



**COUNTY OF PLACER
PLANNING COMMISSION**

**ACTION
SPECIAL HEARING**

AGENDA

DATE

May 7, 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 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: 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 Planning Commissioners were present.*

REPORT FROM THE PLANNING DIRECTOR - EJ Ivaldi, Deputy Director of Planning, reported on the following:

Planning Commission schedule. May 28th is the next Planning Commission hearing; Wise Villa Winery modification is the only item on the agenda so Staff may place Wise Villa on the June 11th Planning Commission hearing and cancel the May 28th hearing. The next month or so may include hearings on extension of time applications; also the Bickford Ranch Specific Plan amendment is getting close so there may be a workshop for Bickford and come back for consideration in July. The Squaw Valley Specific Plan Draft EIR should be released later this month. Staff hopes to have a Tahoe meeting to accept comments on the Draft EIR and may do a field trip to get the Commission oriented with project's in the area. Kathi will contact you regarding future meetings.

PUBLIC COMMENT - *The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. No public comment was received.*

**1) 10:05 am
10:05a-11:55a**

PONDS PAVILION & LOFTS

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

MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 4 (UHLER)

(This item was continued from the April 9, 2015 Planning Commission hearing.)

Consider a request submitted by Lisa Powers, Powers Equity, Inc., for 1) an amendment to the Granite Bay Community Plan to change the 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) a Rezone of 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); 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 Office and Professional land uses within two Craftsman Loft buildings totaling ±23,662 square feet (Building A totals 12,000 square feet and Building B totals 11,662 square feet); 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 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 on-site 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: The project is located at 5630 Douglas Blvd. in Granite Bay.

APN: 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

Applicant/Owner: 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

MOTION VOTE 7:0 Commissioner Moss moved, Commissioner Roccucci second;

Recommend Board of Supervisors:

1. Adopt the Mitigated Negative Declaration, and Mitigation Monitoring Program prepared for this project

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

NO: none

MOTION VOTE 7:0 Commissioner Moss moved, Commissioner Johnson second;

Recommend Board of Supervisors:

2. APPROVE an amendment to the Granite Bay Community Plan changing the 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;

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

NO: none

MOTION VOTE 7:0 Commissioner Moss moved, Commissioner Johnson second;

Recommend Board of Supervisors:

3. APPROVE a Rezone of 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);

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

NO: none

*MOTION VOTE 7:0 Commissioner Johnson moved, Commissioner Nader second;
Recommend Board of Supervisors:*

4. APPROVE a Tentative Parcel Map to subdivide the ±5.2 acre property into a 2.495 acre parcel and 2.671 acre parcel;

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

NO: none

*MOTION VOTE 7:0 Commissioner Moss moved, Commissioner Gray second;
Recommend Board of Supervisors:*

5. APPROVE a Conditional Use Permit to allow a ±7,500 square foot Commercial Event Center and Office and Professional land uses within two Craftsman Loft buildings totaling ±23,662 square feet (Building A totals 12,000 square feet and Building B totals 11,662 square feet)The Planning Commission also recommends the Board consider additional conditions [staff to write in these conditions] to be placed on the project that; 1) would require signage notification similar to what is in the Event Center Ordinance; 2) Have specific operational procedures for Valet parking [Parking Management Plan], 3) the type of sound system operation and who is providing it; and 4) staffing ratio.

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

NO: none

*MOTION VOTE 7:0 Commissioner Johnson moved, Commissioner Nader second;
Recommend Board of Supervisors:*

6. APPROVE 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;

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

NO: none

*MOTION VOTE 7:0 Commissioner Johnson moved, Commissioner Moss second;
Recommend Board of Supervisors:*

7. APPROVE 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), where a total of 233 on-site parking spaces are required for events up to 358 persons;

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

NO: none

*MOTION VOTE 7:0 Commissioner Roccucci moved, Commissioner Gray second;
Recommend Board of Supervisors:*

8. APPROVE 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; and

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

NO: none

MOTION VOTE 7:0 Commissioner Sevison moved, Commissioner Gray second;

To accept the applicants withdrawal of the Variance request 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 on-site parking spaces are required for events up to 500 persons. By withdrawing the Variance request this will limit events to a maximum of 358 persons.

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

NO: none

Ten members from the public spoke at hearing.

