



COUNTY OF PLACER PLANNING COMMISSION

**AGENDA
DATE
SEPTEMBER 24, 2015**

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: 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.

CONSENT AGENDA - All items on the Consent Agenda have been recommended for approval by the Development Review Committee. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be moved for discussion.
There are no consent items for this hearing.

TIMED ITEMS: The following timed items are to be discussed at the time indicated.

**1) 10:05 AM PEAK 10 RESIDENTIAL REDEVELOPMENT
VESTING TENTATIVE SUBDIVISION MAP/ CONDITIONAL USE PERMIT
/ VARIANCE (PLN15-00255)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request submitted from Andrew Ryan, PR Design & Engineering Inc., on behalf of Todd Davidson, for approval of a Vesting Tentative Subdivision Map and Conditional Use Permit to allow a Planned Residential Development that would consist of up to ten (10) single-family airspace condominium units. A Variance to Section 17.54.060 (Parking Space Requirements) of the Zoning Ordinance is also being requested to allow 20 on-site parking spaces, where a total of 31 parking spaces are required. The Planning Commission will also consider adoption of the Mitigated Negative Declaration prepared for this project.

Project Location: 8308 North Lake Blvd. and 8298 Brockway Vista Avenue in the Kings Beach area

APNs: 090-072-026-000 and 090-073-014-000

Total Acreage: 30,461 square feet

Zoning: Plan Area Statement 029 Kings Beach Community Plan Special Area #2 “West Entry Commercial” and Special Area #3 “Recreation Area”

Community Plan Area: North Tahoe Community Plan

MAC Area: North Tahoe Regional Advisory Committee

Applicant: Andrew Ryan, PR Design & Engineering Inc.

Owner: Todd Davidson

County Staff:

Planning: Allen Breuch (530) 581-6284

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

Environmental Health: Justin Hansen (530) 745-2300

**2) 10:15 AM 8679 TROUT AVENUE MANUFACTURED HOME PARK (DENNY’S
TRAILER PARK)
TENTATIVE SUBDIVISION MAP/VARIANCE (PSUB 20090079/PSUB
20140143)**

**MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Susan Simon, Simon Environmental Planning, on behalf of 8679 Trout LLC, for approval of a Tentative Subdivision Map to allow seven existing non-conforming lots to be reconfigured within the existing Denny’s Trailer Park to allow for individual manufactured home ownership. A Variance is also being requested to Plan Area Statement 028 “Kings Beach Residential” minimum lot size requirement of 10,000 square feet to allow for a minimum lot size of 2,438 square feet (Lot 1) and 2,437 square feet (Lot 4). The Planning Commission will also consider adoption of a Mitigated Negative Declaration prepared for this project.

Project Location: 8679 Trout Avenue in the Kings Beach area

APNs: 090-124-024-000

Total Acreage: 21,780 square feet

Zoning: North Tahoe Area General Plan - Plan Area Statement 028 “Kings Beach Residential”

Community Plan Area: North Tahoe Community Plan

MAC Area: North Tahoe Regional Advisory

Applicant: Susan Simon

Owner: 8679 Trout LLC

County Staff:

Planning: Allen Breuch (530) 581-6280

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

Environmental Health: Justin Hansen (530) 745-2300

3) 10:20 AM

FLOOD PROTECTION

PLACER COUNTY GENERAL PLAN AMENDMENT (PLN14-00187)

NEGATIVE DECLARATION

ALL SUPERVISORIAL DISTRICTS

Consider and make recommendations to the Board of Supervisors on the Placer County Flood Protection General Plan Amendment. The project is a County-initiated amendment to bring the General Plan into compliance with State flood protection law. It will amend the Placer County General Plan Land Use Element, Natural Resources Element, Public Services and Facilities Element, and Health and Safety Element consistent with the requirements of the Central Valley Flood Protection Act of 2008 (SB 5) and its subsequent amendments, which requires cities and counties to amend their general plans to strengthen the linkage between land use planning and floodplain management practices and provide new requirements and standards for floodplain protection. The Planning Commission will consider recommending the Board of Supervisors adopt a Negative Declaration prepared pursuant to the California Environmental Quality Act.

County Staff:

Planning: Nikki Streegan (530) 745-3577

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There are no consent items for this hearing.