

COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE May 12, 2011

OFFICE OF Planning Services Division

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
10:02 am hearing begins

FLAG SALUTE

ROLL CALL: Richard Johnson (Chairman), Jeffrey Moss (Vice Chairman), Miner Gray (Secretary){absent}, Larry Sevison, Ken Denio, Gerry Brentnall and Richard Roccucci

REPORT FROM THE PLANNING DIRECTOR

Paul Thompson, Deputy Director of Planning reported on updates to the Commission. At the February 8th meeting the Board of Supervisors approved the Fowl and Poultry Zoning Text Amendment. On April 11 staff made a presentation to the Board on the Kings Beach Biomass Project. On April 12 the Board approved the Zoning Text Amendment for a temporary waiver of the sign ordinance and staff presented an update of the Tahoe Community Plans and TRPA Regional Plan. On May 24th the Board will hear the Zoning Text Amendment for the Emergency Shelter Ordinance. On May 26th the Planning Commission will meet in Tahoe. Items to be heard are the Northstar Mountain Lodge, Sugar Bowl Academy Temporary Use Permit and two Rafting Permits. On June 9th the Planning Commission may hear the Foresthill Divide Community Plan amendment and The Enclave at Granite Bay. On June 23rd Loren Clark to provide a presentation on redistricting, as well as an update on the PCCP Plan.

PUBLIC COMMENT - No Public Comment was received.

1) 10:05 am 10:06 am - 10:21 am CONDITIONAL USE PERMIT MODIFICATION (PCPM 20110041/CUP-2487)
FREEDOM FIELD ULTRALIGHT PARK
CATERGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 2 (WEYGANDT)

Consider a request from Raymond Mello on behalf of L.W.P. Incorporated, for approval of a Conditional Use Permit Modification to remove the condition requiring a ten-year periodical review and extending the time allowed for the construction of the second hangar until 2021. The Planning Commission will also consider a finding for Categorical Exemption Section 18.36.030, (Class 1 – Existing facilities) - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301).

Project Location: The project is located at 9400 and 9500 Baseline Road, a half mile west of Brewer Road in the southwestern portion of Placer County.

APN: 017-130-066 and 017-130-067

Total Acreage: approximately 40 acres

Zoning: F-B-X-80 ac. min. (Farm, combining minimum Building Site of 80 acres)

Community Plan Area: Placer County General Plan

MAC Area: none

Applicant/Owner: Raymond Mello on behalf of L.W.P. Incorporated

County Staff:

Planning: Lisa Carnahan (530) 745-3067

Engineering and Surveying: Sarah Gilmore (530) 745-3110 Environmental Health: Paul Holloway (530) 745-2300

MOTION VOTE 6:0 Unanimous (Commissioner Gray absent)

Approved the Conditional Use Permit modification according to the CEQA findings with the deletion of the requirement to complete building the second hangar within a 10-year timeframe.

2) 10:20 am 10:21AM - 11:45 AM

THIRD PARTY ZONING ADMINISTRATOR APPEAL - MINOR USE PERMIT

MODIFICATION (PMPM 20100263)

TAHOE PADDLE AND OAR CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a third party appeal from Ferrari Investments LLC of the Zoning Administrators decision to approve the request from Phil Segal on behalf of Fred Hodgson, for a Minor Use Permit Modification to change a condition to allow for a new expiration date of December 30, 2015. The modification also requests approval allow for a maximum of 40 kayaks to be displayed on this site based on available parking. The Zoning Administrator found that the modification was Categorically Exempt from the provisions of CEQA per Section 18.36.050 Class 4 –F (Minor Temporary Use of Land) of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15304). The Planning Commission will also consider a finding that the project is Categorical Exemption.

Project Location: The project is located at 8258 North Lake Boulevard in the Kings Beach

area.

