

# COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE

May 27, 2010

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, Suite 140, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

### 10:00 am

### **FLAG SALUTE**

**ROLL CALL:** Gerry Brentnall (Chairman)(*absent*), Richard Johnson (Vice Chairman), Harry Crabb (Secretary), Jeffrey Moss, Minor Gray, Larry Sevison (*absent*) and Ken Denio

# REPORT FROM THE PLANNING DIRECTOR

Paul Thompson for Michael Johnson CDRA Director reported that the May 17 the Board of Supervisors approved the Gondola North and Caldwell Rezone, on June 22<sup>nd</sup> the Board will hear the Sunset Industrial Area Plan Amendment and Miners Ridge Apartment Appeal. June 10th Planning Commission hearing will include Rancho Del Oro Estates project in Granite Bay and a Road Name Change in the Tahoe Vista area. The tentative schedule for the June 24, the Planning Commission hearing includes the Tahoe City Industrial Park subdivision modification, American Vineyards Village gate request, a Workshop for ADA – Accessibility Standards and a Zoning Text Amendment for Temporary Ag Permits. Bohemia is tentatively scheduled for a July Planning Commission hearing.

## 10:05-10:17 am

## PUBLIC COMMENT

Lari Knedel had questions on the Highway 49 streetscape master plan. Paul Thompson offered to meet with her after the hearing.

Lee Lively submitted a letter and provided comments on the Bohemia project.

Victoria Connolly, member APCAE submitted a letter and provided comments on the Bohemia project.

Jim Laretta provided comments on the Bohemia project. Carol Harvy provided comments on the Bohemia project.

1) 10:05 am 10:17-10:34 am

Unanimously approved a Conditional Use Permit modification and a Temporary Conditional Use Permit based on

Use Permit and

**CONDITIONAL USE PERMIT** 

**MODIFICATION/TEMPORARY USE (PCPM 20100005)** 

**ROBINSON'S GRAVEL PIT - NEWCASTLE** 

**CATEGORICAL EXEMPTION** 

**SUPERVISORIAL DISTRICT 3 (HOLMES)** 

Consider a request from Paul Ferreira on behalf of Ina Robinson, for a modification of the Conditional Use Permit for the Robinson Newcastle Gravel Pit to extend the operational life of the mine for an additional 10 years (from January 23, 2010 to January 23, 2020) in order to complete mining of gravel and decomposed granite deposits, and to complete mine reclamation. The request includes approval of a

**CEOA** findings in the staff report

5:0

**Commissioner** Brentnall and Sevison absent Temporary Conditional Use Permit to allow for the continued storage and processing of an existing stockpile of asphalt grindings. The Planning Commission will also consider a finding for Categorical Exemption in accordance with Section 18.36.030, (Class 1, Existing facilities) and Section 18.36.060 (Class 4, Minor Alterations to Land) of the Placer County Environmental Review Ordinance (CEOA Guidelines Section 15301 and 15304).

**Project Location**: The project is located at 9601 Ophir Road in the Newcastle area.

APN: 040-320-057 **Total Acreage**: 19.5 acres

Zoning: HS-B-43-MR-SP-Dc (Highway Service, combining minimum Building Site of 43,000 square feet, combining Mineral Reserve, combining Special Purpose, combining Design Scenic Corridor) and F-MR-SP (Farm, combining Mineral

Reserve, combining Special Purpose)

Community Plan Area: Newcastle/Ophir General Plan

MAC Area: Newcastle/Ophir Municipal Advisory Council (MAC)

**Owner:** Ina Robinson **Applicant:** Paul Ferreira

**County Staff:** 

Planning: Alex Fisch (530) 745-3081 Engineering and Surveying: (530) 745-3110

Environmental Health: Jill Kearney (530) 745-2300

2) 10:15 am

10:35-11:44 am

Unanimously approved Minor Use Permit including modification to Condition #38 adding "...as approved by Placer County..."and adopted the Mitigation Negative Declaration based on Use Permit and CEQA findings in the staff report

5:0

Commissioner Brentnall and Sevison absent MINOR USE PERMIT (PMPA 20070467) **CELEBRATION FELLOWSHIP CHURCH** MITIGATION NEGATIVE DECLARATION **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** 

Consider a request from Kevin Sullivan on behalf of Celebration Community Fellowship, for approval of a Minor Use Permit to allow for the construction and operation of a  $\pm 19,000$  square-foot church, including a 396-seat sanctuary, a 2,400 square-foot fellowship hall, offices, classrooms, restrooms and a kitchen. In addition to the primary structure and fellowship hall, an outdoor activity area is parking and landscaping proposed. The primary use would be for church services on Sunday mornings and office use throughout the week. Some classrooms would be used on week nights for Bible study and related activities. The kitchen would be used for church special events and to support certain classes during the week. The Planning Commission will also consider adoption of a Mitigated Negative Declaration for the project.

**Project Location**: The project is located on two parcels totaling 3.5 acres, bordered by Dry Creek Road, I-80 and Neils Road in the Meadow Vista area.

APN: 077-050-055 **Total Acreage**: 3.5 acres

**Zoning**: F-4.6 ac. min. (Farm, combining minimum Building Site of 4.6 acres)

Community Plan Area: Auburn Bowman Community Plan

MAC Area: North Auburn MAC

**Applicant:** Kevin Sullivan on behalf of Celebration Community Fellowship church

**County Staff:** 

Planning: Gerry Haas (530) 745-3084

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

Environmental Health: Jill Kearney (530) 745-2300

3) 10:30 am 11:45-12:55 pm

Planning
Commission
conducted
Workshop and
directed staff to
proceed with a
proposal to allow
one hearing officer
and include fines

George Rosasco stated staff will return with proposal.

# WORKSHOP – ZONING TEXT AMENDMENT ADMINISTRATIVE CITATION AND HEARING PROCESS ALL SUPERVISORIAL DISTRICTS

Conduct a Workshop on a request from Timothy Wegner Chief Building Official on behalf of the Placer County Building Department, for a Zoning Text Amendment to Section 17.62 of the Placer County Zoning Ordinance to establish an Administrative Citation and Hearing process which will provide remedial actions for the resolution of County land-use violations. The Zoning Text Amendment will cover the entire un-incorporated area of Placer County.

**County Staff:** 

Building Department: Timothy Wegner (530) 745-3010

**MEETING ADJOURNED – 12:55 PM**