



**COUNTY OF PLACER  
PLANNING COMMISSION**

**ACTION  
AGENDA  
DATE**

**January 22, 2015**

**OFFICE OF  
Planning Services  
Division**

3091 County Center Drive Suite 140  
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

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**10:00 am**

**FLAG SALUTE**

**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; and Larry Sevison, At-Large East of Sierra Crest. *All Commissioners were present*

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

*Board of Supervisors: They met in Tahoe this past Tuesday the Board of Supervisors heard an update on the Tahoe Area Plan. Today the Board is having a special meeting on the homeless issues. This meeting is going on concurrently with your meeting right now.*

*Planning Commission: There were two tentatively scheduled meetings in February. February 5<sup>th</sup> will be cancelled. The next meeting will be February 26<sup>th</sup>.*

*Commissioner Johnson – Question as far as the application for Costco. It ran into a bump in the road with the City of Auburn. Is the County going to progress as they had planned with the initiation of CEQA?*

*Karin Schwab – County Counsel advised the Planning Commission that the County has been formally served with two different law suites. One by a non-profit group Auburn Highway 49 Association and yesterday we were formerly served by the City of Auburn. Both groups are challenging the Board’s action on December 9<sup>th</sup> which was to authorize the execution of an option to lease with Costco. Costco has been named in both law suits. Both are asserting that the County failed to comply with CEQA. With respect to that she would prefer to defer questions about the Costco application...due to the litigation.*

**PUBLIC COMMENT:** *The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda.*

*Kevin Stevenson owner of Casque Wine spoke. He has wine production in the Town of Loomis and has wine tasting room at the Flower Farm. He was recently*

*elected president of the Placer County Vintners Association. On behalf of the Vintners Association, he expressed concerns of the workshops and MAC process, on the proposed draft ordinance. Staff and the Planning Commission agreed to have further discussions on the Winery Ordinance at a workshop at the February 26<sup>th</sup> Planning Commission hearing.*

1) 10:05 am  
10:16A – 11:58A

**ROGERS VARIANCE (PVAA 20120154)**

**APPEAL OF THE ZONING ADMINISTRATORS DENIAL OF A VARIANCE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider an Appeal from the property owner, Daryl Rogers, of the Zoning Administrator's denial of a Variance to allow for the construction of an approximately 396 square foot shed one foot from the east side property line (where 30 feet is normally required) and the construction of an approximately 420 square foot barn eight feet from the east side property line (where 30 feet is normally required). The applicant also requested a Variance to section 17.56.020(c)(1)(Accessory Buildings and Uses; Animal Enclosures) to allow for the placement of an animal enclosure zero feet from the east property line (where 30 feet is normally required) and to allow the animal enclosure to be located closer to the common property line (east) than the distance from the property line to the adjacent residence. The subject property, Assessor's Parcel Number 032-152-041-000, comprises approximately 2.4 acres, is currently zoned RA-B-100-SP [Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre minimum), combining Special Purpose] and is located at 8555 Irish Lane in the Newcastle area. The Planning Commission will also consider a finding of Categorical Exemption [Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction or Conversion of Small Structures)].

**Project Location:** The project is located at 8555 Irish Lane in the Newcastle area.

**APN:** 032-152-041-000

**Total Acreage:** 2.4 acres

**Zoning:** zoned RA-B-100-SP [Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre minimum), combining Special Purpose]

**General/Community Plan Area:** Placer County General Plan

**MAC Area:** Newcastle/Ophir MAC

**Appellant/Owner:** Daryl Rogers

**County Staff:**

Planning: Melanie Jackson (530) 745-3036

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

Environmental Health: Mohan Ganapathy (530) 745-2300

**MOTION VOTE 7:0 Commissioner Johnson moved, Commissioner Gray second;**

***To deny the appeal, and uphold the Zoning Administrator's decision to deny the variance for the shed***

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

***NO: none***

**MOTION VOTE 7:0 Commissioner Gray moved, Commissioner Roccucci second;**

***To deny the appeal, and uphold the Zoning Administrator's decision to deny the variance for the barn***

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

*NO: none*

*MOTION VOTE 7:0 Commissioner Gray moved, Commissioner Johnson second;  
To deny the appeal, and uphold the Zoning Administrator's decision to deny the  
variance for the animal enclosure*

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

*NO: none*

*Three members from the public provided verbal comments.*

*MEETING ADJOURNED: 11:58 AM*