



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

PLANNING COMMISSION
ACTION AGENDA
MARCH 9, 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

10:00-10:04 am

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

REPORT FROM THE PLANNING DIRECTOR – *Principal Planner, George Rosasco, provided the Planning Director Report and administrated the meeting. He noted the Board of Supervisor actions taken at recent meetings: the Porcupine Hill Extension of Time appeal was denied and the extension approved; Barton Ranch subdivision was continued to a future date. The Plumpjack at Squaw project, previously approved by the Planning Commission, was appealed and will be scheduled for a future Board of Supervisor meeting. The Emergency Homeless Shelter Conditional Use Permit will be heard at the March 23rd Planning Commission meeting; April Planning Commission items are to be determined.*

PUBLIC COMMENT – *The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. There were no comments.*

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 **NUISANCE ABATEMENT – REBECCA RUTH HOUSTON (8501 SUNRISE AVENUE, ROSEVILLE) CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER)**
10:05–10:57 am

Consider a request from Code Compliance Services, to initiate an abatement of nuisance, in accordance with Placer County Code Chapter 17, Article 17.62, Section 17.62.160 of the Placer County Code, for real property. Code Compliance Services will request an order to abate the following nuisances: Failure to clear / remove 1) excessive accessory storage at the property including inoperative and/or unlicensed vehicles; and 2) Items and debris stored in the front setback. This nuisance abatement hearing is categorically exempt from the provisions of CEQA per Section 18.36.230 (Class 21- Enforcement Sections by Regulatory Agencies) of the Placer County Environmental Review Ordinance and CEQA Guidelines section 15321. The Planning Commission will be required to make a finding to this effect.

Project Location: 8501 Sunrise Avenue, in the Roseville area

APN: 471-110-023-000

Total Acreage: 1.4 acres

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

Community Plan Area: Placer County General Plan

County Staff: Marina Jauregui, Code Compliance Officer (530) 745-3012

County Counsel, Karin Schwab, reviewed the hearing procedures for with the Commission for Nuisance Abatement matters. The clerk announced the matter and administered the oath to all those giving testimony. Property owner, Rebecca Houston and friend, Scott Ritter were sworn in. They each provided testimony. After conducting the public hearing on this matter, the Planning Commission closed the hearing, deliberated and took the following actions.

- 1) MOTION AS FOLLOWS:** *Find the matter is categorically exempt under the provision of the California Environmental Quality Control Act per County Code Chapter 18, Article 18.36, Section 18.36.230. (Class 21 Exemption- Enforcement Actions by Regulatory Agencies).*

Commissioner Arcuri moved; Commissioner Moss second

MOTION VOTE: 4:0:3

AYE: Arcuri, Moss, Roccucci, Johnson

NO: None

ABSENT: Sevison, Nader

NOTE: District 5 Seat Vacant

- 2) MOTION AS FOLLOWS: Determine that based on the evidence and testimony presented, that a nuisance exists on the subject property in violation of the Placer County Zoning Code.**

Commissioner Arcuri moved; Commissioner Roccucci second

MOTION VOTE: 4:0:3

AYE: Arcuri, Moss, Roccucci, Johnson

NO: None

ABSENT: Sevison, Nader

NOTE: District 5 Seat Vacant

- 3) MOTION AS FOLLOWS: Order the property owner to abate the nuisance by removing outside storage in excess of 500 square feet, removing inoperable vehicles that are not registered to the property owner or to residents at the property, and to remove all outside storage located within the front setback area, Maintain the (30) day time limit for abatement but amend order to authorize the Code Enforcement Officer to allow the property owner more time to clean up the property if substantial progress has been made in the 30 day period with regard to the clean-up of said property.**

Commissioner Roccucci moved; Commissioner Arcuri second

MOTION VOTE: 4:0:3

AYE: Arcuri, Moss, Roccucci, Johnson

NO: None

ABSENT: Sevison, Nader

NOTE: District 5 Seat Vacant

- 4) MOTION AS FOLLOWS: In the event abatement is not commenced, conducted and completed in accordance with the terms set by the Commission above, authorize and empower the Code Compliance Officer with the jurisdiction to abate the nuisance by removing and disposing of the materials and preparation and maintenance of an itemized account of all costs of abatement and issuance of Notice of Assessment in compliance with Zoning Code section 17.56.160 E.**

Commissioner Arcuri moved; Commissioner Roccucci second

MOTION VOTE: 4:0:3
AYE: Arcuri, Moss, Roccucci, Johnson
NO: None
ABSENT: Sevison, Nader
NOTE: District 5 Seat Vacant

