COUNTY OF PLACER
PLANNING COMMISSION

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
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Meeting will be 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

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 am **FLAG SALUTE**

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

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.

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 <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 am **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

2) 10:20 am **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

3) 10:45 am **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

4) 11:00 am **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

5) 11:15 am **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

LUNCH

6) 1:00 pm **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 canal 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 overflow channel (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