

**PLANNING COMMISSION
ACTION
AGENDA
December 15, 2016**

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**
10:01 – 10:08 am

ROLL CALL: Richard Roccucci, District 1 (Chairman); Wayne Nader At-Large West of Sierra Crest (Vice Chairman); Richard Johnson, District 3 (Secretary); Jeffrey Moss, District 4; Miner “Mickey” Gray, District 5; and Larry Sevison, At-Large East of Sierra Crest; Fred Arcuri, District 2

REPORT FROM THE PLANNING DIRECTOR – *The Planning Director noted the change in the January 2017 dates to the 5th and the 19th. The months of November and December dates will shift around the holidays. The Board of Supervisors approved the Tahoe Basin Area Plan and Tahoe City Lodge on December 6th. Sherri Conway was recently promoted to the Economic Development Director position; two Senior Planners will be joining CDRA staff. Appreciation for Commissioner Mickey Gray’s service was expressed at this final meeting.*

PUBLIC COMMENT – *Perry Ann Jeveli requested to remove the Porcupine Hill Extension of Time (PSUB 20051181) item off of the Consent Agenda. Sandy Harris asked to remove the Micherra Place Subdivision Extension of Time (PSUB 20060304) item off of the Consent Agenda.*

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.

Consent Agenda items A through C were approved as noted below; items D and E were moved for discussion prior to timed items, action noted below.

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

- 1) 10:05 am** **MORGAN CREEK RESIDENTIAL**
11:10 – 11:26 am **TENTATIVE PARCEL MAP (PLN16-00174), FINAL SUBDIVISION MAP MODIFICATION, AND CONDITIONAL USE PERMIT MODIFICATION (CUP1844A)**
 MITIGATED NEGATIVE DECLARATION
 SUPERVISORIAL DISTRICT 1 (DURAN)

Consider a request from Morgan Creek LLC for approval of a Tentative Parcel Map, Final Subdivision Map Modification, and a Conditional Use Permit Modification to allow seven new lots on a 1.55 acre vacant site within the Morgan Creek Golf and Country Club Planned Residential Development. Proposed residences would be single-story and detached.

Project Location: Southeast corner of Morgan Creek Lane and St. Julian Way

APN: 023-240-066-000

Total Acreage: 1.55 acre portion

Zoning: RS-AG-B-40 PD = 1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet, combining Planned Residential Development of 1.0 unit per acre)

Community Plan Area: Dry Creek West Placer

Applicant: Charlie Gibson

Owner: Morgan Creek, LLC

County Staff:

Planning Services Division: Christopher Schmidt (530) 745-3076

Engineering and Surveying Division: Phil Frantz (530) 745-7584

Environmental Health Division: Laura Rath (530) 745-2300

No public comment.

MOTION AS FOLLOWS: Adopt the Mitigated Negative Declaration and Mitigation Monitoring Reporting Program; approve the Tentative Parcel Map; approve the Final Map Modification; approve the Conditional Use Permit Modification, subject to the modified Conditions of Approval and the Findings in the Staff Report.

Commissioner Nader moved, Commissioner Johnson second

MOTION VOTE 7:0

AYE: Arcuri, Severson, Gray, Moss, Nader, Roccutti, Johnson

NO: None

ABSENT: None

2) 10:15 am
11:28 -

BARTON RANCH

REZONE, TENTATIVE SUBDIVISION MAP, AND CONDITIONAL USE PERMIT (PLN14-00186)

MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 4 (UHLER)

Consider a request from Ron Wood, on behalf of RFE Engineering, Inc., for approval of a Rezone, Tentative Subdivision Map, and Conditional Use Permit. The Rezone would modify the existing zoning of RS-AG-B-40 (Residential Single-family, combining Agriculture, combining minimum Building Site designation of 40,000 square feet) to include a combining district designation RS-AG-B-40 PD=1 (Residential Single-family, combining Agriculture, combining minimum Building Site designation of 40,000 square feet, combining Planned Residential Development of 1 unit per acre). The Tentative Subdivision Map and Conditional Use Permit would allow for the division of a 10 acre site into a 10-lot Planned Residential Development with lots ranging in area from 21,849 square feet to 34,000 square feet, and two open lots consisting of 79,981 square feet and 24,200 square feet.

Project Location: West side of Barton Road, directly across from Rockhurst Way, in the Granite Bay area.

APN: 048-082-083-000

Total Acreage: 10 acres

Zoning: RS-AG-B-40 (Residential Single-family, combining Agriculture, combining minimum Building Site designation of 40,000 square feet).

Community Plan Area: Granite Bay

Applicant: RFE Engineering, Inc. / Ron Wood

Owner: Salama Ibrahim

County Staff:

Planning Services Division: Melanie Jackson (530) 745-3036

Engineering and Surveying Division: Phil Frantz (530) 745-7584

Environmental Health Division: Mohan Ganapathy (530) 745-2364

Nine members of the public provided comments; one of which also provided additional written comments.

