



**COUNTY OF PLACER
PLANNING COMMISSION**

**ACTION
AGENDA
DATE**

August 22, 2013

**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

ROLL CALL: Miner “Mickey” Gray (Chairman), District 5; Larry Sevison (Vice Chairman) At-Large East of Sierra Crest; Ken Denio (Secretary) District 2; Richard Roccucci, District 1; Richard Johnson, District 3; Jeffrey Moss, District 4; and Wayne Nader, At-Large West of Sierra Crest [*All Commissioners were present*]

REPORT FROM THE PLANNING DIRECTOR –

Paul Thompson, Deputy Director of Planning, reported on the following updates to the Commission: On July 23rd the Board of Supervisors held their meeting in Tahoe at the Resort at Squaw Creek. On the agenda was the third party Appeal of the Forest Flyer project which was continued to an open date. The Board also heard an update of the Tahoe Basin Community Plans. On August 20th the Board approved the hiring of an Administrative Hearing Officer. On the Boards October 8th meeting there will be a Placer County Conservation Plan (PCCP) workshop.

On September 12th there are no items scheduled for this Planning Commission agenda. As a result, this hearing will likely be cancelled. On September 26th a hearing is tentatively scheduled to hear two subdivision modifications.

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-10:20a**

**SUBDIVISION MAP MODIFICATION AND VARIANCE (PSM 20130179)
BEAR CREEK ASSOCIATION SUBDIVISION - VASTINE RESIDENCE
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Olson-Olson Architects, LLP on behalf of Jacob and Tricia Vastine, for approval of a Subdivision Map Modification to the Bear Creek Association Final Map (Lot #98) to reduce the front mapped setback from 30 feet from property line to 16 feet in order to allow construction of a garage and entry feature addition. The applicant also requests approval of a Variance to reduce the 100-foot from centerline watercourse setback to 71 feet to allow for the construction of an upper and lower deck addition 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 2039 Bear Creek Drive in the Alpine Meadows area.

APN: 095-232-004

Total Acreage: 10,610 square feet

Zoning: RS (Residential Single-Family)

Community Plan Area: Alpine Meadows Community Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: Olson-Olson Architects, LLP

Owner: Jacob and Tricia Vastine

County Staff:

Planning: Stacy Wydra (530) 581-6288

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

Environmental Health: Justin Hansen (530) 745-2300

MOTION VOTE 7:0 Commissioner Nader moved, Commissioner Sevison second; To approve the Subdivision Map Modification to allow for a 16-foot front setback measured from the property line in order to allow construction of a garage and entry feature and to approve a Variance to allow for a 29 foot watercourse setback from the centerline of Bear Creek for the construction of a lower patio and upper deck addition to the existing residence subject to the findings and recommended conditions of approval in the staff report.

2) 10:20 am
10:20a-10:38a

VESTING TENTATIVE SUBDIVISION MAP MODIFICATION (PSM 20130158)

CABRAL RANCH

ADDENDUM TO PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 1 (DURAN)

Consider a request from Tony Gallas, Inc. on behalf of Cabral Ranch LLC, for approval of a Vesting Tentative Subdivision Map Modification to allow a gated entry. The Planning Commission will also consider an Addendum to a previously adopted Mitigated Negative Declaration for this project.

Project Location: The project is located on Cook Riolo Road, south of the intersection of Vineyard Road and Cook Riolo Road in the Dry Creek West Placer area.

APN: 023-240-031

Total Acreage: 12.56 acres

Zoning: RS-AG-B-40 PD=1 (Residential Single Family, combining Agriculture, combining minimum Building Site of 40,000 square feet combining, Planned Residential Development of one dwelling unit per acre)

Community Plan Area: Dry Creek West Placer Community Plan

MAC Area: West Placer MAC

Applicant: Tony Gallas, Inc

Owner: Cabral Ranch LLC

County Staff:

Planning: Alex Fisch (530) 745-3081

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

Environmental Health: Laura Rath (530) 745-2300

MOTION VOTE 7:0 Commissioner Denio moved, Commissioner Rocucci second; To approve the Vesting Tentative Map Modification subject to the CEQA findings and Vesting Tentative Map Modification findings and attached conditions of approval in the staff report with the acknowledgement that conditions 60, 61, 63 and 66 have been completed.

3) 10:40 am
10:40a-11:30a

REZONE AND MINOR LAND DIVISION (PMLD 20090218)

BLACKHAWK LANE

MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Mike Mueller with Hogan Land Services on behalf of Richard Kraemer, for a recommendation to the Board of Supervisors for approval of a Rezone from RF-B-X 160 acre minimum PD=0.05 (Residential Forest, combining minimum Building Site of 160 acre minimum, combining Planned Residential Development of 0.05 units per acre) to RF-B-X 20 acre minimum (Residential Forest, combining minimum Building Site of 20 acres). The applicant is also requesting approval of a Minor Land Division to divide a 54.4-acre property into two parcels consisting of 21.7 acres and 32.7 acres. The Planning Commission will also consider adoption of a Mitigated Negative Declaration for the project.

Project Location: The project is located at 6960 Blackhawk Lane, approximately 1.5 miles north of the intersection of Foresthill Road and Eberts Ranch Road in the Foresthill area.

