



COUNTY OF PLACER PLANNING COMMISSION

**AGENDA
DATE
April 24, 2014**

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 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: Larry Sevison (Chairman) At-Large East of Sierra Crest; Ken Denio (Vice Chairman) District 2; Richard Roccucci (Secretary), District 1; Richard Johnson, District 3; Jeffrey Moss, District 4; and Wayne Nader, At-Large West of Sierra Crest Miner "Mickey" Gray (Chairman), District 5

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 not included 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

**RIO BRAVO ROCKLIN – WOOD WASTE CHIP AND GRIND(PCPA 20140034)
CONDITIONAL USE PERMIT
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 2 (WEYGANDT)**

Consider a request from Rio Bravo Rocklin, for approval of a Conditional Use Permit to allow installation of mobile grinding equipment in order to process a portion of the pulpwood boiler fuel on-site. The Planning Commission will also consider a finding of a Categorical Exemption pursuant to Sections 15301 and 15303 of the CEQA Guidelines and Sections 18.36.030 (Class 1, Existing facilities) and 18.36.050 (Class 3, New construction or conversion of small structures) of the Placer County Environmental Review Ordinance.

Project Location: The project is located at 3100 Thunder Valley Court in the Rocklin area.

APN: 017-063-031

Total Acreage: 48.67 acres

Zoning: IN-Dc (Industrial combining Design Scenic Corridor)

Community Plan Area: Sunset Industrial Area Plan

MAC Area: None

Owner/Applicant: Rio Bravo Rocklin

County Staff:

Planning: Alex Fisch (530) 745-3081

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

Environmental Health: Laura Rath (530) 745-2300

2) 10:15 am

**EXPO FLOORS LLC (PVAA 20130277)
APPEAL OF THE ZONING ADMINISTRATOR'S DENIAL OF VARIANCE
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (UHLER)**

****THE APPLICANT HAS REQUESTED THAT THIS ITEM BE CONTINUED****

Consider an appeal filed by Andrey Ginzburg on behalf of the property owners, Expo Floors LLC, of the Zoning Administrator's decision to deny a Variance to allow 1) an existing solid wall to remain as constructed along the north and northeast (side) property boundary which exceeds the maximum height of six feet in the side setback and three feet in the front setback, and 2) to allow an existing playhouse with a 15-foot side setback, where 30-foot is required. The Planning Commission will also consider a finding of Categorical Exemption [Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5(A) (1) – Minor Alterations in Land Use Limitations)].

Project Location: The property is located at 8300 Moss Court in the Granite Bay area.

APN: 036-180-046-000

Total Acreage: 4.3 acres

Zoning: RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Appellant/Applicant: Andrey Ginzburg

Owner: Expo Floors LLC

County Staff:

Planning: (Roy Schaefer 530) 745-3061

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

Environmental Health: Mohan Ganapathy (530) 745-2300

3) 10:20 am

WORKSHOP - COMMUNITY CENTER

The Planning Services Division requests the Planning Commission conduct a workshop to seek public input and provide direction to staff regarding the definition and processing of Community Centers. This is the fifth workshop in the series, the first workshop was held on May 9, 2013, the second workshop was held on June 27th the third workshop July 25, 2013, and the fourth workshop was held October 10, 2013.

County Staff:

Planning: George Rosasco (530) 745-3065

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300