



**COUNTY OF PLACER
PLANNING COMMISSION**

**ACTION
AGENDA
DATE**

November 13, 2014

**OFFICE OF
Planning Services
Division**

3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
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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: 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 (*All Commissioners Present*)

REPORT FROM THE PLANNING DIRECTOR - EJ Ivaldi, Deputy Director of Planning, reported on the following updates to the Commission:

Board of Supervisors action: On November 4th the Board considered the Sheridan Community Plan and continued discussion on the rezone of a 33-acre parcel zoning from Industrial to Farm-10-acre minimum. This item was continued and will be back for final consideration at the November 18th Board of Supervisors meeting.

Upcoming Planning Commission: Reminder there will be a Special Planning Commission hearing November 20th to hear the Placer Vineyard Specific Plan Amendments and the Riolo Vineyard Specific Plan Amendments. On December 11th the Planning Commission to hear a Third Party Appeal of a Residential Care Facility and a Cambridge Estates gated entry.

PUBLIC COMMENT - The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. *No public comment.*

1) 10:05 am
10:05a-10:49a

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

Six members from the public participated in the workshop and provided comments.

Next steps: present a draft Ordinance to the MACs, return to the Planning Commission for consideration and recommendation to the Board of Supervisors.

2) 10:20 am
10:54a-12:36p

**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

Eleven members from the public provided verbal comments.

MOTION VOTE 5:1 Commissioner Moss, Commissioner Johnson second;

To deny the Subdivision Map/Conditional Use Permit Modification for fencing on Lot 11 to be installed 10 feet from the westerly property line (Moss Lane), and approve the modification to allow the existing entry feature on Lot 11, with six foot high walls to be located within the 35 foot front setback and partially within a private road and utility easement, subject to the following findings and recommended conditions of approval and to find project Categorically Exempt from CEQA

AYE: Moss, Johnson, Roccucci, Denio, Severson

NO: Gray

ABSENT: Nader

MEETING ADJOURNED 12:36 pm