



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION 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 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/92054157729> utilizing the "raise hand" function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 920 5415 7729.

10:00 a.m. FLAG SALUTE
10:00 – 10:22 a.m.

ROLL CALL: *Anders Hauge, District 5 (Chairman); Larry Sevison, At-Large East of Sierra Crest (Vice Chairman), participated off-site via Zoom; 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.*

The Chair provided the meeting procedures.

REPORT FROM THE PLANNING DIRECTOR: *Planning Director, E.J. Ivaldi noted items to be heard at future Board of Supervisors meetings; April 6 – County Budget Workshop; April 13 – Health and Safety Element; April 27 – Placer Legacy, May 11 – AT&T Cell Tower Appeal; May 22 - Matranga Appeal. The April 22 Planning Commission hearing is to be cancelled; May 13 will have a full agenda.*

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. PLACER COUNTY 2021 HOUSING ELEMENT UPDATE
10:22 a.m. – 11:19 a.m. 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.

There was one public commenter.

- 1) **MOTION AS FOLLOWS:** *Recommend the Board of Supervisors adopt the Addendum to Placer County Housing Element Update 2013-2021 Negative Declaration pursuant to the California Environmental Quality Act (CEQA) (Attachment A).*

Commissioner Herzog moved; Commissioner Woodward seconded

MOTION VOTE – 6:0:1

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

NO: None

ABSENT: Cannon

- 2) **MOTION AS FOLLOWS:** *Recommend the Board of Supervisors adopt a Resolution Amending the General Plan by Adopting the 2021 Housing Element Update (Attachment B).*

Commissioner Herzog moved; Commissioner Woodward seconded

MOTION VOTE – 6:0:1

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

NO: None

ABSENT: Cannon

2) 10:20 a.m.
11:19 a.m. – 12:12
p.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](#)

There were two public commenters.

- 1) ***MOTION AS FOLLOWS: Adopt the Addendum to the 2016 Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the Greyhawk III project as set forth in Attachment F of the staff report packet, subject to the findings contained in the staff report.***

Commissioner Johnson moved; Commissioner Herzog seconded

MOTION VOTE – 6:0:1

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

NO: None

ABSENT: Cannon

- 2) ***MOTION AS FOLLOWS: Approve the Eureka Grove Vesting Tentative Subdivision Map as shown in Attachment C of the staff report packet subject to the modified Conditions of Approval, and subject to the findings contained in the staff report.***

Commissioner Johnson moved; Commissioner Herzog seconded

MOTION VOTE – 5:1:1

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

NO: Woodward

ABSENT: Cannon

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

Commissioner Johnson moved; Commissioner Herzog seconded

MOTION VOTE – 6:0:1

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

NO: None

ABSENT: Cannon

CONSENT AGENDA:

- A) Approve Action Agenda of March 25, 2021 Planning Commission Meeting.**

There were no public comments.

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

Commissioner Woodward moved; Commissioner DeMattei seconded

MOTION VOTE – 6:0:1

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

NO: None

ABSENT: Cannon

12:12 P.M. MEETING ADJOURNED