



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA

THURSDAY, July 27, 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 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://placer-ca-gov.zoom.us/j/93805991797> utilizing the “raise hand” function; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 938 0599 1797.

10:00 a.m. FLAG SALUTE
10:01 – 10:05 a.m.

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

REPORT FROM THE PLANNING DIRECTOR: *Planning Director Chris Pahule noted that Planning Commissioner Bridget Powers has resigned from the Planning Commission to take a position with Supervisor Gustafson’s office. On July 11th Commissioner Mark Watts was re-appointed to the Planning Commission to serve in the vacancy created by Commissioner Bridget Power’s resignation and will now be serving as the At-Large East of Sierra Crest representative. The Board of Supervisors (Board) appointed Jeff Ronten to the Planning Commission’s District 5 seat and his first meeting will be on August 10th. The August 10th meeting will be held in Tahoe, at the North Tahoe Event Center in Kings Beach. Lastly, on July 11th the Board heard the Residential Care Home Workshop and provided staff with direction to bring back a package to include an allowance for Residential Care Homes in Single Family Zoning Districts subject to a Minor Use Permit and to include objective standards.*

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

CONSENT AGENDA: *The item on the Consent Agenda was approved by a single roll call vote.*

TIMED ITEMS: The following timed items were discussed at the time indicated.

- 1) 10:05 a.m. AIRCRAFT OVERFLIGHT (-AO) COMBINING ZONE DISTRICT REZONE
10:10 – 1:22 p.m. NOTICE TO RELY ON PREVIOUSLY PREPARED INITIAL STUDY/NEGATIVE DECLARATION PREPARED FOR THE AUBURN MUNICIPAL AIRPORT LAND USE COMPATIBILITY PLAN AND NOTICE OF DETERMINATION (SCH# 2021060573)

SUPERVISORIAL DISTRICT 5 (GUSTAFSON)

Consider a request from the Placer County Community Development Resource Agency – Planning Services Division for a recommendation to the Board of Supervisors on the proposed Aircraft Overflight Combining Zone District Rezone (AO Rezone) project, which includes the proposed rezoning of certain real properties within unincorporated Placer County. The Placer County Airport Land Use Commission approved the 2021 Airport Land Use Compatibility Plan (Compatibility Plan) for Auburn Municipal Airport on September 22, 2021. The Compatibility Plan expanded the airport influence area and altered compatibility zones for certain properties surrounding the airport. State law requires local agencies to align their general plan and zoning with the Compatibility Plan. Therefore, Placer County is required to rezone portions of 332 parcels located within the expanded compatibility zone boundaries. The Planning Commission will also consider and make a recommendation to the Board of Supervisors to rely on a previously prepared Initial Study/Negative Declaration for the 2021 Auburn Municipal Airport Land Use Compatibility Plan and Notice of Determination (NOD) (SCH# 2021060573) prepared pursuant to the California Environmental Quality Act (CEQA).

County Staff: Planning Services – Angel Green, (530) 745-3084 or agreen@placer.ca.gov

There were 19 commenters.

- 1. **MOTION AS FOLLOWS:** Consider the Negative Declaration prepared by the ALUC, the lead agency, and adopt the findings provided below, consistent with CEQA Guidelines sections 15096 and 15162 subject to the findings in the staff report.

Commissioner Dahlgren moved; Commissioner DeMattei seconded.

MOTION VOTE – 4:1:1

AYE: Johnson, DeMattei, Dahlgren, Watts,

NO: Herzog

Absent: Woodward

- 2. **MOTION AS FOLLOWS:** Adopt an Ordinance to rezone 332 properties as identified in Attachment A to this report, supported by the findings set forth below and included in said ordinance:

Commissioner Dahlgren moved; Commissioner DeMattei seconded.

MOTION VOTE – 4:1:1

AYE: Johnson, DeMattei, Dahlgren, Watts,

NO: Herzog

Absent: Woodward

1:22 – 1:45 p.m.

Break

2) 11:00 a.m.
1:45 – 2:32 p.m.

