



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA

THURSDAY, JANUARY 14, 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 is expected to be open to in-person attendance. To remain in compliance with the state's public health guidance if in-person attendance is allowed, 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/97466642380> utilizing the "raise hand" function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 974 6664 2380.

Citizens who wish to comment can also call 530-886-1810 to sign up for public comment prior to the meeting. Commenters that are signed up will receive a call-back prior to the Chair calling for public comment on the item and will be allowed to comment during public comment on the item. Sign-ups for Public Comment through 530-886-1810 will be accepted starting at the posting of this agenda but will close at the start of the meeting.

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.
10:05 – 10:30 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 [ABSENT]; Anthony DeMattei, District 3; Daniel Woodward, District 4; Richard Johnson, At-Large West of Sierra Crest [DELAYED].*

REPORT FROM THE PLANNING DIRECTOR: *Planning Director, E.J. Ivaldi congratulated the newly and reappointed Commissioners Anthony DeMattei, Daniel Woodward, Anders Hauge and Richard Johnson. On December 15th, the Board of Supervisors approved all items recommended by the Commission including the Beard Williamson Act Contract, Placer Vineyards Property 1A Small Lot Map, and the Tahoe Basin Area Plan Housing Related Amendments. Mason Trails subdivision will be heard by the Board on 1/26/21. January 28th Planning Commission meeting will begin at 4:30 p.m. with Hidden Falls at 5:00 p.m. February meetings will return to the 10:00 a.m. start time. Mr. Ivaldi thanked Anders Hauge for his service as Chairman this past year, especially during the challenges with the pandemic.*

Newly appointed Anthony DeMattei and Daniel Woodward offered brief comments regarding their appointment to the Commission.

OATH OF OFFICE FOR 2021 NEWLY AND REAPPOINTED PLANNING COMMISSIONERS:

The Oath of Office was provided to newly appointed Seat #3 Anthony DeMattei, representing District 3; Seat #4 Daniel Woodward, representing District 4; reappointed Seat #5 Anders Hauge, representing District 5; and newly appointed Seat #7 Richard Johnson, representing the At-Large community West of Sierra Crest.

PLANNING COMMISSION SELECTION OF OFFICERS:

A) Selection of 2021 Chairman

***MOTION AS FOLLOWS:** Nomination of Anders Hauge as Chairman*

Commissioner Sevison moved; Commissioner DeMattei second

MOTION VOTE

AYE: *DeMattei, Hauge, Herzog, Sevison, Woodward*

NO: *None*

ABSENT: *Cannon, Johnson*

- B) Selection of 2021 Vice-Chairman
MOTION AS FOLLOWS: *Nomination of Larry Sevison as Vice-Chairman*

Commissioner Herzog moved; Commissioner DeMattei second

AYE: DeMattei, Hauge, Herzog, Sevison, Woodward

NO: None

ABSENT: Cannon, Johnson

- C) Selection of 2021 Secretary
MOTION AS FOLLOWS: *Nomination of Nathan Herzog as Secretary*

Commissioner Sevison moved; Commissioner DeMattei second

MOTION VOTE

AYE: DeMattei, Hauge, Herzog, Sevison, Woodward

NO: None

ABSENT: Cannon, Johnson

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

CONSENT AGENDA: *The item on the Consent Agenda was recommended for approval by the Development Review Committee and was 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. **PLACER COUNTY AGRICULTURAL BEEKEEPING ORDINANCE WORKSHOP**
10:31 – 11:15 a.m. **ALL SUPERVISORIAL DISTRICTS**

Conduct a public workshop to review the proposed Agricultural Beekeeping Ordinance Zoning Text Amendment and receive comments from the public and the Planning Commission, prior to formal hearings at the Planning Commission and Board of Supervisors.

Project Location: Unincorporated Placer County

County Staff: Agricultural Commissioner – Josh Huntsinger jhuntsin@placer.ca.gov
or (530) 889-7374

INFORMATIONAL ITEM – NO ACTION TAKEN

2) 10:20 a.m. **PIETRO VARIANCE**
11:16 – 11:17 a.m. **APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF A VARIANCE**
(PLN20-00237)

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 5 (GUSTAFSON)

Consider a third-party appeal filed by Sierra Stewart of the Zoning Administrator's October 15, 2020 approval of a Variance to reduce the watercourse setback from 100 feet from centerline of the South Yuba River to 40 feet from centerline, and to reduce

the east side setback from 30 feet from property line to 13 feet (11 feet to eave) from property line to construct a new single-family dwelling. The Variance also includes a request to reduce the west side setback from 30 feet from property line to 20 feet from property line to construct a detached garage as an accessory to the new single-family dwelling. The Planning Commission will also a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 - New construction of small structures) and Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations).

Project Location: Rainbow Road, in the Soda Springs area

APN: 066-120-017-000

Total Acreage: approximately 1.1 acre

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

Community Plan Area: Placer County Community Plan

Appellant: Sierra Stewart

Applicant: Matthew Pietro

County Staff: Planning Services – Janey Balvin, Associate Planner (530) 581-6283 or jbaldwin@placer.ca.gov.

The applicant for the Pietro Variance PLN20-00237, Matt Pietro, formally withdrew his request for a setback variance on January 12, 2021.

CONSENT AGENDA:

A) [Approve Action Agenda of December 10, 2020 Planning Commission Meeting.](#)

1. MOTION AS FOLLOWS: Approve the Consent Agenda

Commissioner Johnson moved; Commissioner Sevison seconded.

MOTION VOTE

AYE: DeMattei, Hauge, Johnson, Sevison, Woodward

NO: None

ABSTAIN: Herzog

ABSENT: Cannon

11:18 AM

MEETING ADJOURNED