

COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE

June 24, 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, 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), Richard Johnson (Vice Chairman)[absent], Harry Crabb (Secretary), Jeffrey Moss, Minor Gray, Larry Sevison and Ken Denio

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. Paul Thompson for Michael Johnson CDRA Director reported on the Board of Supervisors June 22ND hearing where the Miners Ridge Apartments appeal was continued to their August 10th meeting, and the Amendment to the Sunset Industrial Area Plan Amendment was approved relating establishing a CFD for fire protection services. On July 13th the Board will hear the Quarry Ponds sign appeal. The July 8th Planning Commission hearing will include Bohemia Retail project in the Auburn area. The tentative schedule for the July 22nd Planning Commission hearing includes a public hearing on the Dry Creek Draft EIR for transportation element an EOT for the Glenbrook Mobile Home Park Temporary Concrete Batch Plant at Nyack,, a ADA Workshop, a Zoning Text Amendment for Fowl & Poultry, and Zoning Text Amendment for Code Enforcement Admin. Citations.

PUBLIC COMMENT -

No public comment received.

1) 10:05 am 10:06-10:20 am

Unanimously recommended approval to the BOS for the road name change with a recommendation to consider directional or

PUBLIC ROAD NAME CHANGES: FROM "GUN CLUB ROAD" AND "NORTH AVENUE" TO "NATIONAL AVENUE" SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from the Placer County Engineering and Surveying Department to recommend approval of the road name changes.

This is a staff-initiated proposed road name change of an existing public road that currently has three names along its continuous alignment. Staff recommends that the road names, "Gun Club Road," and "North Avenue," be discontinued and be renamed to "National Avenue," to match the name of the existing southern portion

"court" designation at north end of road in order to provide further clarification for emergency response purposes. and to come into compliance with current County road naming policy.

Project Location: Gun Club Road and a portion of North Avenue are located in

Tahoe Vista at the northern end of National Avenue. Community Plan Area: Tahoe Vista Community Plan **Zoning:** Special Area #5 (Public Service/Industrial Area) MAC Area: North Tahoe Regional Advisory Counsel

Applicant: Placer County

County Staff:

Engineering and Surveying: Rebecca Taber (530) 745-7538

Sevison abstained Commissioner Johnson absent

Commissioner

2) 10:15 am 10:20-10:45 am

Unanimously approved to continue to July 8, 2010 @ 10:03 am

6:0

5:0

Commissioner Johnson absent **SUBDIVISION MODIFICATION (PSM 20100133)**

TAHOE CITY INDUSTRIAL PARK

GARAGE SECOND STORY ADDITION – SCHAEFER SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Eric Schaefer, for a Subdivision Modification to the mapped setback of 20 feet to allow a zero foot setback in order to construct a second story living area over the existing two-car garage. The Planning Commission will also consider a finding for Categorical Exemption in accordance with section 18.36.050 (Class 3 – New construction or conversion of small structures) of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303).

Project Location: The project is located at 410 Cyrnos Way, in the Tahoe City area.

APN: 093-280-012 **Total Acreage**: 1.5 acres

Zoning: PAS-007 (Plan Area Statement-007 Lake Forest Glen-Residential)

Community Plan Area: Tahoe City Area General Plan MAC Area: North Tahoe Regional Advisory Council

Owner/Applicant: Eric Schaefer

County Staff:

Planning: Stacy Wydra (530) 581- 6288 Engineering and Surveying: (530) 745-3110 Environmental Health: (530) 745-2300

3) 10:30 am 10:48-11:26 am **SUBDIVISION MODIFICATION (PSM 20100148)**

AMERICAN VINEYARD VILLAGE

ADDENDUM ENVIRONMENTAL IMPACT REPORT SUPERVISORIAL DISTRICT 1 (ROCKHOLM)

Unanimously approved Subdivision Modification subject to findings and with modifications to condition #1 and addition of

condition #128

Commissioner Johnson absent Consider a request from Baker Williams Engineering Group on behalf of JMC Homes, for a Subdivision Modification to allow for project construction phasing and a single gated entrance on Vineyard Road with private on-site subdivision roads instead of two separate public road connections onto Vineyard Road and on-site public subdivision roads. The Planning Commission will also consider adopting an Addendum to the American Vineyard Village Subdivision EIR in accordance with Section 18.20.110 (Addendum to an EIR) of the Placer County Environmental Review Ordinance (CEOA Guidelines Section 15164).

