



# SIERRA COUNTY PLANNING COMMISSION

## Meeting Agenda

July 14, 2022

10:00 AM

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

**Location: Sierraville Community Center**  
**Sierraville School (former)**  
**305 S. Lincoln Street**  
**Sierraville, CA 96126**

*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.*

*This meeting will be open to the public for in-person viewing/participation, as well as available via video/teleconference using the link or phone number below.*

---

## Microsoft Teams meeting

**Join on your computer or mobile app**

[Click here to join the meeting](#)

**Or copy link: <https://tinyurl.com/2y4d598m>**

**Or call in (audio only)**

[+1 323-892-2486](tel:+13238922486), 134438190# United States, Los Angeles

Phone Conference ID: 134 438 190#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

---

*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).*

- 
1. **CALL TO ORDER/ROLLCALL**
  2. **APPROVAL OF AGENDA**
  3. **APPROVAL OF MINUTES**
    - June 16, 2022 meeting minutes

4. **CORRESPONDENCE**

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. **PUBLIC HEARINGS**

- 6.1 **Goddard Zone Variance:** Dan Goddard, Applicant and Landowner. Consideration of a Zone Variance for a reduction in the side yard setback from 60 feet to 10 feet (a 50-foot reduction) in the General Forest District (GF). The proposed project is to construct an addition onto an existing ±25x30 foot residence that includes 10-foot addition on the north and south elevations for a deck, and a 20-foot extension to the west for a master bedroom addition. The project site, identified as APN 013-110-081-000, is a 2.03-acre parcel at 424 West Willow Street in Sierraville. Planning staff's preliminary environmental assessment: Exempt under CEQA Guidelines California Code of Regulations, Title 14, Section 15303 (Class 3 Categorical Exemption) and Section 15305 (Class 5 Categorical Exemption).
- 6.2 **Constellation Creek Conditional Use Permit/Zone Amendment:** Constellation Creek, Applicant and Landowner. Consideration of a Conditional Use Permit on an existing legal non-conforming resort to allow conversion of an existing storage structure into a guest cabin and conversion of an existing storage structure into a small store. The proposed project is located on two adjacent parcels, identified at APN 018-060-009 & 018-060-021, at 622 Old Truckee Road in Sierraville. No new structures are proposed. In addition, the applicant is requesting to rezone the property consistent with the General Plan from General Forest to Commercial Residential District. Planning staff's preliminary environmental assessment: Exempt under CEQA Guidelines California Code of Regulations, Title 14, Sections 15301 (Class 1 Categorical Exemption), 15303 (Class 3 Categorical Exemption), and PRC Section 21083.3(e) [rezoning consistent with GP for which an EIR was already certified].

7. **BUSINESS REQUIRING ACTION OR DISCUSSION**

*None.*

8. **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.*

**9. PLANNING COMMISSIONERS' REPORTS**

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

**10. WORKSHOPS**

*The Planning Commission will recess and conduct a field trip, visiting several sites in the Little Truckee Summit—Webber Lake vicinity of the county. Following the conclusion of the meeting at the former Sierraville School the Commissioners and Planning Department staff will reconvene at the Little Truckee Summit parking area, with plans to visit the following sites (time-permitting): Perazzo Meadows overlook; Webber Lake; Dancing Pines wedding venue; Little Truckee River diversion dam; Mitchells' Mountain Meadow wedding venue; and possibly Independence Lake. No business will be conducted, or actions taken by the Planning Commission during this field trip.*

**11. ADJOURNMENT**

*The next regularly-scheduled Planning Commission meeting is: Thursday, August 11, 2022.*