Break five minutes

2) 10:25 am
12:05p-2:00p

**THE GROVE AT GRANITE BAY
SUBDIVISION MAP\CONDITIONAL USE PERMIT MODIFICATION
(PLN15-00055)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Jim Baggarly on behalf of The Grove at Granite Bay, LLC, for approval of a Subdivision Map\Conditional Use Permit Modification to 1) modify Conditions 81, 82, 85, 93 and 97 to allow a 25-foot reduction in the structural setback requirement of 50 feet from the edge of easement along Berg Street to allow privacy structures not to exceed 35% of the lot width, on the inside edge of the 25-foot landscape easement on lots 1, 8, 9, 24, 25 and 32 (Assessor's Parcel Numbers 460-260-001, 460-260-008, 460-260-009, 460-270-002, 460-270-009, and 460-280-009); 2) modify Condition 93 to reduce the required front setback of 35 feet to allow for a front setback of 25 feet for Lots 10, 11, and 12 (Assessor's Parcel Numbers 460-260-011, 460-260-012, 460-260-010); and 3) modify Condition 12 to allow for a reduction in the rear yard setback requirement of 35 feet to allow for 10 feet or to the floodplain limits, whichever is greater, for Lots 10, 11, and 12. The Planning Commission will also consider a finding of a Categorical Exemption pursuant to Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance Class 5 A.1 - Minor Alterations in Land Use Limitations.

Project Location: The property is located on the west side of Berg Street, south of Olive Ranch Road, in the Granite Bay area.

APN's: 460-260-001, 460-260-008, 460-260-009, 460-270-002, 460-270-009, and 460-280-009

Total Acreage: 4.49

Zoning: RS-B-40 PD=1.1 (Residential single-family, combining building site minimum of 40,000 square feet, combining Planned Residential Development of 1.1 units per acre)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Applicant: Jim Baggarly

Owner: The Grove at Granite Bay, LLC

County Staff:

Planning: Sherri Conway (530) 745-3031

Engineering and Surveying: Sarah Gilmore (530) 745-3110

Environmental Health: Laura Rath (530) 745-2300

MOTION VOTE 7:0 Commissioner Nader moved, Commissioner Moss second;

Finds that the Subdivision Map and Conditional Use Permit Modification is categorically exempt from environmental review under CEQA;

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

NO: none

MOTION VOTE 7:0 Commissioner Nader moved, Commissioner Johnson second;

APPROVE the Subdivision Map/Conditional Use Permit Modification to Condition 12 to allow a reduction in the rear (north) setback requirement of 35 feet to allow for ten (10) feet or to the flood elevation of 313 plus 2-foot buffer, whichever is greater, for Lots 10, 11 and 12.

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

NO: none

MOTION VOTE 5:2 Commissioner Nader moved, Commissioner Moss second; APPROVE the Subdivision Map/Conditional Use Permit Modification to Conditions 81 and 93 to allow a reduction in the front setback requirement of 35 feet from the front (south) property line to allow 25 feet for Lots 10, 11, and 12
AYE: Sevison, Moss, Johnson, Nader, Denio,
NO: Gray, Roccucci,

MOTION VOTE 5:2 Commissioner Nader moved, Commissioner Moss second APPROVE the Subdivision Map/Conditional Use Permit Modification to Conditions 81, 82, 85, 93 and 97 to allow a 25-foot reduction in the front (east) setback requirement of 50 feet from the edge of easement along Berg Street for non-habitable privacy structures only, that do not to exceed 35% of the lot width, and do not to exceed five feet in height, to be installed outside of the 25-foot landscape easement on lots 1, 8, 9, 24, 25 and 32. Added “Any fencing material that is used would exclude wood and would be either masonry, stucco, or stone; and that it would not exceed with adjoining lots 100 feet in length.”
AYE: Sevison, Moss, Johnson, Nader, Denio,
NO: Gray, Roccucci,

Appeal rights were read.

Five members from the public spoke at hearing.

3) 10:40 am
2:03p-2:15p

**NEFF RENTALS ELECTRIC FENCE
APPEAL OF THE DESIGN/SITE REVIEW COMMITTEE’S DENIAL OF AN
ELECTRIC FENCE (PLN15-00042)
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider an appeal filed by Carol Bausinger, Electric Guard Dog LLC on behalf of Neff Rentals, of the Design\Site Review Committee’s decision to deny the proposed installation of a 10 foot high, 12 Volt/DC battery operated, solar-powered, low voltage/pulsed, electric fence located inside the existing perimeter fence at Neff Rentals. Section 15270 of the California Environmental Quality Act (CEQA) is applicable to this project.

Project Location: The project is located at 8455 Sierra College Blvd in the Granite Bay area.

APN: 048-030-073-000

Total Acreage: 1.68

Zoning: CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Applicant: Carol Bausinger, Electric Guard Dog LLC

Owner: Neff Rentals

County Staff:

Planning: Sherri Conway (530) 745-3031

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

Environmental Health: Laura Rath (530) 745-2300

MOTION VOTE 7:0 Commissioner Johnson moved, Commissioner Moss second; To continue this item to July 23rd Planning Commission hearing with the applicants consent to waive the 90-day appeal period.

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

NO: none

No members from the public spoke on this item.