



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA
THURSDAY, JUNE 10, 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 was offered in-person and virtually through a Zoom meeting webinar <https://zoom.us/j/92124168492> utilizing the “raise hand” function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 921 2416 8492. There was no reservation line.

10:00 a.m. FLAG SALUTE
10:00 – 10:09 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 [ABSENT].*

REPORT FROM THE PLANNING DIRECTOR: *Planning Director E.J. Ivaldi, provided an update on the June 8, 2021 Board of Supervisors meeting and tentative action taken on the AT&T Appeal to uphold the appeal and deny the cell tower facility. Staff will return to the Board on June 22, 2021 with findings to support the Board’s tentative action. Other upcoming BOS items include the Matranga Appeal which will be heard on June 22nd and the Baseline Commercial project will be considered on July 6th. Upcoming Planning Commission meetings to include a rezone project and the County’s Redistricting workshop on June 24th; July 8th and July 22nd will include items for Housing Code Amendments, the Health and Safety Element; also, Brown Act overview and training.*

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. KIM CONDITIONAL USE PERMIT MODIFICATION
THIRD PARTY APPEAL OF THE ZONING ADMINISTRATOR’S APPROVAL OF A
CONDITIONAL USE PERMIT MODIFICATION (PLN21-00033)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (JONES)
10:09 – 11:15 a.m.

Consider a third-party appeal filed by Thomas Hillesland and Holly Johnson, of the Zoning Administrator's March 18, 2021 approval of a Conditional Use Permit modification to allow an increase in lot coverage from 20 percent to 23 percent in order to allow the construction of two covered patios, a covered porch and a future shade structure. The Planning Commission will be asked to make a finding that the project is exempt from environmental review pursuant to Sections 15303 and 15305 of the California Environmental Quality Act Guidelines and Sections 18.36.050(E) and 18.36.070(A) of the Placer County Environmental Review Ordinance (Class 3 - New construction or conversion of small structures and Class 5 - Minor alterations in land use limitations).

Project Location: 5960 Barton Ranch Court in Granite Bay

APN: 048-660-004-000

Total Acreage: 31,457 square feet

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

Community Plan: Granite Bay Community Plan

Appellant: Thomas Hillesland and Holly Johnson

County Staff: Planning Services Division – Amy Rossig, Associate Planner, can be reached at (530) 745-3067 or arossig@placer.ca.gov.

[Comments Received After Packet Distribution](#)

There were three public comments.

1. ***MOTION AS FOLLOWS: Tentative action to uphold the appeal and overturn / deny the decision of the Zoning Administrator to modify the Conditional Use Permit. Continue the item to the June 24th Planning Commission hearing for final action and allow staff time to prepare findings.***

Commissioner Woodward moved; Commissioner DeMattei seconded

MOTION VOTE – 4:1:2

AYE: DeMattei, Hauge, Herzog, Woodward

NO: Sevison

ABSENT: Cannon, Johnson

2. ***MOTION AS FOLLOWS: Set the time for continuance of the item for 10:30 a.m. on June 24th.***

Commissioner Woodward moved; Commissioner DeMattei seconded

MOTION VOTE – 5:0:2

AYE: DeMattei, Hauge, Herzog, Sevison, Woodward

NO: None

ABSENT: Cannon, Johnson

CONSENT AGENDA:

- A) [Approve Action Agenda of May 27, 2021 Planning Commission Meeting.](#)

There were no public comments.

1. MOTION AS FOLLOWS: Approve the Consent Agenda.

Commissioner Woodward moved; Commissioner Herzog seconded

MOTION VOTE – 5:0:2

AYE: DeMattei, Hauge, Herzog, Sevison, Woodward

NO: None

ABSENT: Cannon, Johnson

11:15 A.M. MEETING ADJOURNED