



**COUNTY OF PLACER
PLANNING COMMISSION
ACTION
AGENDA
DATE
SEPTEMBER 24, 2015**

**OFFICE OF
Planning Services
Division**

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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**
10:01am – 10:11am

ROLL CALL: Ken Denio, District 2, (Chairman); Richard Rocucci, 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[*absent*]; and Larry Sevison, At-Large East of Sierra Crest.

REPORT FROM THE PLANNING DIRECTOR - EJ Ivaldi, Deputy Planning Director, reported on the following: *October 8, 2015 Planning Commission meeting will be cancelled. The next meeting will be held in Auburn on October 22, 2015 in which tentative hearing items are: an Extension of Time (Cisco Grove Subdivision) and a Zoning Text Amendment for Secondary Dwellings. November 5, 2015 meeting to be held in Auburn, tentative items are the Bickford Ranch Specific Plan Amendment and an Extension of Time for Rancho Del Oro Subdivision. The Winery Ordinance trying to get to the Planning Commission by the end of the year after meetings with Marilyn Jasper, Sierra Club and the Vintners. November 19, 2015 Planning Commission meeting to be held in Tahoe at the Kings Beach Conference Center to receive comments on the Draft EIR for the Martis Valley West Project and to hear an Appeal of the Northstar Basin Retrofit Project.*

Commissioner Sevison reported out on yesterday’s TRPA meeting yesterday and huge audience voicing concerns about the Brockway Campground. Commissioner Sevison also brought up the Williamson Act process.

Board of Supervisors: An Appeal was filed by Michael Garabedian to the Board of Supervisors of the Third Party Appeal of the Pantell Stafford Minor Boundary Line Adjustment. The Planning Commission had heard the appeal item on August 27th.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public was offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. *No comment received.*

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
10:11am-10:58am

**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

MOTION VOTE 6:0 Commissioner Sevison moved, Commissioner Roccucci second; Approve the project and to adopt the Mitigated Negative Declaration and Mitigation Monitoring Program prepared for this project; approve the Vesting Tentative Subdivision Map and Conditional Use Permit to allow up to ten (10) single-family residential airspace condominium units; approve the Variance to allow 20 on-site parking spaces for the Peak 10 project also consider the errata sheet information as well and the findings.

AYE: Sevison, Moss, Johnson, Nader, Roccucci, Denio

NO: none

ABSENT: Gray

Chairman read Appeal rights

No public comment received

10:58am-11:06am Break

2) 10:15 AM
11:06am-11:20am

**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

MOTION VOTE 6:0 Commissioner Sevison moved, Commissioner Moss second; To adopt the Mitigated Negative Declaration and Mitigation Monitoring Program prepared for this project; approve the Tentative Subdivision Map to allow seven existing non-conforming lots to be reconfigured to allow for individual manufactured home ownership, subject to findings and conditions of approval.

AYE: Sevison, Moss, Johnson, Nader, Roccucci, Denio

NO: none

ABSENT: Gray

Chairman read Appeal rights

No public comment received

3) 10:20 AM
11:20am-11:41am

**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

MOTION VOTE 6:0 Commissioner Moss moved, Commissioner Nader second; To forward a recommendation to the Board of Supervisors to; adopt the Mitigated Negative Declaration as set forth in Attachment B, and to; adopt a Resolution adopting the amendments to the Placer County General Plan as set forth in Attachment A subject to the following findings from CEQA and add wording to 8.B.11 to clarify the 'modification' criteria reference.

AYE: Sevison, Moss, Johnson, Nader, Roccucci, Denio

NO: none

ABSENT: Gray

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.