

# COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE May 24, 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) *[absent]*, Ken Denio*[absent]*, Gerry Brentnall, Richard Roccucci and Richard Johnson

### REPORT FROM THE PLANNING DIRECTOR -

Paul Thompson, Deputy Director of Planning, reported on the following updates to the Commission: At the April 23, 2012Board of Supervisor's meeting staff provided an update on the Cabin Creek Biomass project. The Admin Draft EIR for that project was released for internal staff review and the deadline for staff comments is on June 4th. The Board was also updated on the TRPA Regional Plan and was informed that the associated Environmental Impact Statements was released for public comment on April 25, 2012, the public comment period for the EIS closes June 28, 2012. County staff is preparing comments and will submit its comments for Board approval at their June 19th meeting. The Board was also updated on the Tahoe Basin Community Plan. The Plan Area Teams were selected for each of the identified plan areas (West Shore, Greater Tahoe City, North Tahoe West, and North Tahoe East). Each team consists of nine community members from each of the identified Plan Areas. A Plan area team kick-off meeting was held May  $9^{th}$ . At the Board's May 8th hearing, the Board considered options for an update of the Sheridan Community Plan. The Board directed staff to develop a work plan and proposal for a Fairgrounds Relocation Option, this option will consider an alternative that examines the feasibility of relocating the Placer County Fairground Facility into the Sheridan area. The Olive Ranch and Terracina gate Planning Commission decisions were appealed to the Board and are tentatively scheduled for the July 10<sup>th</sup> Board meeting.

The Planning Commission's June 7<sup>th</sup> meeting will consider the Amazing Facts project. The June 14<sup>th</sup> Planning Commission meeting will be canceled. The June 28<sup>th</sup> Planning Commission tentative schedule consists of an Appeal of an Environmental Determination – Grading Permit, Headquarter RV Park, Orchard at Penryn, Homewood Villas the Sugar Bowl Academy Relocation projects.

PUBLIC COMMENT – Marilyn Jasper informed to the Commissioners of her concerns of Wineries applying for Community Center permits. Among her concerns she would like to see a moratorium on approval of "Community Centers" for Wineries, until a better definition is established for "Community Center".

## 1) 10:05 am 10:06a – 11:45a Break 11:45a-11:55a 11:55a-1:08p

### APPEAL OF ZONING ADMINISTRATOR'S DECISION

VARIANCE (PVAA 20110304) LUCKY'S TRAVEL PLAZA CATEGORICAL EXEMPTION

# **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider an Appeal from Michael Garabedian on behalf of Friends of the North Fork, of the Zoning Administrator's approval of a request from RBS Holdings, LLC., for a Variance to allow for a 65-foot tall freestanding sign, where the Zoning Ordinance restricts the height to 35 feet. The Planning Commission will also consider a finding of a Categorical Exemption Section 18.36.130 – Class 11 A Accessory Structures, On-premise signs – Placer County Environmental Review Ordinance (CEQA Guidelines Section 15311).

**Project Location**: The project is located at 85 Cisco Road in the Cisco Grove area.

**APN**: 066-070-045

Total Acreage: 93.5 acres

**Zoning**: HS-Dc (Highway Service, combining Design Scenic Corridor), FOR-B-X-160 (Forestry, combining minimum Building Site of 160 acres), RF-B-X-40 (Residential Forest, combining minimum Building Site of 40 acres) and RF-B-X-2.5 PD=0.4 (Residential Forest, combining minimum Building Site of 2.5 acres, combining Planned Residential Development of 0.4 dwelling units per acre)

Community Plan Area: Placer County General Plan

MAC Area: Donner Summit MAC

Applicant/Appellant: Michael Garabedian on behalf of Friends of the North Fork

Owner: RBS Holdings, LLC

**County Staff:** 

Planning: Gerry Haas (530) 745-3084

Engineering and Surveying: Sharon Boswell (530) 745-3110

Environmental Health: (530) 745-2300

MOTION VOTE 3:2 Commissioner Brentnall moved, Commissioner Johnson second (Commissioners Brentnall, Johnson and Moss vote yes – Commissioners Roccucci and Gray no) (Commissioner Sevison and Denio absent); To deny the Appeal from Michael Garabedian, Friends of the North Fork.

MOTION VOTE 3:2 Commissioner Brentnall moved, Commissioner Johnson second (Commissioners Brentnall, Johnson and Moss vote yes – Commissioners Roccucci and Gray vote no) (Commissioner Sevison and Denio absent); To approve the conditions and modification to Condition #2 and addition of Condition #10

MOTION VOTE 3:2 Commissioner Brentnall moved, Commissioner Johnson second (Commissioners Brentnall, Johnson and Moss vote yes – Commissioners Roccucci and Gray no) (Commissioner Sevison and Denio absent); To grant the Variance subject to the CEQA findings as listed in the staff report with the elimination of Variance Finding 2c, and the addition of wording to Finding 2A: "The Variance brings the non-conforming sign (in terms of 140 square feet) into compliance with existing code, the burden on the scenic corridor will be no greater than previously, and this will reduce the number of signs from two to one."

2) 10:30 am APPI

1:08p - 1:20p

APPEAL OF A ZONING ADMINISTRATOR'S DECISION

**VARIANCE (PVAA 20110276)** 

**McCALL** 

**CATEGORICAL EXEMPTION** 

**SUPERVISORIAL DISTRICT 4 (UHLER)** 

Consider an Appeal from Marilyn Jasper on behalf of Public Interest Coalition and Sierra Club Placer Group of the Zoning Administrator's approval of a request from Gerald A McCall, for a Variance to allow 630 square feet replacement steel shed to be constructed 18 feet from the rear property line where 25 feet is required and 75 feet from the centerline of Miner's Ravine where 100 feet is required. In response to the Appeal, the applicant has submitted a revised site plan with a reduced size shed (450 square feet) now located 105 feet to center of the Miner's Ravine with a 22 foot rear setback where 25 foot is required. The Planning Commission will also consider a finding of a Categorical Exemption Section 18.36.070 - Class 5 – Minor Alterations in Land Use Limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305).

**Project Location**: The project is located at 7120 Summerwood Court (Shelborne Subdivision) in the Granite Bay area.

**APN**: 035-311-020 **Total Acreage**: 1 acre

**Zoning**: RS-AG-B-40 PD=1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq. ft., combining Planned Residential

Development of one dwelling unit per acre)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC Owner/Applicant: Gerald McCall

**County Staff:** 

Planning: Roy Schaefer (530) 745-3061

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

Environmental Health: (530) 745-2300

MOTION VOTE 5:0 Commissioner Johnson moved, Commissioner Brentnall second (Commissioner Sevison and Denio absent); To grant the Appeal and adopt the recommendation in the staff report to approve Variance subject to the Variance and CEQA findings.

**MEETING ADJOURNED 1:20 PM**