Project Location: The project is located on the south side of Vineyard Road in the Dry Creek /West Placer area.

APN: 473-030-016 **Total Acreage**: 19.2 acres

Zoning: RS-BX-3 ac. min. (Residential Single Family, combining minimum Building

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6:0

Site of 3 acres)

Community Plan Area: Dry Creek / West Placer Community Plan

MAC Area: West Placer MAC

Owner/Applicant: Baker Williams Engineering Group on behalf of JMC Homes

County Staff:

Planning: Charlene Daniels (530) 745-3073

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

Environmental Health: (530) 745-2300

ALL SUPERVISORIAL DISTRICTS

4) 10:45 am 11:30-11:45am **ZONING TEXT AMENDMENT (PZTA 20100164)** MUNICIPAL ADVISORY COUNCILS (MAC) PLANNING PROCESS RESPONSIBILITY

Unanimously recommended approval to the BOS with suggested minor wording changes.

Consider providing a recommendation to the Board of Supervisors on a request from the Placer County Planning Department of a Zoning Text Amendment proposal to Section 17.60.090 (B) of the Placer County Zoning Ordinance which will provide notification to Municipal Advisory Councils for all County-initiated Zoning Text Amendments. Under the California Environmental Quality Act Guidelines, Section 15061(b)(3), continuing administrative activities do not constitute a project and are

5:0

therefore exempt from review. MAC Area: All MAC's

Commissioner Sevison abstained Commissioner Johnson absent

Applicant: Placer County Planning Department

County Staff:

Planning: Crystal Jacobsen (530) 745-3085 Engineering and Surveying: (530) 745-3110 Environmental Health: (530) 745-2300

5) 11:00 am 11:45-11:47am **ZONING TEXT AMENDMENT (PZTA 20100024)** TEMPORARY AGRICULTURAL EVENTS

ALL SUPERVISORIAL DISTRICTS

Unanimously continued to open

date.

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Commissioner Johnson absent Consider providing a recommendation to the Board of Supervisors on a request from the Placer County Planning Department of a Zoning Text Amendment proposal to Section 17.56.300 (Temporary Outdoor Events) of the Placer County Zoning Ordinance which will provide Temporary Outdoor Event permit exemptions for specific types of temporary outdoor agricultural events. Under the California Environmental Quality Act Guidelines, Section 15061(b)(3), continuing administrative activities do not constitute a project and are therefore exempt from review. (The Planning Department

Staff will be requesting a continuance for this item.)

MAC Area: All MAC's

Applicant: Placer County Planning Department

County Staff:

Planning: Crystal Jacobsen (530) 745-3085 Engineering and Surveying: (530) 745-3110 Environmental Health: (530) 745-2300

6) 11:15 am 11:47am-12:02pm **ZONING TEXT AMENDMENT (PZTA 20100183)**

TWO YEAR TIME EXTENSION TO PLANNING LAND USE

ENTITLEMENTS

Unanimously recommended approval to the

ALL SUPERVISORIAL DISTRICTS

Consider providing a recommendation to the Board of Supervisors on a request from

Board of Supervisors of a two-year extension of time for land use entitlements that have not yet expired as of July 1, 2010.

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Commissioner Johnson absent the Placer County Planning Department of a Zoning Text Amendment that would grant an automatic two year time extension for land use entitlements such as administrative review permits, use permits, design/site review agreements or variances that had not expired as of July 1, 2010. Under the California Environmental Quality Act Guidelines – Section 15061(b)(3), continuing administrative activities do not constitute a project and are therefore exempt from review.

MAC Area: All MAC's

Applicant: Placer County Planning Department

County Staff:

Planning: Jennifer Dzakowic (530) 745-3008 Engineering and Surveying: (530) 745-3110 Environmental Health: (530) 745-2300

MEETING ADJOURNED – 12:02 PM