



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

**PLANNING COMMISSION
AGENDA
APRIL 13, 2017**

Meeting will be 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

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION(S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.

10:00 am FLAG SALUTE

ROLL CALL: Richard Johnson, District 3 (Chairman); Wayne Nader, At-Large West of Sierra Crest, (Vice Chairman); Jeffrey Moss, District 4; (Secretary); Richard Roccucci, District 1; Larry Sevison, At-Large East of Sierra Crest; and Fred Arcuri, District 2; [District 5 seat is vacant].

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

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.

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

**1) 10:05 am EUREKA AT GRANITE BAY
REVISED TENTATIVE SUBDIVISION MAP / MINOR USE PERMIT /
VARIANCES
(PLN16-00260)
ADDENDUM TO PREVIOUSLY ADOPTED MITIGATED NEGATIVE
DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Eureka Granite Bay LLC for approval of a Revised Tentative Subdivision Map, Minor Use Permit and Variances for a 28-unit condominium development consisting of 14, two-unit halfplex condominium buildings. The Eureka at Granite Bay project would revise the site configuration of the previously-approved Micherra Place subdivision, increase the number of residential units by eight, change the unit type from detached single-family residences to attached condominium halfplexes, and add a private gated entrance. Variances are being requested to 1) reduce the rear yard setback requirement for two-story structures in the RM zone district from 20 feet to 10 feet, 2) reduce the side yard setback requirement for two-story structures in the RM zone district from 7 feet 6 inches to 5 feet (zero feet where condominium halfplex units share a common wall property boundary), and 3) to reduce the amount of required off-street parking spaces from 112 spaces to a total of 70 spaces (Zoning Ordinance Section 17.54.060B(5)). The Planning Commission will also consider an Addendum to the previously adopted Mitigated Negative Declaration that was prepared and finalized pursuant to CEQA for the Eureka at Granite Bay project.

Project Location: Southwest corner of Auburn-Folsom and Eureka roads in Granite Bay.

APN: 050-160-076-000

Total Acreage: 4.4 acres (net 3.5 acres)

Zoning: RM-DL8-Dc (Residential Multi-Family, Combining Density Limitation of 8 Dwelling Units/acre, Combining Design Scenic Corridor)

Community Plan Area: Granite Bay Community Plan

County Staff:

Planning – Christopher Schmidt (530) 745-3076

Engineering & Survey – Rebecca Taber (530) 745-7538

CONSENT AGENDA:

- A)** Approve Action Agenda of March 9, 2017 Planning Commission Meeting
- B)** Approve Action Agenda of March 23, 2017 Planning Commission Meeting