



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

****SPECIAL MEETING LOCATION****

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

**** PLACER COUNTY ADMINISTRATIVE CENTER **
BOARD OF SUPERVISOR'S HEARING ROOM
175 FULWEILER AVENUE, AUBURN, CA 95603**

Any person interested in participating and/or addressing the Commission during the Planning Commission meeting by interactive video may do so at the Placer County Administrative Offices - Tahoe City, 775 North Lake Boulevard, Tahoe City, CA 96145

Meeting will be held in the County Board of Supervisors Board Room, 175 Fulweiler Avenue, 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; Fred Arcuri, District 2; Merrill Haber, District 5; and Larry Sevison, At-Large East of Sierra Crest..

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 **PLACER VINEYARDS SPECIFIC PLAN 1st DEVELOPMENT PHASE
PROPERTY 19 SMALL LOT VESTING TENTATIVE SUBDIVISION MAP
(PLN16-00277)
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

2) 10:20 am

**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

CONSENT AGENDA:

A) Approve Action Agenda of July 13, 2017

**B) 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

C)

**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