COUNTY OF PLACER
PLANNING COMMISSION
ACTION
AGENDA
DATE
April 23, 2009

OFFICE OF
Planning Department
3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
FAX: 530/745-3080
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Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

10:00 am **FLAG SALUTE**

ROLL CALL: Ken Denio(Chairman), Gerry Brentnall(Vice Chairman), Richard Johnson (Secretary), Harry Crabb, Mickey Gray, Jeffrey Moss and Larry Sevison - ***All present***

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.
Michael Johnson, CDRA Director, reported on the Board of Supervisors' meeting in Tahoe; Commissioner Denio was appointed to the Waste Water Management Committee and there was a presentation from Joann Marketa, Executive Director for TRPA. The Zoning Text Amendment for snow removal equipment will be coming to the Planning Commission in late May or early June. The next Planning Commission hearing will be on May 14th. The field trip for Livingston Concrete will be delayed while the applicant proceeds with public outreach.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. ***No Public Comment***

1) 10:05 am
Unanimously approved the extension of time
7:0

EXTENSION OF TIME - CONDITIONAL USE PERMIT (PCPA 20070690)
AMERICAN ENGINEERING AND ASPHALT
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATON
Consider a request from Jerry Burger, General Manager of AEA, on behalf of Peppertree Properties for approval of an Extension of Time of a Conditional Use Permit for American Engineering and Asphalt. The operation includes an asphalt and concrete recycling facility processing up to 100,000 tons of material annually on a developed 7.72 acre industrial property. The Planning Commission will also consider a finding that no additional environmental review will be required to grant the extension of time.
Project Location: 4175 Cincinnati Avenue, one-quarter mile south of the intersection of Cincinnati Avenue and Nichols Drive in the Sunset Industrial Area.
APN: 017-210-043
Total Acreage: 7.72 acres
Zoning: INP-Dc (Industrial Park, combining Design Scenic Corridor)

Community Plan Area: Sunset Industrial Area Plan
MAC Area: none
Applicant: GW Consulting Engineers, Renee Parker, 7447 Antelope Road, Suite 202, Citrus Heights, CA 95621
Owner: Peppertree Properties of Roseville, 4175 Cincinnati Avenue, Rocklin, CA 95765
County Staff:
Planning: Alex Fisch (530) 745-3081
Engineering and Surveying: Rebecca Taber (530) 745-3110
Environmental Health: Grant Miller (530) 745-2300

2) 10:15 am

Adopted Mitigated Negative Declaration and approved the Conditional Use Permit 6:1

Commissioner Gray - no

CONDITIONAL USE PERMIT (PCPA 20080369)
AMERICA'S TIRE COMPANY
MITIGATED NEGATIVE DECLARATION

Consider a request from Scott Shem, CEI Engineer & Associate, Inc. on behalf of Basilio and Orsalina Procissi, for approval of a Conditional Use Permit to allow construction of a ±6,320 square-foot retail tire and wheel store. The Planning Commission will also consider adoption of the Mitigated Negative Declaration prepared for the project.

Project Location: 2555 Grass Valley Highway 49, at the southwest corner of State Route 49 and Willow Creek, in the Auburn area.
APN: 052-070-064
Total Acreage: 1.77
Zoning: CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor)
Community Plan Area: Auburn/Bowman Community Plan
MAC Area: North Auburn
Applicant: Scott Shem – CEI Engineer & Associate Inc., 1044 E. Herndon Ave., Suite 108, Fresno CA 93720
Owner: Basilio Procissi and Orsalina Procissi, 215 Marshall Way, Auburn CA 95603
County Staff:
Planning: Gerry Haas (530) 745-3084
Engineering and Surveying: Sarah Gillmore (530) 745-3110
Environmental Health: Grant Miller (530) 745-2300

3) 10:30 am

Unanimously continued to May 14th, 2009 7:0

ZONING TEXT AMENDMENT – OUTDOOR EATING AREAS
CATEGORICAL EXEMPTION

Consider providing a recommendation to the Board of Supervisors on a request from Placer County Planning Department to remove Section 17.56.190(A) (Restaurants, Outdoor Eating Areas), amend Section 17.04.030 (Definitions, "Restaurants and bars") and Section 17.54.060 (6) (Parking Standards, Retail Trade Uses) of the Placer County Zoning Ordinance in order to establish alternative standards for outdoor eating areas. The Planning Commission will also consider a finding of a Categorical Exemption, Section 18.36.030, Class 1 – Existing Facilities – Placer County Environmental Review Ordinance. (CEQA Guidelines, Section 15301).

Project Location: Countywide
Applicant: Placer County Planning Department
County Staff:
Planning: Melanie Jackson (530) 745-3036