

COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE November 8, 2012

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 10am meeting began

FLAG SALUTE

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

REPORT FROM THE PLANNING DIRECTOR

Paul Thompson, Deputy Director for Planning, reported on the following updates to the Commission:

There has been a request for continuance from the applicant for the 10:45am item - Northstar Highlands II project.

At the December 13th hearing, the Planning Commission will consider a Conditional Use Permit for Dutch Brothers Coffee in Granite Bay, a Conditional Use Permit for the Cabin Creek Biomass Facility project, a Minor Use Permit for the Wise Villa Winery Community Center, and a Subdivision & Conditional Use Permit Modification for the Northstar Highlands II project that will be continued today to this date. The December 13th hearing will begin at 9:00 am.

Recent Board actions: On October 11th the Board heard the Orchard at Penryn project. The staff provided a presentation, testimony was given from the public and the Board continued the item to November 6th. The October 23rd Board hearing was held in the Donner Summit area at the Sugar Bowl Ski Resort. The Board approved an amendment to the North Tahoe General Plan for the Dollar Creek Shared Use Trail. On November 6th, the Board approved the Sheridan Community Plan work program, adopted the Farm Worker Housing – Zoning Text Amendment and heard another four hours of public testimony on the Orchard at Penryn project and continued that item with direction to staff to work with applicant to redesign the project. At the November 20th Board meeting there were no items for CDRA. On December 11th, the Board will hear the Appeal of the Headquarter RV Park project, a request for Extension of Time for the fee deferral program, and if a recommendation by Planning Commission is provided today, the Zoning Text Amendment for the Administrative Citations.

Commissioner Sevison and Commissioner Johnson may be absent for December 13th Planning Commission.

PUBLIC COMMENT - No public comment received.

1) 10:05 am 10:07a-11:04 a

VESTING TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT

MODIFICATION (PSM-20120259) THE ENCLAVE AT GRANITE BAY

PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION AND

ADDENDUM

SUPERVISORIAL DISTRICT 4 (UHLER)

Consider a request from Wood Rodgers, Inc. on behalf of Pastor Land Development, Inc., for approval of a modification to the Vesting Tentative Subdivision Map and Conditional Use Permit to remove Court B and to modify the EVA (emergency vehicle access road) so emergency access is provided from Sky View Lane. The original Enclave at Granite Bay project was approved as a 12-lot Planned Residential Development, including two open space lots. The Planning Commission will also consider a finding that the proposed modifications are within the scope of the previously adopted Mitigated Negative Declaration and Addendum for the project.

Project Location: The project is located on the North Side of Elmhurst Drive, east of Ridgeview Elementary and Oakhills Schools, and west of Pastor Drive, in the Granite Bay area.

APN's: 050-020-009, 050-020-010, 050-020-011, and 466-080-013

Total Acreage: 12.07 acres

Zoning: RS-AG-B-40 PD = 1.3, (Residential Single Family, combining a minimum Building Site of 40,000 sq. ft., combining Agriculture, combining Planned Residential Development of 1.3 dwelling units per acre) and RS-AG-B-40 PD = 1(Residential Single Family, combining a minimum Building Site of 40,000 sq. ft., combining Planned

Residential Development of 1 dwelling unit per acre)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC Applicant: Wood Rodgers, Inc. Owner: Pastor Land Development

County Staff:

Planning: EJ Ivaldi (530) 745-3147

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

Environmental Health: (530) 745-2300

MOTION VOTE 6:0 Commissioner Denio moved, Commissioner Sevison second (Commissioners Brentnall absent); To approve the modification to the Vesting Tentative Subdivision Map and Conditional Use Permit as described in the report subject to the CEQA, Vesting Tentative Subdivision Map, Conditional Use Permit and Planned Residential Development findings.

