

COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE September 27, 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 FLAG SALUTE

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

REPORT FROM THE PLANNING DIRECTOR

Paul Thompson, Deputy Director of Planning reporting.

The October 11th Planning Commission meeting will include: Headquarter RV Park – a Conditional Use Permit and Rezone which was continued from the August 9th Planning Commission hearing; an Extension of Time for Rainbow Holding Bulk water sale – Conditional Use Permit; and a temporary Conditional Use Permit for the Creekside Charter School.

The October 25th or November 8th Planning Commission will include: the Northstar Highlands II Conditional Use Permit Modification; a Conditional Use Permit for the Red Dog replacement lift; and a Conditional Use Permit for the Squaw Valley Coaster.

At the September 11th hearing, the Board of Supervisors approved the First Amendment to the Placer Vineyards Specific Plan First Amendment to the Amended and Restated Development Agreement as recommended by the Planning Commission. On October 11th the Board will hear the Orchard at Penryn Appeal. The October 23rd Board hearing will be held in Tahoe. This agenda includes an update to the Tahoe Basin Community Plan; an amendment to the North Tahoe Area General Plan for the Dollar Creek Shared-Use Trail as recommended by the Planning Commission; and County Code Amendments regarding Liquid Petroleum Gas (Building Division). On November 6th, the Board will consider a request from staff to provide direction on the Sheridan Community Plan work program.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public was offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. *No comments received*.

CONSENT ITEM: Planning Commission to consider reappointment of Ken Denio as the Planning Commission representative to the Wastewater Advisory Board Committee MOTION VOTE 6:0 Commissioner Brentnall moved, Commissioner Gray second (Commissioners Sevison absent); to appoint Ken Denio as the Planning Commission representative to the Wastewater Advisory Board Committee

1) 10:05 am 10:10am -10:18am

SUBDIVISION MODIFICATION/VARIANCE (PSM 20120237)

CARNELIAN HEIGHTS UNIT 2

HIPSLEY GARAGE

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Todd and Brianne Hipsley, for approval of a Subdivision Modification, of the Carnelian Heights Unit 2 subdivision and Variance to allow a 12-foot front setback where 20-foot is required in order to construct a two-car garage with living area above. The living area above the garage is proposed outside the 20-foot front setback. 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: Project is located at 3835 LaCrosse Drive in Carnelian Bay area.

APN: 092-211-003

Total Acreage: 10,490 square feet

Zoning: PAS 014 (Plan Area Statement 014-Cedar Flat Residential)

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

Owner/Applicant: Todd and Brianne Hipsley

County Staff:

Planning: Allen Breuch (530) 581-6284

Engineering and Surveying: Sharon Boswell (530) 745-3110 Environmental Health: Justin Hansen (530) 745-2300

MOTION VOTE 6:0 Commissioner Denio moved, Commissioner Johnson second (Commissioners Sevison absent); To approve the Subdivision Modification and Variance to allow for a 12-foot front setback subject to the conditions of approval and the CEQA, Subdivision Modification and Variance findings in the staff report.

2) 10:15 am

CONDITIONAL USE PERMIT (PCPA 20120222) NYACK TEMPORARY CONSTRUCTION OFFICE

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request for approval of a Conditional Use Permit (CUP) from Teichert Construction, on behalf of E. Stewart Wells Trust, to allow for the temporary use of a 2,250 square-foot modular office unit and an adjacent storage and parking area from October 15, 2012 to October 15, 2013. The temporary office will serve as a command center for Teichert operations during the completion of the Interstate 80 reconstruction project. The Planning Commission will also consider a finding of a Categorical Exemption, Section 18.36.060, (Class 4 – Minor Alterations to Land) - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15304) for the project. The Planning Services Division contact for the above project is Gerry Haas who can be reached at (530) 745-3084.

Project Location: The project is located AT 41855 Old Nyack Road in the Emigrant Gap area.

APN's: 066-260-016 **Total Acreage**:

Zoning: HS-Ds (Highway Service, combining Design Scenic Corridor) and FOR 80 ac.

min. (Forestry, combining minimum Building Site of 80 acres)

Community Plan Area: Placer County Community Plan

MAC Area: none

Applicant: Teichert Construction **Owner:** E. Stewart Wells Trust

County Staff:

Planning: Gerry Haas (530) 745-3084

Engineering and Surveying: Rebecca Taber (530) 745-3110 Environmental Health: Justin Hansen (530) 745-2300

MOTION VOTE 6:0 Commissioner Brentnall moved, Commissioner Roccucci second (Commissioners Sevison absent); To approve the Conditional Use Permit subject to the findings and conditions of approval in the staff report.

3) 10:30 am 10:33am - 11:25 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 under 30 units would be allowed by zoning clearance in the RM (Residential Multi-Family) zoning district and with a Minor Use Permit for complexes with over 30 units. Approval of a Minor Use Permit would be required in HS (Highway Service) and RES (Resort) zoning districts for all SRO developments. The proposed Zoning Text Amendments will implement the Housing Element Program G-4.

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. The Planning Services Division contact is Christopher Schmidt, who can be reached at (530) 745-3076.

MAC Area: All MACs

Applicant: Placer County Community Development Resource Agency

County Staff:

Planning: Christopher Schmidt (530) 745-3076

MOTION VOTE 6:0 Commissioner Brentnall moved, Commissioner Roccucci second (Commissioners Sevison absent); To continue item and provide direction to staff to revisit the requirements of SRO's in comparison with the requirements of a Rooming and Boarding House, eliminate SRO's from the Residential Multi-Family zoning and choose a Commercial zone district that would allow the SRO's as a matter of right. Also, as a matter of health and safety, place a cap on how many restrooms per number of units or identify the state building code that regulates how many restrooms are required per unit.

4) 10:45 am 11:26am-11:50am

ZONING TEXT AMENDMENT (PZTA 20110327)

FARMWORKER HOUSING – 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. The proposed Zoning Text Amendments will implement State

housing law for farmworker housing and the Housing Element Program F-4. The proposed amendments to the Zoning Ordinance would add definitions for Farmworker Dwelling Unit, Farmworker Housing Complex, and Agricultural (Farm) Employee. The amendments would delete the current definition for Farmworker Labor Housing and amend the definition of Temporary Dwelling. The existing Caretaker and Employee Housing section would be revised and a new section, Farmworker Housing, would be created. The proposed amendments would allow farmworker labor housing in six zoning districts that allow farm uses: Agricultural Exclusive (AE), Farm (F), Residential Farm (RF), Forestry (FOR), Timberland Protection Zone (TPZ) and Residential Agricultural (RA).

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. The Planning Services Division contact is Christopher Schmidt, who can be reached at (530) 745-3076.

MAC Area: All MACs

Applicant: Placer County Community Development Resource Agency

County Staff:

Planning: Christopher Schmidt (530) 745-3076

MOTION VOTE 6:0 Commissioner Brentnall moved, Commissioner Denio second (Commissioners Sevison absent); To forward a recommendation to the Board of Supervisors for adoption of a Negative Declaration and approval of amendments to the Zoning Ordinance including CEQA findings and the Errata sheet with corrected language.

MEETING ADJOURNED 11:50 AM