**CODE ENFORCEMENT PLACER COUNTY CODE TEXT AMENDMENTS (PLN23-00250)
CEQA EXEMPTION; NOT A PROJECT
ALL SUPERVISORIAL DISTRICTS**

Consider a request from the Placer County Community Development Resource Agency – Planning Services Division for a recommendation to the Board of Supervisors on the proposed Code Enforcement Placer County Code (County Code) Text Amendments. The proposed County Code amendments would update Chapter 1, Article 1.24, Section 1.24.010 General Penalty—Continuing violations; Chapter 9, Article 9.32, Section 9.32.100, Use, possession, etc., of fireworks prohibited—Exceptions; Article 9.36, Section 9.36.110, Amount of fines; Chapter 15, Article 15.48, Section 15.48.720 Misdemeanor violation; and Chapter 17, Article 17.62 Code Compliance and Enforcement as it relates to the hearing body for code enforcement matters and fine amounts. The Planning Commission will also consider a recommendation that the project is of exempt from CEQA in accordance with CEQA Guidelines § 15061(b)(3) and is not a project pursuant to CEQA Guidelines § 15378.

County Staff: Planning Services, Jennifer Byous, Principal Planner (530) 745-3008 or jbyous@placer.ca.gov

There were 4 commenters.

1. ***MOTION AS FOLLOWS: Find the Code Enforcement Code Amendments project which include amendments to Placer County Code Chapter 1 (General Provisions), Chapter 9 (Public Peace, Safety And Welfare), Chapter 15 (Building And Development) And Chapter 17 (Zoning) is exempt from CEQA under the Commonsense Exemption (Section 15061(b)(3)) which states that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Since these changes to the County Code will not result in direct or indirect physical changes to the environment the activity is not subject to CEQA.***

Commissioner Herzog moved; Commissioner DeMattei seconded.

MOTION VOTE – 4:1:1

AYE: DeMattei, Dahlgren, Herzog, Watts,

NO: Johnson

Absent: Woodward

2. ***MOTION AS FOLLOWS: Adopt an Ordinance amending Chapter 1, Article 1.24, Section 1.24.010 General Penalty- Continuing violations; Chapter 9, Article 9.32, Section 9.32.100, Use, possession, etc., of fireworks prohibited—Exceptions; Section 9.36.110, Amount of fines; Chapter 15, Article 15.48, Section 15.48.720 Misdemeanor violation; and Chapter 17, Article 17.62, Section 17.62.010 – 17.62.180, Code Compliance and Enforcement to incorporate amendments included in Attachment A, supported by the findings set forth below and included in said ordinance:***

- a. ***The proposed Chapter 1 (General Provisions), Chapter 9 (Public Peace, Safety and Welfare), Chapter 15 (Building and Development) And Chapter 17 (Zoning) Amendments are consistent with the objectives, policies, general land uses and programs otherwise specified in the Placer County General Plan, all Community Plans, and State law and support and enhance the general health, safety and welfare of the residents of the County.***

Commissioner Herzog moved; Commissioner DeMattei seconded.

MOTION VOTE – 4:1:1

AYE: DeMattei, Dahlgren, Herzog, Watts,

NO: Johnson

Absent: Woodward

3) 11:05 a.m.
2:32 – 3:24 p.m.

**HOUSING NEEDS REZONE PROGRAM – INFORMATIONAL ITEM
ALL SUPERVISORIAL DISTRICTS**

Staff will present an overview of the Housing Needs Rezone Program. Placer County's 2021-2029 Housing Element Program Number 1 (HE-1) requires the rezone of multiple properties in order to meet the County's share of the Regional Housing Needs Allocation (RHNA). Because the Housing Element did not identify a sufficient number of sites to accommodate the County's share of the RHNA at all income levels, state law requires the County to implement a rezone program to allow higher density residential development on a sufficient number of parcels and acreage to accommodate the shortfall of lower income units in the Housing Element Residential Land Inventory. HE-1 must be implemented by May 15, 2024, by state law.

County Staff: Kally Kedinger-Cecil, Senior Planner (530) 745-3034 or kkedinge@placer.ca.gov

There were 6 commenters.

Information item only.

CONSENT AGENDA:

A) Approve the Action Agenda of the June 22, 2023, Planning Commission Meeting.

1. MOTION AS FOLLOWS: Approved item A of the Consent Agenda.

Commissioner Herzog moved; Commissioner DeMattei seconded.

MOTION VOTE – 5:0:1

AYE: Johnson, DeMattei, Dahlgren, Herzog, Watts,

NO:

Absent: Woodward

3:24 p.m.

Meeting Adjourned