



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

**COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA
AUGUST 10, 2017**

Meeting was held in the County Board of Supervisors Board Room, 175 Fulweiler Avenue, Auburn, CA 95603

10:00 a.m. FLAG SALUTE

10:00 – 10:07 a.m.

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; Fred Arcuri, District 2; Merrill Haber, District 5; and Larry Sevison, At-Large East of Sierra Crest..

REPORT FROM THE PLANNING DIRECTOR: *Deputy Planning Director, E.J. Ivaldi, discussed the items to be heard at the next Planning Commission meeting scheduled for August 24th which include Secondary Dwelling and Water Efficiency ordinances to update County Code to current state laws. Additional zoning code clean-up items are being discussed at the Municipal Advisory Councils and will be considered on a fall Planning Commission agenda. The September 14th meeting may be held in Tahoe, as the Draft EIR for the Alpine Sierra subdivision is nearing completion. The Board of Supervisors will hear the Joeger 20 subdivision appeal next week. The two Consent items on today's agenda will be pulled for discussion.*

Commission Sevison inquired whether vacation rentals would be addressed by the county, particularly in the Tahoe Basin, as neighborhood complaints regarding parking, traffic and noise are regularly submitted. County Counsel, Karin Schwab, noted the County is discussing the issue.

PUBLIC COMMENT: *The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. There was no public comment.*

CONSENT AGENDA: *Items B and C were pulled for discussion from the Consent Agenda; Item A was acted upon on the Consent Agenda. See below for further detail.*

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

**1) 10:05 a.m. PLACER VINEYARDS SPECIFIC PLAN 1st DEVELOPMENT PHASE
PROPERTY 19 SMALL LOT VESTING TENTATIVE SUBDIVISION MAP
(PLN16-00277)**

10:22 – 10:44 a.m.

**PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT, CEQA GUIDELINES SECTION 15183 (STREAMLINED CEQA REVIEW) AND CEQA GUIDELINES SECTION 15182 (EXEMPTION)
SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request from Julie Hanson of AKT Investments, Inc. on behalf of Baseline A&B Holdings, LLC, for approval of a Small Lot Vesting Tentative Subdivision Map for Property 19 (SLVTSM-P19) of the Placer Vineyards Specific Plan (PVSP) Area. The Property 19 Small Lot Vesting Tentative Subdivision Map would create 712 lots, including 138 Low Density Residential lots, 518 Medium Density Residential lots and 1 High Density Residential lot (82 units on 6.0 acres) and 1 Commercial Mixed-Use lot (4.9 acres) with 57 dwelling units. In addition, the Small Lot Vesting Tentative Subdivision Map will also create 2 Neighborhood Parks (10.0 acres), 2 School lots (34.5 acres), 1 Corporation Yard lot (16.8 acres), 1 Fire Station lot (2.1 acres), 3 Open Space lots (22.6 acres), 37 landscape lots (5.6 acres), 1 Cemetery lot (17.1 acres), 1 Religious Site lot (20.3 acres), and 2 Water Tank site lots.

Project Location: 4 miles southwest of the intersection of Walerga Road and Baseline Road, abutting the south side of Baseline Road in the unincorporated southwest corner of Placer County west of the City of Roseville.

APNs: 023-010-021, 023-010-022, 023-010-023, 023-150-027, 023-180-007 and 023-180-008

Total Acreage: 532.6 acres

Zoning: SPL-PVSP (Specific Plan, Placer Vineyards Specific Plan); Low Density Residential, Medium Density Residential, High Density Residential, Commercial Mixed-Use, Cemetery, Corporation Yard, Religious, Parks, Open Space and Public / Quasi-Public land use designations as well as the location and configuration of roadway and public utility easements.

Community Plan Area: Dry Creek West Placer Community Plan

Applicant: Julie Hanson of AKT Investments, Inc.

Owner: Baseline A&B Holdings, LLC

County Staff:

Planning: Nick Trifiro (530) 745-3069

Engineering and Survey: Phil Frantz (530) 745-7584

Environmental Health: Joey Scarbrough (530) 745-2346

There was no public comment.

1) MOTION AS FOLLOWS: *Determine the potential impacts of the proposed Property 19 Small Lot Vesting Tentative Subdivision Map, which is part of the Placer Vineyards Specific Plan 1st Development Phase, are within the scope of the analysis of the 2007 certified Placer Vineyards Final Environmental Impact Report, supported by the findings contained within the Staff Report.*

Commissioner Arcuri moved; Commissioner Moss second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Moss, Nader, Johnson, Roccucci, Severson

NO: None

2) **MOTION AS FOLLOWS:** *Approve the Placer Vineyards Property 19 Small Lot Vesting Tentative Subdivision Map that will create 712 lots; within the previously approved Placer Vineyards Specific Plan area, subject to the conditions of approval, and supported by the findings contained within the Staff Report.*

Commissioner Arcuri moved; Commissioner Moss second

MOTION VOTE: 7:0

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

NO: None

2) 10:20 a.m.
10:44 – 10:49 a.m.

