



**COUNTY OF PLACER
PLANNING COMMISSION AGENDA
THURSDAY, JANUARY 25, 2024
10:00 A.M.**

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

The Planning Commission meeting will be open to in-person attendance. The hearing may also be observed online through the means provided at: [https://www.placer.ca.gov/9537/ 2024](https://www.placer.ca.gov/9537/2024) The entire meeting will be available on livestream. Public Comment will be opened for each agenda item, and citizens may comment virtually through a Zoom meeting webinar <https://placer-ca.gov.zoom.us/j/97307300215> utilizing the “raise hand” function or if you have joined the Zoom meeting via phone at 877-853-5247 using the Webinar ID **973 0730 0215** please dial *9 to “raise hand” and queue for Public Comment. Please raise your hand at the time the Chair announces the item. There will be no reservation line.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection at the Clerk of the Board of Supervisors Office, 175 Fulweiler Avenue, Auburn, during normal business hours. Written or emailed public comments received less than two days prior to the meeting will be distributed to the Commission during the hearing with a copy available to the public at the hearing location only. All correspondence and documents received will be retained by the Clerk as part of the administrative record. Emails received through the Clerk’s email address above during the meeting will still become part of the record for the Board meeting and retained by the Clerk. Citizens may submit their comments in written form by emailing comments to the Clerk of the Board at planningcommission@placer.ca.gov or mail the same through the U.S. Postal Service to the County, Attn: Clerk of the Board, 175 Fulweiler Avenue, Auburn, CA 95603.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Clerk of the Board. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION(S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.

FLAG SALUTE

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

REPORT FROM THE PLANNING DIRECTOR: Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

CONSENT AGENDA: All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be removed for discussion and/or hearing.

PUBLIC COMMENT: The public will be offered the opportunity to comment on matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

HEARING ITEMS to be considered for action as time allows

1. **AUBURN CREEKSIDE CENTER CONDITIONAL USE PERMIT MODIFICATION (PLN23-00432)**
 - A. [Receive a staff presentation and approve the following actions as recommended:](#)
 1. Find the project consistent with the previously certified EIR. The proposed modification to the timing of construction of the parking lot connector does not have the potential to result in new or more severe impacts than were analyzed in the EIR because the traffic analysis prepared for the project did not model the surface parking lot connection as a transportation network improvement, and accordingly did not assign trip ends to the connector. No changes have occurred to the project or to existing circumstances that would warrant additional environmental analysis for this modification request.
 2. Approve a Conditional Use Permit modification subject to the amended conditions of approval and based upon the findings contained in the staff report.

Project Location: The project is located on the east side of State Route 49, between Education Street and Rock Creek Road in the North Auburn area
Assessor Parcel Numbers: 052-030-063-000 and 052-030-064-000
Total Acreage: 8.62 and 1.77 acres
Zoning: CPD-Dc-AO and CPD-Dc-FH-AO
Community Plan Area: Auburn/Bowman Community Plan
Applicant: John Margowski, on behalf of Auburn Pacific Properties, LLC
County Staff: Alex Fisch

2. **VANESKO SUBDIVISION MAP MODIFICATION (PLN23-00341)**
 - A. [Receive a staff presentation and approve a Subdivision Map Modification to reduce the mapped 25-foot front setback line off Skyline Drive, to allow 17 feet for a mechanical room and 19 feet for an entry walkway, and to reduce the 10-foot mapped setback line off Clearview Court, to allow 5 feet for an upper-level deck, in order to tear down and rebuild a single-family residence based on the following findings and pursuant to the recommended Conditions of Approval](#)

Project Location: The subject property is located at 1122 Clearview Court in the Talmont area.
Assessor Parcel Numbers: 083-320-021-000
Total Acreage: 10,239 square feet
Zoning: Residential
Community Plan Area: Tahoe Basin Area Plan
Applicant: Lindsey Brophy, on behalf of Evolve Design Works
County Staff: Stacy Wydra

CONSENT ITEMS

All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be removed for discussion and/or hearing.

3. PLANNING COMMISSION

A. [Summary Action](#)

1. Approve the Summary Action of the January 11, 2023 Planning Commission Meeting.

4. PLANNING COMMISSION

A. [2024 Planning Commission Meeting Schedule](#)

1. Cancel the Regular Meeting on Thursday, February 8, 2024.

ADJOURNMENT – To next regular meeting

PLANNING COMMISSION UPCOMING MEETING SCHEDULE:

February 22, 2024
March 14, 2024
March 28, 2024
April 11, 2024
April 25, 2024
May 9, 2024
May 23, 2024
June 13, 2024
June 27, 2024
July 11, 2024
July 25, 2024
August 8, 2024
August 22, 2024
September 12, 2024
September 26, 2024
October 10, 2024
October 24, 2024
November 14, 2024
December 12, 2024
December 26, 2024