2) 10:20 am 11:13a-12:42p

REZONE/VESTING TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT/VARIANCE (PSUB 20120048)

GREYHAWK II

MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 4 (UHLER)

Consider a request from Mike Anderson on behalf of Westwood Homes Inc., for: 1) a Rezone from RS-B-40 PD=2 (Residential Single-Family, combining a minimum Building Site of 40,000 sq. ft., combining Planned Residential Development of 2 dwelling units per acre) to RS-B-X-18,000 PD=2.8 (Residential Single-Family, combining a minimum Building Site of 18,000 sq. ft., combining Planned Residential Development of 2.8 dwelling units per acre); 2) a Vesting Tentative Subdivision Map; 3) a Conditional Use Permit to allow a 21-lot Planned Residential Development; and 4) Variances to the Zoning Ordinance requirements for minimum driveway lengths, minimum open space requirements, and maximum building coverage. The project proposes to: a.) construct 8-foot minimum driveway lengths where 20-foot minimum driveway lengths are required by Sections 17.54.070.A and 17.54.140.4.E.b.) provide 61% (6.3 acres) Open Space area where 71% (7.3 acres) is required per Section 17.54.100.A.3., and c.) exceed the maximum 15% coverage with a maximum coverage of 24.5%. The Planning Commission will also consider adoption of a Mitigated Negative

Declaration prepared for the project.

Project Location: The project is located west of the intersection of Greyhawk Drive and Woodgrove Way, in the Granite Bay area.

APN: 048-151-083

Total Acreage: 10.33 acres

Zoning: RS-B-40 PD=2 (Residential Single-Family, combining a minimum Building Site of 40,000 sq. ft., combining Planned Residential Development of 2 dwelling units per acre)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC Applicant: Mike Anderson Owner: Westwood Homes Inc.

County Staff:

Planning: Roy Schaefer (530) 745-3061

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

Environmental Health: (530) 745-2300

MOTION VOTE 6:0 Commissioner Denio moved, Commissioner Sevison second (Commissioners Brentnall absent); To adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for the Greyhawk II project as set forth in Attachment E and F including the CEQA findings, with new conditions on "landscape site distance...", and a revision to condition 29 to add "The entry pedestrian gates shall be unlocked from dawn to dusk.", also removal of the second gate requirement; forward a recommendation to the Board of Supervisors for approval of the Rezone as set forth in Attachment C; and approval of the Conditional Use Permit, the Vesting Tentative Subdivision Map and the Variances. These approvals are subject to the findings in the staff report and recommended conditions of approval as modified.

3) 10:45 am 12:42p-12:48p

VESTING TENTATIVE SUBDIVISION MAP MODIFICATION / CONDITIONAL USE PERMIT MODIFICATION (PSM 20120079)

NORTHSTAR HIGHLANDS II

INITIAL STUDY TO A PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from East West Partners on behalf of Northstar Mountain Properties, LLC and CNL Income Northstar, LLC. for approval of a modification to a Vesting Tentative Subdivision Map and Conditional Use Permit to allow 18 lots/phases where 17 lots/phases were previously approved. The revised project includes the development of 446 residential units where 576 units were previously approved (count does not include the 32 employee housing units for which no change is proposed). The residential units consist of a combination of whole and fractional ownership including 50 townhomes (where 22 townhomes were originally approved), 10 new single-family lots, and 386 condominiums (where 554 were originally approved). The revised project also includes up to 147 commercial condominiums (where 200 were originally approved), 4,000 square feet of commercial space (no change from original approval) and 32 employee housing units (no change). The Planning Commission will also consider an Initial Study to a previously certified Environmental Impact Report for this project.

Project Location: The project is located on the west side of State Route 267, at Northstar in the Martis Valley area.

APN's: 110-030-068 (62.8 acres), 110-050-047 (128.7 acres), 110-050-071 (113.2 acres), 114-090-001 through 114-090-019 (Home Run Townhomes)(4.3 acres), and 110-081-014 (Employee Housing)(47.3 acres).