**GARY DAVIS BUILDING PARKING
APPEAL OF THE ZONING ADMINISTRATOR'S DENIAL OF A VARIANCE
MODIFICATION (PLN16-00097)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

****PLANNING COMMISSION WILL CONSIDER REQUEST TO CONTINUE ITEM****

Consider an appeal filed by the applicant, Gary Davis, of the Zoning Administrator's denial of a variance modification to allow for the removal of Condition of Approval #4 (In-lieu parking fee requirement in the amount of \$30,000).

Project Location: 165 River Road, in the Tahoe City area

APN: 094-190-006-000

Total Acreage: 9,024 square feet

Zoning: Tahoe City – Mixed Use Town Center

Community Plan Area: Tahoe City Mixed Use Town Center

Applicant/Appellant: Gary Davis Group

Owner: Davis – Gott, LLC

County Staff:

Planning: Steve Buelna (530) 581-6285

Engineering and Survey: Rebeca Taber (530) 745-7538

Environmental Health: Joey Scarbrough (530) 745-2346

There was no public comment.

1) **MOTION AS FOLLOWS:** *Continue this item to the date and time certain of October 26, 2017, 10:05 a.m. Planning Commission meeting.*

Commissioner Sevison moved; Commissioner Moss second

MOTION VOTE: 7:0

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

NO: None

CONSENT AGENDA:

A) Approve Action Agenda of July 13, 2017

MOTION AS FOLLOWS: *Approve the Action Agenda of July 13, 2017 Planning Commission Meeting.*

Commissioner Sevison moved; Commissioner Nader second

MOTION VOTE: 7:0

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

NO: None

B) Pulled

10:08 – 10:15 a.m.

**POND PAVILION & LOFTS
EXTENSION OF TIME – TENTATIVE PARCEL MAP / CONDITIONAL USE
PERMIT / VARIANCES (PGPA 20120354)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Lisa Powers for approval of a two-year Extension of Time for a previously approved Tentative Parcel Map, Conditional Use Permit, and Variances (Parking space requirements, reduced pond setback, freestanding signs) for a 7,500 square foot Commercial Event Center and two office buildings totaling 23,662 square feet.

Project Location: South side of Douglas Boulevard between Granite Estates Drive and Sheba Court in the Granite Bay area.

APN: 048-142-036-000

Total Acreage: 5.2 acres

Zoning: OP-Dc (Office and Professional, combining Design Scenic Corridor)

Community Plan Area: Granite Bay Community Plan

Applicant / Owner: Powers Equity, Inc. / Lisa Powers

County Staff:

Planning: Chris Schmidt (530) 745-3076

Engineering and Survey: Sarah Gillmore (530) 745-7518

Environmental Health: Joey Scarbrough (530) 745-2346

Note: *Item was pulled off consent agenda for discussion.*

Staff introduced item and described modifications in the Errata to the Conditions of Approval.

There was no public comment.

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 in the Errata, including the change in numbering of the conditions, subject to the findings found in the staff report.*

Commissioner Moss moved; Commissioner Roccucci second

MOTION VOTE: 7:0

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

NO: None

C) Pulled
10:15 -10:21 a.m.

**PREMIER GRANITE BAY TOWNHOMES
EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP / CONDITIONAL USE
PERMIT (PSUB 20070571)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Conrad Luna on behalf of Hilbers Inc., for a two-year Extension of Time for a previously approved Tentative Subdivision Map and Conditional Use Permit for a 52-unit halfplex Planned Residential Development.

Project Location: East of Auburn-Folsom Road and west of Melwood Lane in the Granite Bay area.

APNs: 047-060-013-000 and 047-060-033-000

Total Acreage: 8.2 acres

Zoning: C1-UP-Dc (Neighborhood Commercial, combining Use Permit and Design Scenic Corridor)

Community Plan Area: Granite Bay Community Plan

Applicant: Hilbers, Inc., Conrad Luna

Owner: Kurt and Edgar Meyer

County Staff:

Planning: Chris Schmidt (530) 745-3076

Engineering and Survey: Sarah Gillmore (530) 745-7518

Environmental Health: Joey Scarbrough (530) 745-2346

Note: Item was pulled off consent agenda for discussion.

Staff introduced item and described modifications in the Errata to the Conditions of Approval.

Two individuals provided public comment.

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 in the Errata, including the change in numbering of the conditions, subject to the findings found in the staff report.

Commissioner Moss moved; Commissioner Nader second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Rocucci, Johnson, Nader, Sevison, Moss

NO: None

10:49 A.M.

MEETING ADJOURNED