1. ***MOTION AS FOLLOWS: Recommend to the Board of Supervisors adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program subject to the findings in the staff report.***

Commissioner Moss moved, Commissioner Nader second

MOTION VOTE 7:0

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

NO: None

ABSENT: None

2. ***MOTION AS FOLLOWS: Recommend to the Board of Supervisors adoption of an ordinance to rezone the project site from RS-AG-B-40 to RS-AG-B-40 PD=1 subject to the findings in the staff report.***

Commissioner Moss moved, Commissioner Nader second

MOTION VOTE 7:0

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

NO: None

ABSENT: None

3. ***MOTION AS FOLLOWS: Recommend approval to the Board of Supervisors of the Tentative Subdivision Map to allow for the creation of 10 residential lots; restricting setbacks for Lots 3, 4 and 5 to 20 feet minimum for single-story structures and 30 feet minimum for two-story structures subject to the findings and conditions of approval in the staff report with a modification to Condition #28 by adding 'or a fee in lieu of construction' to the end of the first sentence of paragraph two.***

Commissioner Moss moved, Commissioner Gray second

MOTION VOTE 7:0

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

NO: None

ABSENT: None

- 4. MOTION AS FOLLOWS:** *Recommend approval to the Board of Supervisors of the Conditional Use Permit to allow for the Barton Ranch Planned Residential Development subject to the findings and conditions of approval in the staff report with a modification to Condition #28.*

Commissioner Moss moved, Commissioner Sevison second

MOTION VOTE 7:0

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

NO: None

ABSENT: None

3) 10:30 am
1:10 – 1:12 pm

**CAMP LISA DOG BOARDING FACILITY
THIRD PARTY APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF
A MINOR USE PERMIT AND VARIANCE (PLN16-00279)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Planning Services Division will request the Planning Commission continue off-calendar the third-party appeal filed by Paula Lial, of the Zoning Administrator's approval of a Minor Use permit filed by Lisa Gillett to operate a cage-free dog boarding facility for up to 45 dogs and a Variance to the parking. Pursuant to County Code Chapter 17, Article 17.60, Section 17.60.110(C)(3), during the pendency of this appeal, the described Zoning Administrator decision being appealed is set aside and of no effect. This matter will be re-noticed for a subsequent date and time for consideration by the Planning Commission.

Project Location: 1550 Kellogg Street in the Newcastle area

APN: 032-164-067-000

Total Acreage: 12.3 acres

Zoning: RA-B-100 (Residential Agriculture, combining minimum building site of 2.3 acres

Community Plan Area: Placer County General Plan

Applicant and Owner: Lisa Gillett

Appellant: Paula Lial

County Staff:

Planning Services Division: Kally Kedinger-Cecil (530) 745-3034

Engineering and Surveying Division: Rebecca Taber (530) 308-1167

Environmental Health Division: Laura Rath (530) 745-2300

MOTION AS FOLLOWS: *Approve to continue the appeal to an open date and allow staff to conduct additional environmental analysis warranted for the project.*

Commissioner Gray moved, Commissioner Johnson second

MOTION VOTE 7:0

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

NO: None

ABSENT: None

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.

- A) Approve Action Agenda of November 10, 2016 Planning Commission Meeting
- B) Approve Action Agenda of November 17, 2016 Planning Commission Meeting
- C) Approve 2017 Planning Commission Meeting Calendar

MOTION AS FOLLOWS: Approve Items A) Action Agenda of November 10, 2016; B) Action Agenda of November 17, 2016; and C) 2017 Planning Commission Meeting Calendar on the Consent Agenda

Commissioner Nader moved, Commissioner Moss second

MOTION VOTE 7:0

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

NO: None

ABSENT: None

10:08 – 10:54 am

**D) NORTHSTAR-AT-TAHOE PORCUPINE HILL SUBDIVISION
EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP / CONDITIONAL USE PERMIT
(PSUB 20051181)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Auerbach Engineering Corp., Keith Masuda, on behalf of Porcupine Hill Estates, for approval of a two-year Extension of Time for the previously approved Tentative Subdivision Map and Conditional Use Permit that allows for the creation of 12 residential lots on 48.6 acres of the site, and leaving a 218.04-acre remainder lot. Lot sizes would average 3.67 acres, with future residences to be constructed as primarily custom homes constructed by individuals other than the applicant. The Tentative Subdivision Map and Conditional Use Permit were approved by the Planning Commission on November 6, 2007. A Mitigated Negative Declaration prepared for the project in accordance with CEQA was adopted at the same time. The Planning Commission will consider this previously adopted Mitigated Negative Declaration.

Three members of the public provided comments. One of which also provided additional written and electronic documentation for each of the Commissioners.

MOTION AS FOLLOWS: Approve the two-year Extension of Time request in reliance on the previously adopted Mitigated Negative Declaration and Conditions of Approval, as modified, subject to the Findings.

Commissioner Sevison moved, Commissioner Nader second

MOTION VOTE 7:0

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

NO: None

ABSENT: None

10:54 – 11:05 am

E) MICHERRA PLACE SUBDIVISION

**EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP / CONDITIONAL USE PERMIT
(PSUB 20060304)**

**PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Jon Tattersall, on behalf of Eureka Granite Bay LLC, for approval of a two-year Extension of Time for the previously approved Tentative Subdivision Map that allowed a 20-lot single-family residential subdivision. The Tentative Subdivision Map was approved by the Planning Commission on February 8, 2007. The Planning Commission will consider the previously adopted Mitigated Negative Declaration prepared for the project in accordance with CEQA and originally adopted on February 8, 2007.

One member of the public spoke.

MOTION AS FOLLOWS: Approve the two-year Extension of Time request in reliance on the previously adopted Mitigated Negative Declaration and Conditions of Approval, as modified, subject to the Findings.

Commissioner Moss moved, Commissioner Nader second

MOTION VOTE 7:0

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

NO: None

ABSENT: None

MEETING ADJOURNED 1:12 pm