Total Acreage:

Zoning: FOR-B-X 160 ac. min. (Forestry, combining minimum Building Site of 160 acres), RM-B-X-DS 20 ac.min. PD = 5.8 (Residential Multi-Family, combining minimum Building Site of 20 acres, combining Design Sierra, combining Planned Residential Development of 5.8 units per acre), RM-DS PD = 15 (Residential Multi-Family, combining Design Sierra, combining Planned Residential Development of 15 units per acre), RS-B-X-20 ac.min. PD = 0.72 (Residential Single-Family, combining minimum Building Site of 20 acres, combining Planned Residential Development of 0.72 units per acre), FOR-B-X 160 ac. min. (Forestry, combining minimum Building Site of 160 acres), RES-DS-PD = 5.8, (Resort, combining Design Sierra,

combining Planned Residential Development of 5.8 units per acre), TPZ (Timberland Production)

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

Applicant: East West Partners

Owner: All properties with the exception of APN:110-081-014 (which is owned by CNL Income

Northstar, LLC.) are owned by Northstar Mountain Properties, LLC.

County Staff:

Planning: Gerry Haas (530) 745-3084

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: (530) 745-2300

MOTION VOTE 6:0 Commissioner Sevison moved, Commissioner Denio second (Commissioners Brentnall absent); To continue to December 13, 2012 at 9:05 am.

4) 11:00 am 12:48p-12:49p

ZONING TEXT AMENDMENT (PZTA 20110258)

SINGLE ROOM OCCUPANCY RESIDENTIAL HOUSING UNITS – HOUSING

ELEMENT IMPLEMENTATION NEGATIVE DECLARATION

ALL SUPERVISORIAL DISTRICTS

Consider a request from the Placer County Planning Services Division to provide a recommendation to the Board of Supervisors on revisions to the Placer County Zoning Ordinance to establish a new definition and requirements for Single Room Occupancy (SRO) Residential Housing Units. SRO complexes with 30 units or fewer would be allowed with Zoning Clearance in the HS (Highway Service) and RES (Resort) zoning districts. Approval of a Minor Use Permit would be required in RM (Residential Multi-Family), C1 (Neighborhood Commercial) for all SRO developments and with 31 units or more in HS (Highway Service) and RES (Resort) zoning districts. Approval of a Conditional Use Permit would be required for C2 (General Commercial) and CPD (Commercial Planned Development) for all SRO developments. The proposed Zoning Text Amendments will implement the Housing Element Program G-4. This item was continued from the September 27, 2012 Planning Commission meeting per direction from the Planning Commission to come back at a later date with modifications to the proposal.

The Planning Commission will also consider providing a recommendation to the Board of Supervisors for adoption of a Negative Declaration prepared for the Zoning Text Amendment.

MAC Area: All MACs

Applicant: Placer County Community Development Resource Agency

County Staff:

Planning: Crystal Jacobson (530) 745-3085 Cathy Donovan (530) 745-3170

MOTION VOTE 6:0 Commissioner Roccucci moved, Commissioner Denio second (Commissioners Brentnall absent); To continue to open date.

5) 11:15 am 12:49p-1:00p

ZONING TEXT AMENDMENT (PZTA 20120317) ADMINISTRATIVE CITATION SECTION CATEGORICALLY EXEMPT

ALL SUPERVISORIAL DISTRICTS

Consider a request from the Placer County Planning Services Division to provide a recommendation to the Board of Supervisors on revisions to the Administrative Citation section of the Placer County Zoning Ordinance (Section 17.62.180) to establish a three member Panel rather than an Administrative Hearing Officer to hear Administrative Citations. The Planning Commission will also consider a finding that the Zoning Text Amendment is Exempt from CEQA per Section 18.08.020C.3D of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15061(b)3) for the Zoning Text Amendment.

MAC Area: All MACs

Applicant: Placer County Community Development Resource Agency

County Staff:

Planning: George Rosasco (530) 745-3065

MOTION VOTE 6:0 Commissioner Johnson moved, Commissioner Denio second (Commissioners Brentnall absent); To continue to open date [with staff bringing back other Committee options.]

