



COUNTY OF PLACER PLANNING COMMISSION

AGENDA DATE

November 13, 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

WORKSHOP – PROPOSED UPDATE TO THE COUNTY WINERY ORDINANCE (PCPJ 20130151) AND DISCUSSION OF UPDATES TO TEMPORARY USES AND EVENTS SECTION OF ZONING ORDINANCE

The Planning Services Division requests the Planning Commission conduct a workshop to seek public input and provide direction to staff regarding the updating of the Winery Ordinance. This is the fourth workshop in the series. The previous workshop was conducted on July 24, 2014.

County Staff:

Planning: George Rosasco (530) 745-3065

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

2) 10:20 am

**THE BOULDERS SUBDIVISION - TSE RESIDENCE
SUBDIVISION MAP/CONDITIONAL USE PERMIT MODIFICATION (PSM
20130233)**

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 4 (SUPERVISOR UHLER)

(Continued from October 23, 2014 hearing)

Consider a request from Nick G. Alexander, on behalf of Dr. Kelvin Tse and Dr. Cindy Tse, for approval of a Subdivision Map/Conditional Use Permit Modification of the Boulders Subdivision (Los Lagos Unit No. 5) in order to 1) allow open fencing to be installed ten (10) feet from the westerly property line (Moss Lane), where twenty-five (25) feet is currently required, and 2) allow an existing entry feature with six foot high walls to be located within the 35 foot front setback and partially within a private road and utility easement (Avenida Robles). 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 of the Placer County Environmental Review Ordinance Class 3 E (New construction or conversion of small structures).

Project Location: The property is located at 5758 Avenida Robles in the Granite Bay area.

APN: 036-180-069-000

Total Acreage: 2.07 acres

Zoning: RA-B-X 20 ac. min. PD = 44 (Residential Agriculture, combining a minimum building site size of 20 acres, combining Planned Residential Development of .44 dwelling units per acre)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Applicant: Nick G. Alexander, on behalf of owners

Owner: Dr. Kelvin Tse and Dr. Cindy Tse

County Staff:

Planning: E.J. Ivaldi (530) 745-3000

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300