



**HEARING DATE:** February 25, 2016  
**ITEM NO.:** 3  
**TIME:** 10:25

**TO:** Placer County Planning Commission  
**FROM:** Development Review Committee  
**DATE:** February 10, 2016  
**SUBJECT: REQUEST FOR CONTINUANCE - WILLOW PARK SUBDIVISION – GATED ENTRANCE  
CONDITIONAL USE PERMIT MODIFICATION (PLN15-00454/CUP-2747)  
CATEGORICAL EXEMPTION  
SUPERVISORIAL DISTRICT 1 (DURAN)**

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**STAFF PLANNER:** Lisa Carnahan

**REQUEST:**

The applicant, Michelle Engel, on behalf of the Willow Park Homeowners Association, is requesting that the Planning Commission continue the public hearing to consider a Conditional Use Permit modification to allow for vehicular and pedestrian gates to the April 14, 2016 at 10:05 am Planning Commission hearing. The Willow Park subdivision is located at the southwest corner of PFE Road and Cook Riolo Road.

The proposed project was presented to the West Placer Municipal Advisory Council (MAC) as an "action item" on February 10, 2016. The MAC tabled the item due to a Homeowner's Association (HOA) internal dispute over the legality of the vote which had taken place on June 4, 2015. The applicant is requesting that the County continue the item in order to allow the members of the HOA to come to a resolution. The applicant is planning to present findings on this topic at the next scheduled MAC meeting on March 9, 2016.

Staff is in support of this continuance request.

**ATTACHMENT:**

Willow Park Homeowner's Request for Continuance

cc: Applicant  
District 1 Supervisor Duran  
Karin Schwab – County Counsel  
Michael Johnson - CDRA Director  
EJ Ivaldi – Deputy Director  
Subject/chrono files

**Lisa Carnahan**

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**From:** Michelle Engel <michelleengelwillowcreek@gmail.com>  
**Sent:** Thursday, February 11, 2016 11:41 AM  
**To:** Lisa Carnahan  
**Subject:** Willow Park CUP Mod - Hearing Continuance Request

Hi Lisa,

Please allow this email to serve as a formal request to the County asking for a continuance of the currently scheduled hearing on February 25th. After the MAC meeting last night a community member brought up a voting dispute and the MAC suggested that the community get that item cleared up first before the MAC makes any decisions on the Willow Park Gate Entrance Project.

We are planning on presenting our findings on this topic at the next scheduled MAC meeting on March 9, 2016.

Sincerely,

Michelle Engel  
President, Willow Park HOA