COUNTY OF PLACER
PLANNING COMMISSION
ACTION
AGENDA
DATE
AUGUST 13, 2009

OFFICE OF
Planning Department
3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
FAX: 530/745-3080
www.placer.ca.gov

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)[***absent***], Richard Johnson (Secretary), Harry Crabb[***absent***], Mickey Gray, Jeffrey Moss and Larry Sevison

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, Agency Director, updated the Planning Commission on actions of the Board regarding the Zoning Text Amendment for Residential Snow Removal Equipment storage, the Zoning Text Amendment for the Residential Density Bonuses which was heard by the Board on July 21st and the America's Tire Company appeal which was heard by the Board on August 4th. The next Planning Commission meeting will be on September 10th .

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

1) 10:00 am
Unanimously approved continuance to September 10, 2009 at 10:05 am

5:0 Commissioner Crabb and Commissioner Brentnall absent

SUBDIVISION MODIFICATION/VARIANCE (PSM 20090146)
KOCH RESIDENCE/LAKESIDE
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (UHLER)
Consider a request from Osvaldo Koch, for approval of a Subdivision modification and Variance to allow an 8-foot high concrete retaining wall to remain as constructed within the front setback and to allow an 8-foot high retaining wall to remain as constructed in the west side setback, where a maximum height of 6-feet is allowed. The Planning Commission will also consider a finding of a Categorical Exemption Section 18.36.070, Class 5 (A) (1) – Minor Alterations in Land Use Limitations – Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305).
The applicant has requested that the Planning Commission continue this item.
Project Location: The project is located on 7590 Sierra Drive in the Granite Bay area.

APN: 047-192-011
Total Acreage: .32
Zoning: RS-B-10 (Residential Single Family, combining a Minimum Building site of 10,000 square feet)
Community Plan Area: Granite Bay Community Plan
MAC Area: Granite Bay MAC
Owner/Applicant: Osvaldo Koch, 7590 Sierra Drive, Granite Bay CA 95746
County Staff:
Planning: Roy Schaefer (530) 745-3061
Engineering and Surveying: Phil Frantz (530) 745-3110
Environmental Health: Jill Kearney (530) 745-2300

2) 10:05 am

Recommend to the Board of Supervisors denial of the General Plan Amendment, Rezone, Vesting Tentative Map, Conditional Use Permit, and Tree Permit.

3:2 vote

Commissioners Sevison, Moss and Gray voted yes

Commissioners Denio and Johnson voted no

Commissioner Crabb and Commissioner Brentnall absent

GENERAL PLAN AMENDMENT/REZONE/VESTING TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT/TREE PERMIT (PSUB - T20080329)
THE ENCLAVE AT GRANITE BAY
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)

Consider a request from Rancho Cortina Properties on behalf of Pastor Land Development Inc, for: 1) General Plan Amendment to change the Granite Bay Community Plan Land Use Designation from Rural Residential (2.3-4.6 ac.min.) to Low Density Residential (0.4 - 0.9 acres per dwelling unit); 2) Rezone from RA-B-100 (Residential Agriculture combining a minimum building size of 100,000 square feet or 2.3 acres minimum) and RS-AG-B-40 (Residential Single Family combining Agriculture minimum building site of 40,000 square feet) to RS-AG-B-X (17,424 min. lot size) PD 2.6 (Residential Single Family combining Agriculture building site of 17,424 minimum lot size, combining Planned Development 2.6 units per acre); 3) Vesting Tentative Subdivision Map; 4) Conditional Use Permit to allow a 27 lot Planned Development (age-restricted); and 5) Tree Permit to allow for the removal of Landmark cottonwood trees. The subject property, Assessor's Parcel Number, comprises12.07 acres The Planning Commission will forward a recommendation to the Board of Supervisors. **This item was continued from the July 9, 2009 Planning Commission Hearing.)**
Project Location: The project is located on the North Side of Elmhurst Drive at the, intersection of Swan Lake Drive, in the Granite Bay area.
APN: 050-020-009, 050-020-010, 050-020-011, 466-080-013
Total Acreage: 12.07
Zoning: RA-B-100 (Residential Agriculture combining a minimum building size of 100,000 square feet or 2.3 acres minimum) and RS-AG-B-40 (Residential Single Family combining Agriculture minimum building site of 40,000 square feet)
Community Plan Area: Granite Bay Community Plan
MAC Area: Granite Bay MAC
Applicant: Rancho Cortina Properties
Owner: Pastor Land Development Inc
County Staff:
Planning: EJ Ivaldi (530) 745-3147
Engineering and Surveying: Rebecca Taber (530) 745-3110
Environmental Health: Jill Kearney (530) 745-2300

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3) 11:00 am

Unanimously approved continuance to September 10, 2009 at 10:15 am

5:0

Commissioner Crabb and Commissioner Brentnall absent

ZONING ADMINISTRATOR APPEAL
MINOR USE PERMIT (PMPB 20090076)
FORESTHILL PUBLIC SAFETY FACILITY
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider an appeal of the Zoning Administrator's approval of a Minor Use Permit from the Placer County Administrative Services Department to construct a public safety communications facility to support the Countywide Interoperable Radio Network and the Iowa Hill Rural Telecommunications Infrastructure Projects. The project would construct a 180-foot tall wireless communications tower and supporting ground based equipment, which would be located within a 35-foot by 50-foot master lease area located to the immediate southeast of Bath Road. The Planning Commission will also consider approval of a finding for a Class 3 Categorical Exemption from CEQA (CEQA Guidelines Section 15303, Placer County Environmental Review Ordinance Section 18.36.050). **The applicant has requested that the Planning Commission continue this item.**

Project Location: The project is located on Bath Road near the intersection of Bath Road and Foresthill Road in the Foresthill area.

APN: 007-220-077

Total Acreage: 11.6 acres

Zoning: IN-UP-DC (Industrial combining Use Permit combining Design Scenic Corridor)

Community Plan Area: Foresthill Community Plan

MAC Area: Foresthill Forum

Applicant/Owner: County of Placer – Information Technology 11459 F Avenue, Auburn, CA 95603

Appellants: Bath Tower Coalition (Debbie and Mark Couvrette, Debbie and Mike Griffin, Sharon Hardie, Gloria Marie, Doreen Moree, Kelly Scanlan, John and Jan Warren)

County Staff:

Planning: Alex Fisch (530) 745-3081

Engineering and Surveying: Rebecca Taber (530) 745-3110

Environmental Health: Jill Kearney (530) 745-2300

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