



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER  
PLANNING COMMISSION  
ACTION AGENDA

THURSDAY, MAY 27, 2021  
10:00 A.M.

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

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/93573970840> utilizing the “raise hand” function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 935 7397 0840. There will be no reservation line.

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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, participated off-site via Zoom; Anthony DeMattei, District 3; Daniel Woodward, District 4; Richard Johnson, At-Large West of Sierra Crest.*

REPORT FROM THE PLANNING DIRECTOR: *Planning Director, E.J. Ivaldi noted the County is beginning to return to normal operations at the Community Development Resource Agency. Front doors are open to the public in the Auburn and Tahoe offices for drop ins and appointments Monday through Thursday; 9 a.m. to 3 p.m.; virtual appointments are available throughout the week. Planning staff is returning to the office with a hybrid Telework schedule over the next few months. Planning Commission meetings will continue with both virtual and in person options. As restrictions ease, increasing participation levels above 25% capacity. Upcoming Board of Supervisors items to include the AT& T Cell Tower Appeal scheduled for June 8<sup>th</sup>; the Matranga Appeal for June 22<sup>nd</sup>; and the Baseline Commercial Center continued to the July 6<sup>th</sup> meeting. The June 10<sup>th</sup> Planning Commission meeting will be light; however, a full day is planned for the June 24<sup>th</sup> hearing to include the Redistricting, Planning Commission training and other items.*

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

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. [DAWES – BEAR CREEK SUBDIVISION \(LOT 113\)  
SUBDIVISION MAP MODIFICATION \(PLN21-00103\)  
CATEGORICAL EXEMPTION  
SUPERVISORIAL DISTRICT 5 \(GUSTAFSON\)](#)

Consider a request from Amy Cornelius, Evolve Design Works, on behalf of John Dawes, to modify the Bear Creek Subdivision Map for Lot 113, to allow for a 17.3-foot front setback for a 425 square foot single-car garage and 190 square foot covered front entry, whereas a 30-foot setback is identified on the final map. The Planning Commission will also consider 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 or conversion of small structures).

**Project Location:** 1990 John Scott Road in Alpine Meadows

**APN:** 095-232-025-000

**Total Acreage:** 0.31 acres

**Zoning:** Residential Single-Family (RS)

**Community Plan:** Alpine Meadows General Plan

**Applicant:** Amy Cornelius, Evolve Design Works, on behalf of John Dawes

**County Staff:** Planning Services Division – Heather Beckman, Senior Planner, can be reached at (530) 388-6484 or [hbeckman@placer.ca.gov](mailto:hbeckman@placer.ca.gov).

*There were 2 public comments.*

1. **MOTION AS FOLLOWS:** *Find that the project is Categorically Exempt from review under CEQA pursuant to Sections 15303 of the California Environmental Quality Act Guidelines and Sections 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 –New construction or conversion of small structures).*

*Commissioner Sevison moved; Commissioner Cannon seconded*

**MOTION VOTE – 7:0**

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

**NO:** None

2. **MOTION AS FOLLOWS:** *Approve the Subdivision Map Modification in the Bear Creek Subdivision (Lot 113) to allow for a 17.3-foot front setback where there is a required 30-foot mapped setback (John Scott Trail), in order to construct a single-car garage and covered front entry, supported by the findings and subject to the conditions contained in the staff report with modifications to Condition #6 to state the following, “The applicant shall comply with any conditions imposed by CalFire or the serving fire district, North Tahoe Fire Protection District, and shall use only fire safe materials for construction of the garage and front entry.”*

*Commissioner Sevison moved; Commissioner Cannon seconded*

**MOTION VOTE – 7:0**

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

**NO:** None

- 2) 10:15 a.m. [PALFREYMAN – RIDGEWOOD HIGHLANDS NO.3 SUBDIVISION \(LOT 165\) SUBDIVISION MAP MODIFICATION \(PLN21-00072\) CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 \(GUSTAFSON\)](#)

Consider a request from Ron Driller on behalf of the owners, Bently and Beverly Palfreyman, for approval of a Subdivision Map Modification in the Ridgewood Highlands Subdivision No. 3 (Lot 165) to allow for a 16-foot to property line front setback where a required 25-foot setback to property line is identified on the final map along North Ridge Drive. The purpose of the modification is to allow the applicant to construct a 1,588 square foot garage, 484 square foot residential accessory structure/guest house, and a 132 square foot deck above (approximately 185 square feet of the garage, 53 square feet of the living space and the 132 square foot deck would encroach into the 25-foot mapped front setback). The Planning Commission will 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:** 4420 North Ridge Drive, on the southwest corner of North Ridge Drive and Lily Lane, in the Carnelian Bay area

**APN:** 091-182-003-000

**Total Acreage:** 0.324 acres

**Zoning:** Cedar Flat Residential Subdistrict

**Community Plan:** Tahoe Basin Area Plan

**Applicant:** Ron Driller on behalf of the owners, Bently and Beverly Palfreyman

**County Staff:** Planning Services Division – Stacy Wydra, Senior Planner, can be reached at (530) 388-6482 or [swydra@placer.ca.gov](mailto:swydra@placer.ca.gov).

[Comments Received After Packet Distribution](#)

*There were three public commenters.*

1. **MOTION AS FOLLOWS:** *Continue the item to an open date.*

*Commissioner Herzog moved; Motion withdrawn, no vote.*

2. **MOTION AS FOLLOWS:** *Continue the item to an open date, to include information on an engineered survey of the subject parcel.*

*Commissioner DeMattei moved; Commissioner Woodward seconded*

**MOTION VOTE – 6:1**

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

**NO:** Herzog

2) 10:25 a.m. [PHELPS – BEAR CREEK SUBDIVISION \(LOT 65\)](#)  
[SUBDIVISION MAP MODIFICATION \(PLN21-00070\)](#)  
[CATEGORICAL EXEMPTION](#)  
[SUPERVISORIAL DISTRICT 5 \(GUSTAFSON\)](#)

Consider a request from Erin Humphrey, on behalf of Miles Michelson Et al., to modify the Bear Creek Subdivision Map for Lot 65 to allow for a two-foot, eight-inch front setback (one-foot, four-inches from eve) for a residential addition consisting of a 206 square foot covered walkway from the parking area to the entrance to the existing dwelling (approximately 165 square feet of the addition would encroach into the 30-foot front setback), whereas a 30-foot setback is identified on the final map. The Planning Commission will also consider 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 or conversion of small structures).

**Project Location:** 2210 John Scott Trail in Alpine Meadows

**APN:** 095-261-011-000

**Total Acreage:** 0.3667 acres

**Zoning:** Residential Single-Family (RS)

**Community Plan:** Alpine Meadows General Plan

**Applicant:** Erin Humphrey, on behalf of Miles Michelson et. al.

**County Staff:** Planning Services Division – Janey Balvin, Associate Planner, can be reached at (530) 581-6283 or [jbalvin@placer.ca.gov](mailto:jbalvin@placer.ca.gov).

*There were three public commenters.*

**1) MOTION AS FOLLOWS:** *Continue the item to an open date.*

*Commissioner DeMattei moved; Commissioner Woodward seconded*

**MOTION VOTE – 7:0**

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

**NO:** None

#### **CONSENT AGENDA:**

**A)** [Approve Action Agenda of May 13, 2021 Planning Commission Meeting.](#)

*There were no public comments.*

**1) MOTION AS FOLLOWS:** *Approve the Consent Agenda.*

*Commissioner Sevison moved; Commissioner Cannon seconded*

**MOTION VOTE – 7:0**

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

**NO:** None

**11:48 A.M. ADJOURNED**