



COUNTY OF PLACER PLANNING COMMISSION

AGENDA DATE

December 11, 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; Wayne Nader, At-Large West of Sierra Crest; and Miner “Mickey” Gray, 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

**CAMBRIDGE ESTATES SUBDIVISION – GATED ENTRANCE
SUBDIVISION MAP MODIFICATION (PLN14-00027)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 3 (SUPERVISOR HOLMES)**

Consider a request from Riverside Management & Financial Services on behalf of Cambridge Estates Community Association, for approval of a Subdivision Map Modification to modify Condition #71 to allow for a gated entrance. The Planning Commission will also consider a finding of a Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and Section 18.36.050 the Placer County Environmental Review Ordinance (Class 3 New Construction). The Planning Services Division contact is Sherri Conway, who can be reached at (530) 745-3031.

Project Location: The properties are located at 3490 Ashley Creek Drive and 3485 Ashley Creek Drive, just north of the intersection of King Road and Ashley Creek Way in the Loomis area.

APN: 037-330-005-000 and 037-330-007-000

Total Acreage: 8 acres

Zoning: RA-B-100 (Residential Agriculture, combining a minimum building site size of 100,000 square feet)

Community Plan Area: Horseshoe Bar-Penryn CP

MAC Area: Horseshoe Bar-Penryn Municipal Advisory Council

Applicant: Riverside Management & Financial Services

Owner: Cambridge Estates Community Association

County Staff:

Planning: Sherri Conway (530) 745-3031

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

Environmental Health: (530) 745-2300

2) 10:15 am

**MILE RESIDENTIAL CARE HOME
THIRD PARTY APPEAL OF THE ZONING ADMINISTRATOR'S
APPROVAL OF A MINOR USE PERMIT (PMPB 20120102)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a third party Appeal from Dena DeLapp of the Zoning Administrator's approval on September 18, 2014 of a request from Petre Mile, the property owner, for a Minor Use Permit to allow a residential care facility. The residential care facility would include the use of two existing structures consisting of 1,187 square feet and 3,260 square feet that would accommodate up to six residents each, for a total of twelve. On September 18, 2014, the Zoning Administrator also granted a variance to allow for a setback of 41 feet from the front property line (where 50 feet is normally required) to bring the existing guest house into compliance with County Code. The Zoning Administrator's decision to approve the setback variance was not appealed. The Planning Commission will also consider adoption of the Mitigated Negative Declaration prepared for this project.

Project Location: The project is located at 7968 Rasmussen Road in the Loomis area.

APN: 043-164-062-000

Total Acreage: 5.1 acres

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

Community Plan Area: Horseshoe Bar-Penryn CP
MAC Area: Horseshoe-Penryn Municipal Advisory Council
Appellant: Dena DeLapp
Owner: Petre Mile
County Staff:
Planning: Melanie Jackson (530) 745-3036
Engineering and Surveying: Sharon Boswell (530) 745-3110
Environmental Health: Laura Rath (530) 745-2300