



**COUNTY OF PLACER
PLANNING COMMISSION
ACTION
AGENDA
DATE
SEPTEMBER 25, 2014**

**OFFICE OF
Planning Services
Division**

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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[*absent*]; 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[*absent*]; and Miner “Mickey” Gray, District 5

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

Board of Supervisors action: On Tuesday August 26th the Board of Supervisors approved the Community Event Center with three changes you should be aware of: 1) the private road issue, the Planning Commission requiring 100% signature from property owners has been changed to two-thirds of the property owners signature; 2) the event definition changed from five people constituting an event to 20 people; and 3) 26 events per year language was added to maybe 26 per year or as specified by use permit. The Board also heard the Lundberg Variance appeal for final consideration and upheld the Planning Commission’s decision.

Upcoming Board items: On October 7th the Board is tentatively scheduled to hear the Sheridan Community Plan.

There will be no October 9th Planning Commission meeting. The next Planning Commission meeting will be October 23rd. There are a lot of projects in the works right now. Some of the bigger ones are Riolo Vineyard Specific Plan amendment and Placer Vineyard Specific Plan amendment. The amendments focus around the financing, public facility, parks and open space. These items are being packaged up and should be heard at the end of October but more likely in November. On October 23rd Planning Commission to hear a Winery Ordinance workshop, which is currently being presented to MACs and a map modification from the Granite Bay area The Boulders-Tse Residence.

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

CONSENT ITEM: Planning Commission to consider reappointment of Ken Denio as the Planning Commission representative to the Wastewater Advisory Board Committee.

MOTION VOTE 5:0 Commissioner Johnson moved, Commissioner Moss second; Recommend reappointment of Ken Denio as the Planning Commission representative to the Wastewater Advisory Board Committee.

AYE: Gray, Moss, Johnson, Rocucci, Denio

NO: none

ABSENT: Sevison, Nader

1) 10:05 am

**WILLOW CREEK SHOPPING CENTER
PARCEL MAP/CONDITIONAL USE PERMIT/VARIANCE (PCPA 20140057)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a request from Carl E. Best, on behalf of Best Development Group, for approval of a Conditional Use Permit to allow for the construction of a retail shopping center, consisting of five new buildings that would total approximately 65,000 square-feet of floor area on a vacant site (previously developed with an automobile sales and repair facility). The applicant also requests approval of a Parcel Map to reconfigure and divide the three existing commercial parcels into five parcels, one for each proposed structure, and a Variance to Section 17.54.180(A)(1)(E) of the Zoning Ordinance to allow for multiple tenant names to appear on two proposed monument signs, as well as Section 17.54.180(A)(2) to increase the maximum aggregate wall sign area for the major anchor tenant to allow for a maximum 1.5 square feet of sign area for every linear foot of the width of the building frontage, where currently 1 square foot of sign area is allowed with an additional 0.5 square feet for each linear foot of building frontage over 100 feet. The Planning Commission will also consider adopting a Mitigated Negative Declaration prepared for this project.

Project Location: The project is located at the northwest corner of Highway 49 and Willow Creek Drive in the Auburn area.

APN's: 052-041-004, 052-041-005, and 052-041-006

Total Acreage: 7.23 acres

Zoning: CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor)

Community Plan Area: Auburn/Bowman Community Plan

MAC Area: North Auburn MAC

Owner/Applicant: Carl E. Best, Best Development Group

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 5:0 Commissioner Johnson moved, Commissioner Moss second; To adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan, and approve the Conditional Use Permit, the Parcel Map and the Variance to allow a retail shopping center, multiple tenant names on each of the two freestanding monument signs and to allow for an increase in the maximum aggregate wall sign area from 130 square feet to 230 square feet at the south elevation of the major anchor for the Willow Creek Shopping Center project subject to the following findings attached, in the CEQA findings and conditions of approval and including the proposed change in condition 24

and 38.

AYE: Gray, Moss, Johnson, Roccucci, Denio

NO: none

ABSENT: Sevison, Nader

No members of the public commented.

2) 10:15 am

HILL TOP CENTER

**EXTENSION OF TIME – CONDITIONAL USE PERMIT (PCPA 20080204)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Hoss Bozorgzad, for a three-year Extension of Time for a previously approved Conditional Use Permit that allowed a 142-room hotel complex with retail, commercial and restaurant uses. The Conditional Use Permit was originally approved by the Planning Commission on September 25, 2008. A Mitigated Negative Declaration (MND) was prepared pursuant to CEQA and adopted on the same date. In addition to consideration of the extension of time request, the Planning Commission will consider reliance on the previously adopted MND and adoption of findings pursuant to CEQA Guidelines Section 15162.

Project Location: The project is located approximately 900 feet north of the Bowman Road/Luther Road intersection in the Bowman area.

APN's: 053-103-047; 053-103-048 and 053-103-049

Total Acreage: 7.5 acres

Zoning: HS-Dc (Highway Service, combining Design Scenic Corridor).

Community Plan Area: Auburn Bowman Community Plan

MAC Area: North Auburn

Applicant: Hoss Bozorgzad on behalf of Shiraz Development LLC, James and Carol Babcock, and Norman R Nedde, MD, Inc.

County Staff:

Planning: Gerry Haas (530) 745-3084

Engineering and Surveying: Sarah Gilmore (530) 745-3110

Environmental Health: Justin Hansen (530) 745-2300

MOTION VOTE 4:1 Commissioner Moss moved, Commissioner Johnson second;

To approve the Extension of Time for the Hill Top Center subject to the following findings and modified conditions including findings and CEQA findings [in staff report]: 1) No change of conditions or circumstances have occurred, 2) the applicant has been diligent in pursuing financing and implementations of the permit and 3) modified conditions have been imposed which update the permit to rely current adopted standards and ordinance requirements; and include CEQA findings and rely on prior Mitigated Negative Declaration to be adequate.

AYE: Moss, Johnson, Roccucci, Denio

NO: Gray

ABSENT: Sevison, Nader

Two members of the public commented.

3) 10:20 am

**FOREST GLEN SUBDIVISION NO. 2 – FORTE RESIDENCE
SUBDIVISION MODIFICATION (PLN 14-00110)
CATEGORICALLY EXEMPT
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Gary Davis Group on behalf of Michelle Forte, for approval of a Subdivision Modification of the Forest Glen Subdivision No. 2 Map (Lot #3 and a portion of Lot #4) to reduce the front mapped setback from 20 feet to a 7 foot setback to allow for construction of a detached garage and covered entryway providing access to the existing single-family residence. 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 project is located at 940 Squaw Valley Road in the Olympic Valley area.

APN: 096-200-036

Total Acreage: 21,314 square feet (0.489 acres),

Zoning: LDR DF= 4 (Low Density Residential Density Factor of 4)

Community Plan Area: Squaw Valley Community Plan

MAC Area: Squaw Valley MAC

Applicant: Gary Davis Group

Owner: Michelle Forte

County Staff:

Planning: Stacy Wydra (530) 581-6288

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

Environmental Health: Justin Hansen (530) 745-2300

***MOTION VOTE 5:0 Commissioner Johnson moved, Commissioner Moss second;
To find project Categorically Exempt from CEQA and approve the Subdivision
Modification to allow for a 7-foot front setback measured from the property line in
order to allow construction of a garage and covered entry feature to be accessory to
the existing residence subject to the following findings and attached recommended
conditions of approval[in staff report].***

AYE: Gray, Moss, Johnson, Roccucci, Denio

NO: none

ABSENT: Sevison, Nader

No members of the public commented.

No members of the public commented.