APN: 064-270-022 and 064-340-005

Total Acreage: 54.4 acres

Zoning: RF-B-X 160 acre minimum PD=0.05 (Residential Forest, combining a minimum Building Site of 160 acres combining Planned Residential Development of 0.05 units per acre) and RF-B-X 20 ac. min. (Residential Forest combining a minimum Building Site of 20 acres)

Community Plan Area: Foresthill Divide Community Plan

MAC Area: Foresthill Forum

Applicant: Mike Mueller, Hogan Land Services

Owner: Richard Kraemer

County Staff:

Planning: Melanie Jackson (530) 745-3036

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

Environmental Health: Justin Hansen (530) 745-2300

MOTION VOTE 7:0 Commissioner Johnson moved, Commissioner Denio second; To adopt the Mitigated Negative Declaration, Errata and Mitigation Monitoring Plan as set forth in Attachment E and approve the Minor Land Division (PMLD 20090218) to allow for the creation of two parcels consisting of a 32-acre designated remainder parcel and a 21-acre parcel as shown on revised tentative map Attachment C. Also to recommend to the Board of Supervisors of the Rezone as depicted in Attachment D to change the property zoning from RF-B-X 160 ac. Min. (Residential Forestry, combining minimum Building Site of 20 aces) to RF-B-X-20 ac. min. (Residential Forestry combining minimum Building Site of 20 acres) subject to the findings and conditions of approval in the staff report as modified to allow for two driveway access options; Condition 9 change "...proposed driveway locations...", Condition 35 A) "Shows the two proposed new driveway encroachment locations...", and Condition 35 C) "...excepting the approved driveway locations..."

4) 11:00 am
11:38a-11:51a

**GENERAL PLAN AMENDMENT (PGPA 20120231)
PLACER COUNTY HOUSING ELEMENT
NEGATIVE DECLARATION
ALL SUPERVISORIAL DISTRICTS**

Consider providing a recommendation to the Board of Supervisors for approval of the Placer County Housing Element. The Placer County Housing Element is an update of the goals, policies, and implementation programs for the planning and development of housing throughout unincorporated Placer County. The amendments included in the Housing Element update consist of modifications to the text and implementation programs as well as goal and policies. Adoption of the Housing Element will amend Section 2, Housing, of the Placer County General Plan adopted by the Board of Supervisors on May 21, 2013. The Planning Commission will also consider a recommendation to the Board of Supervisors for adoption of a Negative Declaration prepared pursuant to the California Environmental Quality Act. The Planning Services Division contact is Christopher Schmidt, who can be reached at (530) 745-3076.

Community Plan Area: Placer County General Plan

MAC Area: All

Applicant: Placer County Planning Services Division

County Staff:

Planning: Christopher Schmidt (530) 745-3076

MOTION VOTE 7:0 Commissioner Roccucci moved, Commissioner Moss second; To find the Negative Declaration adequate and subject to the findings in the staff report and to forward a recommendation to the Board of Supervisors for approval of amendments to the update to the Placer County Housing Element.

5) 11:20 am
11:51a-1:32p

**APPEAL OF THE CHIEF BUILDING OFFICIAL
COST RECOVERY DECISION**

BIENIEK CASE

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Tonia Bieniek is appealing Placer County Code Enforcement Services cost recovery efforts in the amount of \$3,430.35, and the decision of the Chief Building Official that cost recovery was warranted, as reviewed and upheld by the Community Development Resource Agency Director.

Project Location: The site is located at 12040 Holly Vista Drive, three parcels east of Highway 49 in the Auburn area.

APN: 030-112-023-000

Total Acreage: .17 acres

Zoning: OP-Dc (Office Professional, combining Design Corridor)

Community Plan Area: Auburn Bowman Community Plan

MAC Area: North Auburn MAC

Appellant/Owner: Tonia Bieniek

County Staff:

Building Services Division: Kathy Wisted (530) 745-3053

MOTION VOTE 7:0 Commissioner Nader moved, Commissioner Denio second; To Deny the Appeal.

Paul Thompson stated there is no Appeal of the Planning Commission decision. This decision is final.

6) 1:00 pm
1:32p-2:50p

**MINOR USE PERMIT (PMPC 20130156)
MICROTECHNICS INC. – GAUGLER
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Gary Gaugler for approval of a Minor Use Permit to allow for “sales and repair of firearms” as a home occupation in accordance with Section 17.56.120 (Home Occupations) of the Placer County Zoning Ordinance. The Planning Commission will also consider a finding of a Categorical Exemption Section 18.36.030 – Class 1, Existing facilities – of Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301).

Project Location: The project is located at 7970 Twin Rocks Road in the Granite Bay area.

APN: 035-151-025-000

Total Acreage: 2.5 acres

Zoning: RS-AG-B-100 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 100,000 sq. ft.)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Owner/Applicant: Gary Gaugler

County Staff:

Planning: Roy Schaefer (530) 745-3061

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

Environmental Health: Laura Rath (530) 745-2300

MOTION VOTE 5:2 Commissioner Moss moved, Commissioner Denio second (Commissioner Nader and Commissioner Gray voted no);

To approve the Minor Use permit subject to the findings and Conditions of Approval in the staff report and subject to adding condition “Applicant shall acquire a suitable gun safe to secure any firearms that are not the owners personal weapons”

Chairman read the Appeal rights.

MEETING ADJOURNED: 2:50 PM