'F' of the staff report packet.*

Commissioner Cannon moved; Commissioner Sevison seconded

MOTION VOTE – 5:2

AYE: Cannon, Hauge, Herzog, Johnson, Sevison

NO: DeMattei, Woodward

- 4) **MOTION AS FOLLOWS:** *Approve the Baseline Commercial Center Tentative Parcel Map to create seven parcels as shown in Attachment B of the staff report packet, subject to the conditions of approval (Attachment G) as modified [Nos. 1, 117, 118].*

Commissioner Cannon moved; Commissioner Hauge seconded

MOTION VOTE – 5:2

AYE: Cannon, Hauge, Herzog, Johnson, Sevison

NO: DeMattei, Woodward

- 5) **MOTION AS FOLLOWS:** *Approve the Conditional Use Permit for a retail shopping center in the CPD zoning district, subject to the conditions of approval (Attachment G) as modified [Nos. 1, 117, 118].*

Commissioner Cannon moved; Commissioner Sevison seconded

MOTION VOTE – 5:2

AYE: Cannon, Hauge, Herzog, Johnson, Sevison

NO: DeMattei, Woodward

- 6) **MOTION AS FOLLOWS:** *Approve a Minor Boundary Line Adjustment to create the 6.8 project site as shown in Attachment B of the staff report packet.*

Commissioner Cannon moved; Commissioner Sevison seconded

MOTION VOTE – 5:2

AYE: Cannon, Hauge, Herzog, Johnson, Sevison

NO: DeMattei, Woodward

CONSENT AGENDA:

- A) [Approve Action Agenda of March 11, 2021 Planning Commission Meeting.](#)

- B) [**ATWOOD 80 PLANNED RESIDENTIAL DEVELOPMENT
EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP, CONDITIONAL
USE PERMIT, AND VARIANCE \(PSUB 20090417\)
PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 3 \(HOLMES\)**](#)

Consider a request from Atwood 80 c/o Andregg Psomas for approval of a two-year Extension of Time for a previously approved Vesting Tentative Subdivision Map, Conditional Use Permit, and Variance for a 65 lot Planned Residential Development. The Variance was approved to reduce the front setback along the proposed sewer easement. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA and was adopted at the same time. In 2009, the project was revised, and a new Mitigated Negative Declaration was prepared and adopted by the Board of Supervisors on March 10, 2009. The map received automatic extensions from the State, bringing the expiration date to January 22, 2017. Two-year Extensions of Time were later approved by the Planning Commission on March 23, 2017 and March 14, 2019, bringing a new expiration date of January 22, 2021. This is the project's third and final request for an Extension of Time and would allow the Tentative Map, Conditional Use Permit and Variance to remain valid through February 8, 2023. 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 Atwood Road, west of Richardson Drive in North Auburn

APN: 051-070-009-000

Total Acreage: 79.4 acres

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

Community Plan Area: Auburn / Bowman Community Plan

Applicant: Atwood 80, c/o Andregg Psomas

County Staff: Planning Services Division – Kara Conklin, Assistant Planner, can be reached at (530) 745-3053 or kconklin@placer.ca.gov.

There were no public comments. A letter of withdrawal for the Atwood 80 Extension of Time item was received; consequently, this consent item was pulled from the Consent Agenda.

1) MOTION AS FOLLOWS: Approve the Consent Agenda, Item A.

Commissioner Johnson moved; Commissioner Woodward seconded

MOTION VOTE – 7:0 (unanimous)

AYE: Cannon, DeMattei, Hauge, Herzog, Johnson, Sevison, Woodward

NO: None

1:46 P.M.

MEETING ADJOURNED