LUNCH BREAK

1:00p-1:27p

6) 1:00 pm 1:27p-3:05p

MINOR USE PERMIT/ VARIANCE/ MODIFICATION TO BUILDING ENVELOPE (PMPB 20110228)

GOLD HILL GARDEN'S EVENTS CENTER - CARSON MITIGATION NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 2 (WEYGANDT)

Consider a request from Mike and Cindy Carson, for an approval of a Minor Use Permit to allow for the following operations; Guest Ranch (under the definition of Rural Recreation) to include the transient occupancy of up to four rooms in the existing residence and the construction and transient occupancy of up to five additional guest cottages; Community Center for up to 59 events per year and up to 150 guests per event, to include the construction of an approximately 5,252 square foot event center structure and a 60-stall parking area; Retail Plant Nursery and use of the site for garden tours.

The applicants are requesting approval of a Variance to the required 100-foot setback from the centerline of a Nevada Irrigation District <u>canal</u> to allow for a setback of 50 feet from centerline in order to construct the Community Center (located to the east of the canal) and a setback of 22.5 feet from centerline in order to allow construction of the five guest cottages (located to the west of the canal). The applicants are also requesting approval of a Variance to the required 100-foot setback from the centerline of a Nevada Irrigation District <u>overflow channel</u> (located to the southwest of the proposed cottages) to allow for a setback of 94 feet from centerline in order to construct the guest cottages.

Further, the applicants are requesting approval of a modification to the Building Envelope delineated on Page 89 of Parcel Map Book 30 and as discussed in Note Three of the same parcel map, to allow for the construction of the five guest cottages and the construction of the Community Center structure outside of the designated building envelope.

The Planning Commission will also consider adoption of a Mitigated Negative Declaration for the project.

Project Location: The project is located at 2325 Gold Hill Road in the Newcastle area.

APN: 031-050-046 **Total Acreage:** 11.5 acres

Zoning: F-B-X-10 (Farm, combining minimum Building Site of 10 acres)

Community Plan Area: Placer County General Plan

MAC Area: Rural Lincoln MAC

Owner/Applicant: Mike and Cindy Carson

County Staff:

Planning: Melanie Jackson, (530) 745-3036

Engineering and Surveying: Phil Frantz (530) 745-3110 Environmental Health: Laura Rath (530) 745-2300

MOTION VOTE 6:0 Commissioner Denio moved, Commissioner Sevison second (Commissioners Brentnall absent); Adopt the Mitigated Negative Declaration and Mitigation Measures per findings for project;

MOTION VOTE 6:0 Commissioner Denio moved, Commissioner Sevison second (Commissioners Brentnall absent); Approve the Minor Use Permit to allow the retail Plant Nursery/Garden Tours and Guest Ranch to include the transient occupancy of up to four rooms in the existing residence and construction of five guest cottages;

MOTION VOTE 6:0 Commissioner Denio moved, Commissioner Sevison second (Commissioners Brentnall absent) (Commissioner Johnson – no); Approve Variance to allow for the construction of the five guest ranch cottages approximately 22.5 feet from the centerline of the Nevada Irrigation District canal and deny the Variance to allow construction of one of the guest ranch cottage 90 feet from the centerline of the Nevada Irrigation District overflow channel;

MOTION VOTE 5:1 Commissioner Denio moved, Commissioner Sevison second (Commissioners Brentnall absent); Recommendation for denial without prejudice of the Minor Use Permit and Variances for the Community Event Center;

MOTION VOTE 6:0 Commissioner Denio moved, Commissioner Sevison second (Commissioners Brentnall absent); Per staff's recommendation refer the project back to staff to modify the conditions of approval consistent with the Planning Commission's actions, and to be brought back on the consent agenda at the December 13, 2012 hearing.

MEETING ADJOURNED 3:05 PM