APN: 090-072-028

Total Acreage: approximately 20,000 square feet **Zoning**: PAS- 029 - Kings Beach Commercial

Community Plan Area: North Tahoe Community Plan **MAC Area**: North Tahoe Regional Advisory Council

Appellant: Ferrari Investments LLC

Applicant/Owner: Phil Segal on behalf of Fred Hodgson

County Staff:

Planning: Steve Buelna (530) (530) 581-6285

Engineering and Surveying: Sharon Boswell (530) 745-3110 Environmental Health: Mohan Ganapathy (530) 745-2300

MOTION VOTE 6:0 Unanimous (Commissioner Gray absent)

Denied the appeal and made finding required by CEQA and incorporated Conditions of Approval in Attachment A of the staff report by Zoning Administrator and strike condition #11 and modify condition #14 to read "This Minor Use Permit is for a one-year period and it shall be required to come back to the Planning Commission after one-year for further review."

Break 11:45 am - 11:55 am

3) 10:45 am 11:55 am - 2:15 pm CONDITIONAL USE PERMIT (PCPA 20110110) / TENTATIVE MAP / AMENDMENT TO AUBURN BOWMAN COMMUNITY / REZONING / ZONING TEXT AMENDMENT / VARIANCES / MINOR USE PERMIT (PMPA 20110145) TIMBERLINE AT AUBURN

FINAL ENVIRONMENTAL IMPACT REPORT (State Clearinghouse #2008082117) SUPERVISORIAL DISTRICT 3 (HOLMES)

Consider a request from John Margowski on behalf of Western Care Construction Company Incorporated for approval of a Conditional Use Permit to allow a continuing care retirement community (CCRC), including up to 858 total residential units, a commercial center with 78 units of the 858 units located on second and third story lofts. The project will also require approval of a Tentative Map to subdivide the project into 54 lots; an amendment to the Auburn Bowman Community Plan and Rezoning to redistribute land use designations and zoning on the property; a Noise Exception; a Zoning Text Amendment to allow more than one detached single family dwelling on a parcel; and Variances to allow backing into public and/or private roadways, to increase the fence height to eight feet for an RV/storage yard area, to reduce the parking requirement, to reduce setbacks for freestanding signs and allow multi-tenants on the freestanding signs and to allow three entry ways to have increased fence height within the front setback. The Planning Commission will also consider approval of a Minor Use Permit in order to develop a loop trail and wetlands on an adjacent parcel located to the northeast of the Timberline project site and owned by the Auburn Recreation District. The Planning Commission will consider a Final Environmental Impact Report as adequate for use in conjunction with the project entitlements.

Project Location: The project is located north of the Bell Road and Richardson Drive intersection in the Auburn area.

APN: 051-140-056, 051-140-057, 051-180-058, and 051-180-059; and 051-211-016 (ARD Property)

Total Acreage: 94 acres and Minor User Permit 24 acres

Zoning: OP-Dc (Office Professional, combining Design Scenic Corridor), O (Open Space), OP-RM (Office Professional - Residential-Multi Family), RM-DL-15 (Residential-Multi Family, combining Density Limitation of 15 units per acre), RS-AG-B-40 (Residential-Single Family, combining Agriculture, combining minimum Building Site of 40,000 square feet), RS-DL5 (Residential-Single Family, combining Density Limitation of 5 units per acre); and for the ARD property F-4.6 ac. min. (Farm, combining a minimum Building Site of 4.6 acres).

Community Plan Area: Auburn/Bowman Community Plan

MAC Area: North Auburn MAC

Owner/Applicant: John Margowski on behalf of Western Care Construction Company

Incorporated County Staff:

Planning: George Rosasco (530) 745-3065

Engineering and Surveying: Phil Frantz (530) 745-3110 Environmental Health: Justin Hansen(530) 745-2300

MOTION VOTE 6:0 Unanimous (Commissioner Gray absent)

Approve based on the recommendation of staff, approve the Timberline project subject to the findings and attached conditions as in keeping with the orderly development of the North Auburn Community and is consistent with development set forth in the Auburn Bowman/Community Plan and subject to the recommended condition of approval in staff report and as in the Errata dated 5-11-11 of the Conditions of Approval, and Certify Final EIR, and adopt Findings distributed by Scott Finley, County Counsel, Findings for Certification of the FIER document - In lieu of finding No. 1 on page 22 of the Staff Report, including the three recommendations to the Board of Supervisors and the five final decision of the Commission.

MEETING ADJOURNED - 2:15 pm