



COUNTY OF PLACER PLANNING COMMISSION

**AGENDA
DATE
APRIL 9, 2015**

OFFICE OF Planning Services Division

3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
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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: Ken Denio, District 2, (Chairman); Richard Roccucci, District 1 (Vice Chairman); Wayne Nader, At-Large West of Sierra Crest, (Secretary); Richard Johnson, District 3; Jeffrey Moss, District 4; Miner "Mickey" Gray, District 5; and Larry Sevison, At-Large East of Sierra Crest.

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

**MORGAN KNOLLS RESIDENTIAL SUBDIVISION
DRY CREEK WEST PLACER COMMUNITY PLAN AMENDMENT/
REZONE/TENTATIVE SUBDIVISION MAP/VARIANCE (PSUB 20130316)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request submitted by the RCH Group, on behalf of the Walegra/PFE Partnership, to 1) amend the Dry Creek West Placer Community Plan to create a new land use designation of Medium Density Residential; 2) amend the Dry Creek West Placer Community Plan land use designation on Assessor's Parcel Number 023-221-015-000 from Commercial and Low Density Residential to Medium Density Residential; 3) Rezone Assessor's Parcel Number 023-221-015-000 from the current split zoning of CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) and RS-AG-B-20 PD=2 (Residential Single-Family, combining Agriculture, combining minimum lot size of 20,000 square feet, combining Planned Residential Development with a maximum of 2 residences per acre) to RS-AG-B-X-6,000 (Residential Single-Family, Combining Agriculture, combining Building Site minimum of 6,000 square feet); 4) a Tentative Subdivision Map to allow a 61-lot single-family residential subdivision; and 5) a Variance to Section 17.50.010(E)(1) of the Zoning Ordinance to increase allowable building coverage on residential lots from the maximum 40 percent for one-story homes and 35 percent for two-story homes to 55 percent and 50 percent, respectively. The Planning Commission will also consider adoption of the Mitigated Negative Declaration and Errata prepared for the project.

Project Location: The property is located on the northeast corner of the Walegra Road and PFE Road intersection in the West Roseville area.

APNs: 023-221-015-000

Total Acreage: 16.4 acres

Zoning: CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) and RS-AG-B-20 PD=2 (Residential Single-Family, combining Agriculture, combining minimum lot size of 20,000 square feet, combining Planned Residential Development with a maximum of 2 residences per acre)

Community Plan Area: Dry Creek West Placer Community Plan

MAC Area: West Placer MAC

Applicant: RCH Group

Owner: Walegra/PFE Partnership

County Staff:

Planning: Lisa Carnahan (530) 745-3067

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

Environmental Health: Mohan Ganapathy (530) 745-2300

2) 10:20 AM

**ORCHARD AT PENRYN
REZONE/VESTING TENTATIVE SUBDIVISION MAP/VARIANCE (PLN14-
00052)
ADDENDUM TO PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL
IMPACT REPORT
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a request from Mike Mahoney, on behalf of Penryn Development LLC, for 1) a Rezone of Assessor's Parcel Numbers 043-060-052 and 043-060-053 from RM-DL10 PD=10 (Residential Multi-Family, combining Density Limitation of 10 units per acre, combining Planned Residential Development of 10 units per acre) and C1-

UP-Dc (Neighborhood Commercial, combining Use Permit, combining Design Scenic Corridor) to RS-B-4 (Residential Single-Family, combining Building Site of 4,000 square feet); 2) a Vesting Tentative Subdivision Map; and 3) a Variance to Section 17.54.060(B)(5) of the Zoning Ordinance to allow for a reduction in the required parking standards from 158 to 136 spaces. Requested entitlements would allow for the development of a 54-lot single-family residential subdivision, including two open space lots and one tot lot. The Planning Commission will also consider certifying an Addendum to the previously certified Final Environmental Impact Report (December 11, 2012) for the previously approved 150-unit multi-family residential project proposed on the same site.

Project Location: The project is located on the west side of Penryn Road, approximately 0.30 miles north of Interstate 80, in the Penryn area and part of the Penryn Parkway.

APNs: 043-060-052 and 043-060-053)

Total Acreage: 15.1 acres

Zoning: RM-DL10 PD=10 (Residential Multi-Family, combining Density Limitation of 10 units per acre, combining Planned Residential Development of 10 units per acre) and C1-UP-Dc (Neighborhood Commercial, combining Use Permit, combining Design Scenic Corridor)

Community Plan Area: Horseshoe Bar-Penryn Community Plan

MAC Area: Horseshoe Bar-Penryn MAC

Applicant: Mike Mahoney

Owner: Penryn Development LLC

County Staff:

Planning: Sherri Conway (530) 745-3031

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

Environmental Health: Laura Rath (530) 745-2300

3) 10:40 AM

POND PAVILION & LOFTS

GRANITE BAY COMMUNITY PLAN AMENDMENT/REZONE/PARCEL MAP/CONDITIONAL USE PERMIT/VARIANCES (PGPA 20120354)

MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 4 (UHLER)

(Staff is requesting a continuation of this item to May 14, 2015 Planning Commission.)

Consider a request submitted by Lisa Powers, Powers Equity, Inc., to 1) amend the Granite Bay Community Plan land use designation on Assessor's Parcel Number 048-142-036-000 from Rural Residential (2.3 to 4.6 Acre Minimum) to Professional Office; 2) Rezone Assessor's Parcel Number 048-142-036-000 from RA-B-100 PD 0.44 (Residential Agriculture, combining building site minimum of 100,000 square feet, combining Planned Residential Development of 0.44 dwelling units per acre) to OP (Office and Professional); and also consider 3) a Tentative Parcel Map that would divide the ±5.2 acre property into a 2.495 acre parcel and 2.671 acre parcel; 4) a Conditional Use Permit to allow a ±7,500 square foot Commercial Event Center that would accommodate a maximum of 500 people, and to allow two Craftsman Loft buildings totaling ±23,662 square feet (Building A totals 12,000 square feet and Building B totals 11,662 square feet) that would accommodate uses permitted within the Office and Professional zone district; 5) a Variance to Section 17.54.140(D)(2) of the Zoning Ordinance to allow a reduced pond setback of 15 feet for the proposed Event Center and Loft structures, where a minimum setback of 50

feet is required; 6) a Variance to the Section 17.54.060 (Parking Space Requirements) of the Zoning Ordinance to allow 181 on-site parking spaces (plus an additional 52 valet parking spaces on-site and 57 off-site parking spaces), where a total of 290 parking spaces are required; and 7) a Variance to Section 17.54.180(A)(1) of the Zoning Ordinance to allow for two freestanding signs at the project's entry where only one freestanding is allowed. The Planning Commission will also consider adoption of the Mitigated Negative Declaration prepared for the project.

Project Location: located at 5630 Douglas Blvd. in Granite Bay

APNs: 048-142-036

Total Acreage: 5.2 acres

Zoning: RA-B-100 PD=0.44 (Residential Agriculture, combining a Building Site of 2.3-acre minimum, and Planned Development 0.44 Dwelling Units per acre)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Owner /Applicant: Lisa Powers, Powers Equity, Inc.

County Staff:

Planning: Roy Schaefer (530) 745-3061

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

Environmental Health: Mohan Ganapathy (530) 745-2300