



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA

THURSDAY, FEBRUARY 23, 2023
10:00 A.M.

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

The Planning Commission Hearing Room was open to in-person attendance. The hearing was also observed online through the means provided at: <https://www.placer.ca.gov/2403/Planning-Commission>. Public comment during the meeting was offered in-person and virtually through a Zoom meeting webinar <https://us06web.zoom.us/j/83891807945> utilizing the "raise hand" function; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 838 9180 7945.

10:00 a.m. FLAG SALUTE
10:00 - 10:12 a.m.

ROLL CALL: *Nathan Herzog (Absent), District 2; Richard Johnson (Absent), At-Large West of Sierra Crest (Chairman); Anthony DeMattei, District 3 (Vice Chairman); Robyn Dahlgren, District 1 (Secretary); Daniel Woodward, District 4; Mark Watts, District 5; Bridget Powers, At-Large East of Sierra Crest.*

OATH OF OFFICE FOR NEWLY APPOINTED PLANNING COMMISSIONER: *The Clerk administered the oath of office for Mark Watts, representing District 5, who was appointed by the Board of Supervisors on February 14, 2023.*

REPORT FROM THE PLANNING DIRECTOR: *Chris Schmidt on behalf of Planning Director, Chris Pahule, welcomed the newest Planning Commissioner, Mark Watts to the Planning Commission. Chris noted that many of the Planning Commissioners would be attending the Cal Cities Planning Commission Academy on March 29th through March 31st. Several items that have gone before the Planning Commission will be going to the Board of Supervisors (BOS); the Beekeeping Ordinance will be heard by the BOS on March 14th and the Defay Variance appeal will go before the BOS on March 28th. The March 9th Planning Commission meeting will be cancelled, and the next meeting will be on March 23rd. There will be a special meeting held sometime in April to debrief the Planning Commissioners on the academy training and to discuss governance.*

PUBLIC COMMENT: *The opportunity to comment on matters not included on the current agenda was provided. There was one commenter.*

CONSENT AGENDA: *The items on the Consent Agenda were recommended for approval by staff and approved on roll call votes noted below.*

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

1) 10:05 a.m.
10:12 - 10:31 a.m.

**PENRYN TOWNHOMES
TENTATIVE SUBDIVISION MAP AMENDMENT / CONDITIONAL USE PERMIT
MODIFICATION / EXTENSION OF TIME (PSUB 20060767 / PLN22-00541)
ADDENDUM TO PREVIOUSLY ADOPTED MITIGATED NEGATIVE
DECLARATION (SCH# 2007062038)
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a request from Lisa Mattos of Baker Williams Engineering Group on behalf of Property Owner, Penryn Properties, LLC, for approval of a Tentative Subdivision Map Amendment and Conditional Use Permit Modification to adjust the location of a required Emergency Vehicle Access road. The applicant is also requesting approval of a two-year Extension of Time for the project entitlements. 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 Penryn Townhomes project. Minor revisions to the adopted Mitigated Negative Declaration were made to address the proposed changes in the alignment of the Emergency Vehicle Access road and to address recent updates to CEQA Guidelines.

- 1. MOTION AS FOLLOWS: *Adopt the Addendum to the Mitigated Negative Declaration prepared for the Penryn Townhomes project subject to the findings contained in the Staff Report.***

Commissioner Woodward moved; Commissioner Powers seconded.

MOTION VOTE – 5:0:2

AYE: DeMattei, Dahlgren, Powers, Watts, Woodward

NO: None

ABSENT: Herzog, Johnson

- 2. MOTION AS FOLLOWS: *Approve the modified Penryn Townhomes Tentative Subdivision Map subject to the modified Conditions of Approval and the findings contained in the Staff Report.***

Commissioner Woodward moved; Commissioner Powers seconded.

MOTION VOTE – 5:0:2

AYE: DeMattei, Dahlgren, Powers, Watts, Woodward

NO: None

ABSENT: Herzog, Johnson

- 3. MOTION AS FOLLOWS: *Approve the Conditional Use Permit Modification subject to the modified Conditions of Approval and the findings contained in the Staff Report.***

Commissioner Woodward moved; Commissioner Powers seconded.

