



# SIERRA COUNTY PLANNING COMMISSION

## REGULAR MEETING AGENDA

November 12, 2020  
10:00 AM

**Chair: Mike Filippini**  
**Vice Chair: Janet Baldrige**  
**Irv Christensen**  
**Liz Fisher**  
**James Kelley**

**LOCATION: Sierra County Courthouse**  
**Board of Supervisors Chambers**  
**101 Courthouse Square**  
**Downieville, CA 95936**

In accordance with Governors Executive Order pertaining to convening of public meetings in response to COVID-19 pandemic, the Planning Commission will hold meetings via teleconference. The Board of Supervisors' Chambers will remain closed until further notice.

The public may observe and provide public comments by using the WebEx options below:

**By Phone: 1-408-418-9388**  
**Meeting Number/Access Code: 146 740 4821**  
**Password: SCPD**

**By PC:: <https://tinyurl.com/111220pc>**

**By Video System:** Dial [1467404821@countyofsierra.webex.com](https://1467404821@countyofsierra.webex.com)  
You can also dial 173.243.2.68 and enter your meeting number.

*The Sierra County Planning Commission welcomes you to its meetings which are regularly scheduled for the second Thursday following the first Tuesday of each month. Special meetings may be called from time to time and the meeting location, time, and date will be announced at the appropriate time as required by law.*

*Supporting documentation for meeting agenda matters are available for public review on-line at: [www.sierracounty.ca.gov/agendacenter](http://www.sierracounty.ca.gov/agendacenter) or at the Office of the Sierra County Planning Department located in the annex building directly across from the Sierra County Courthouse, Downieville, California, 95936, during regular business hours (M – F, 8:00am – 5:00pm).*

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### 1. CALL TO ORDER/ROLLCALL/INTRODUCTIONS

- Swearing-in of new Commissioner: James Kelley, appointed to the Planning Commission by the Sierra County Board of Supervisors on November 3, 2020 [background provided]

### 2. APPROVAL OF AGENDA

- November 12, 2020 Agenda

**3. APPROVAL OF MINUTES**

- November 21, 2019
- *Minutes from the March 18, 2020 meeting not yet available*
- *Minutes from the October 15, 2020 meeting not yet available*

**4. CORRESPONDENCE**

None

**5. PUBLIC COMMENT OPPORTUNITY**

*At this time, the public has the opportunity to address the Commission concerning any item of interest not listed on the agenda. The Commission may not discuss or take any action on any item presented during the public comment period that is not on the agenda. The Commission may briefly respond to statements made or questions posed by members of the public. Upon recognition by the Chair, please state your name, county of residence, and subject matter. Discussion of any non-agenda items will be limited to three (3) minutes or such reasonable time as is granted by the Chair of the Commission.*

**6. WORKSHOPS**

None

**7. PUBLIC HEARINGS**

*The Planning Commission conducts all public hearings in accordance with its governing by-laws as approved by the Commission and in accordance with Sierra County Resolution 76-80 entitled "Rules of Conduct."*

- 7.1 **Mettler-Dancing Pines Conditional Use Permit Amendment:** Consideration of proposed amendments to a conditional use permit (#1645) to: 1) extend the life of the entitlement from 5 years (expiring March 30, 2022) to instead allow the CUP in perpetuity (without expiration), with compliance reviews at 5-year intervals; and 2) allow the installation of a 6'x3' sign advertising special events venue. The project site, a 20-acre parcel zoned General Forest, is identified as APN 019-130-003 and located at 2500 Fibreboard Road, south of Sierraville, approximately 2 miles west of Little Truckee Summit at Highway 89. Planning staff's Preliminary Environmental Assessment: exempt under CEQA Guidelines Sections 14-CCR 15301 (Class 1), 15304 (Class 4), 15311 (Class 11), and 15323 (Class 23) Categorical Exemption.
- 7.2 **Steinwert/Halliday Zone Variance:** Consideration of a zone variance application to reduce the rear yard setback in the R-1 zoning district from 25 feet to 17 feet (8 feet reduction) to accommodate a proposed remodel, addition, and deck for an existing residence. The project site is identified as APN 003-050-006, located at 506 Main Street, Downieville. Planning staff's Preliminary Environmental Assessment: exempt under CEQA Guidelines Sections 14-CCR 15303 (Class 3) and 15305 (Class 5) Categorical Exemptions.
- 7.3 **RR Lewis Small Water Company--Wixson Springs Chlorinator Conditional Use Permit:** Consideration of a conditional use permit application to allow the construction or installation of a 6'x8' utility building for chlorination equipment for the RR Lewis Small Water Co., a State-licensed (private) Community Water System. Located on a private 1.7 acre residential parcel in the R-1 zoning district; pursuant to Sierra County Code Section 15.12.080(D). The project site is identified as APN 008-230-014 and located at 101 Wild Plum Road, Sierra City. Planning staff's

Preliminary Environmental Assessment: exempt under CEQA Guidelines Sections 14-CCR 15303 (Class 3) and 15305 (Class 5) Categorical Exemptions.

- 7.4 **2019-2024 Housing Element Update**. County-initiated General Plan Amendment to update the Housing Element as required by State law (Cal. Government Code Sections 65580 – 65589.8). The proposed Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities. The Planning Commission decision is advisory only in this matter. Following a public hearing and consideration of any testimony, the Planning Commission will adopt a resolution making recommendation to the Board of Supervisors to approve, conditionally approve, deny, or remand the project back to staff for further revision. Preliminary Environmental Assessment: exempt under CEQA Guidelines “common sense” exemption, Cal. Code of Regulations, Title 14, Section 15061(b)(3).

## **8. BUSINESS REQUIRING ACTION OR DISCUSSION**

- 8.1 **Firm Foundation Academy, Permittee and Intellectual Investments LLC, Landowner:** Annual review of the extent of substantial compliance of the terms and conditions of Special Use Permit #1608, issued September 1, 2015 by the Sierra County Board of Supervisors. Annual review shall be limited in scope to: 1) Ensuring that only those activities permitted by, or ancillary to, the Special Use Permit are conducted upon the property; 2) ensuring compliance with the Conditions of Approval; and 3) ensuring compliance with the adopted mitigation measures in accordance with Section 21081.6 of the Public Resource Code of the State of California.

## **9. PLANNING DIRECTOR’S STAFF REPORTS**

*Brief announcements or brief reports by the Sierra County Planning Director on upcoming projects, county staff activities, upcoming workshop or training opportunities, or other items of interest to the Planning Commission.*

## **10. PLANNING COMMISSIONERS’ REPORTS**

*Brief announcements or brief reports by Planning Commission members on their activities or items of interest to Sierra County.*

## **11. ADJOURNMENT**

*The next regularly-scheduled Planning Commission meeting is: December 10, 2020*