MOTION VOTE – 5:0:2

AYE: DeMattei, Dahlgren, Powers, Watts, Woodward

NO: None
ABSENT: Herzog, Johnson

- 4. MOTION AS FOLLOWS: Approve the two-year Extension of Time Request for the Penryn Townhomes project subject to modified Conditions of Approval and the findings contained in the Staff Report.**

Commissioner Woodward moved; Commissioner Powers seconded.

MOTION VOTE – 5:0:2
AYE: DeMattei, Dahlgren, Powers, Watts, Woodward
NO: None
ABSENT: Herzog, Johnson

2) 10:20 a.m.
10:31 a.m.

**PLACER RANCH SPECIFIC PLAN
SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT
GENERAL RULE EXEMPTION
SUPERVISORIAL DISTRICT 2 (LONDON)**

Consider a request from JEN CA Placer Ranch LLC for recommendation of the Second Amendment to the Development Agreement to replace Exhibits B-1 and B-2 to the Development Agreement due to minor errors to the original legal descriptions. The Placer Ranch Specific Plan was originally approved by the Placer County Board of Supervisors on December 10, 2019. The Planning Commission will also consider adoption of a finding that the proposed action is consistent with the previously certified Sunset Area Plan/Placer Ranch Specific Plan Final Environmental Impact Report and that it is an exempt administrative action pursuant to CEQA Guidelines § 15061(b)(3) – General Rule.

- 1. MOTION AS FOLLOWS: Recommends the Board of Supervisors determine that the Second Amendment to the Placer Ranch Specific Plan Development Agreement is consistent with the previously certified Final Environmental Impact Report and that it is exempt from further environmental review pursuant to CEQA Guidelines Section 15061(b)(3) – General Rule.**

Commissioner Powers moved; Commissioner Woodward seconded.

MOTION VOTE – 5:0:2
AYE: DeMattei, Dahlgren, Powers, Watts, Woodward
NO: None
ABSENT: Herzog, Johnson

- 2. MOTION AS FOLLOWS: Recommends the Board of Supervisors adopt an Ordinance (Attachment A) approving the Second Amendment to the Placer Ranch Specific Plan Development Agreement based on the findings located in the staff report.**

Commissioner Powers moved; Commissioner Woodward seconded.

MOTION VOTE – 5:0:2
AYE: DeMattei, Dahlgren, Powers, Watts, Woodward
NO: None
ABSENT: Herzog, Johnson

CONSENT AGENDA:

**A) CHABAD OF ROSEVILLE
EXTENSION OF TIME – MINOR USE PERMIT, VARIANCES, AND
ADMINISTRATIVE APPROVAL (PLN17-00316)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (JONES)**

Consider a request from Adam Lehner of Borges Architectural Group, on behalf of property owner, The Jewish Community Center Chabad of Roseville, for a two-year Extension of Time for a previously approved Minor Use Permit, Variances and Administrative Approval for the Chabad of Roseville project (PLN17-00316) that allows for a house of worship facility. Variances were approved to reduce the front setbacks along Douglas Boulevard and Woodgrove Way from 50 feet from edge of right-of-way to 12'6" from edge of right-of-way along Douglas Boulevard and 21' along Woodgrove Way, as well as to reduce the western side setback from 30' to 10'. An Administrative Approval was also approved to allow a maximum building height of 37'4" for the community center building where 36 feet is normally permitted. This is the second Extension of Time requested for this project. The Planning Commission will be asked to make a finding that no changes have occurred to the project or to existing circumstances that would warrant additional environmental analysis for the Extension of Time request.

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

Commissioner Powers moved; Commissioner Dahlgren seconded.

MOTION VOTE – 4:1:2

AYE: DeMattei, Dahlgren, Powers, Woodward

ABSTAIN: Watts

ABSENT: Herzog, Johnson

B)

Approve Action Agenda of November 17, 2022 Planning Commission Meeting.

1. MOTION AS FOLLOWS: Approve Item B of the Consent Agenda.

Commissioner Powers moved; Commissioner Dahlgren seconded.

MOTION VOTE – 3:2:2

AYE: Dahlgren, Powers, Woodward

ABSTAIN: DeMattei, Watts

ABSENT: Herzog, Johnson

10:36 AM

MEETING ADJOURNED