- 5) **MOTION AS FOLLOWS: Issue the Abatement Order (Attachment A), as amended during the meeting (See Item 3), supported by the findings set forth in the Staff Report on pg. 7.**

Commissioner Roccucci moved; Commissioner Arcuri second

MOTION VOTE: 4:0:3
AYE: Arcuri, Moss, Roccucci, Johnson
NO: None
ABSENT: Sevison, Nader
NOTE: District 5 Seat Vacant

- 6) **MOTION AS FOLLOWS: Authorize the Chair of the Planning Commission to sign the Abatement Order.**

Commissioner Moss moved; Commissioner Roccucci second

MOTION VOTE: 4:0:3
AYE: Arcuri, Moss, Roccucci, Johnson
NO: None
ABSENT: Sevison, Nader
NOTE: District 5 Seat Vacant

2) 10:20 am
10:58-11:12 am

**NUISANCE ABATEMENT – GALEN E. WHITAKER AND EDWARD A. WHITAKER (8511 ROBIE WAY, ROSEVILLE)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Code Compliance Services, to initiate an abatement of nuisance, in accordance with Placer County Code Chapter 17, Article 17.62, Section 17.62.160 of the Placer County Zoning Code, for real property. Code Compliance Services will request an order to abate the following nuisances: Failure to clear / remove 1) excessive accessory storage at the property including inoperative and/or unlicensed vehicles; and 2) Items and debris stored in the front setback. This nuisance abatement hearing is categorically exempt from the provisions of CEQA per Section 18.36.230 (Class 21- Enforcement Sections by Regulatory Agencies) of the Placer County Environmental Review Ordinance and CEQA Guidelines section 15321. The Planning Commission will be required to make a finding to this effect.

Project Location: 8511 Robie Way, in the Roseville area

APN's: 471-100-015-000 and 471-100-016-000

Total Acreage: .77 acres

Zoning: RS-AG (Residential Single Family Agriculture)

Community Plan Area: Placer County General Plan

County Staff: Marina Jauregui, Code Compliance Officer (530) 745-3012

The clerk announced the matter and called for individuals to stand to administer the oath to all those giving testimony. No members of the public stood to be sworn in. The record reflected that the property owner was not in attendance. No members of the public offered comment. After conducting the public hearing on this matter, the Planning Commission closed the hearing, deliberated and took the following actions.

- 1) **MOTION AS FOLLOWS:** *Find that this matter is categorically exempt under the provision of the California Environmental Quality Control Act per County Code Chapter 18, Article 18.36, Section 18.36.230. (Class 21 Exemption- Enforcement Actions by Regulatory Agencies).*

Commissioner Moss moved; Commissioner Roccucci second

MOTION VOTE: 4:0:3

AYE: Arcuri, Moss, Roccucci, Johnson

NO: None

ABSENT: Sevison, Nader

NOTE: District 5 Seat Vacant

- 2) **MOTION AS FOLLOWS:** *Determine that based on the evidence and testimony presented, that a nuisance exists on the subject property in violation of the Placer County Zoning Code.*

Commissioner Moss moved; Commissioner Roccucci second

MOTION VOTE: 4:0:3

AYE: Arcuri, Moss, Roccucci, Johnson

NO: None

ABSENT: Sevison, Nader

NOTE: District 5 Seat Vacant

- 3) **MOTION AS FOLLOWS:** *Order Galen and Edward Whitaker to abate the nuisance by removing outside storage in excess of 300 square feet, removing inoperable vehicles that are not registered to the property owner or to residents at the property, and to remove all outside storage located within the front setback area within (30) days.*

Commissioner Moss moved; Commissioner Roccucci second

MOTION VOTE: 4:0:3

AYE: Arcuri, Moss, Roccucci, Johnson

NO: None

ABSENT: Sevison, Nader

NOTE: District 5 Seat Vacant

- 4) **MOTION AS FOLLOWS:** *In the event abatement is not commenced, conducted and completed in accordance with the terms set by the Commission above, authorize and empower the Code Compliance Officer with the jurisdiction to abate the nuisance by removing and disposing of the materials and preparation and maintenance of an itemized account of all costs of abatement and issuance of Notice of Assessment in compliance with Zoning Code section 17.56.160 E.*

Commissioner Moss moved; Commissioner Roccucci second

MOTION VOTE: 4:0:3

AYE: Arcuri, Moss, Roccucci, Johnson

NO: None

ABSENT: Sevison, Nader

NOTE: District 5 Seat Vacant

- 5) **MOTION AS FOLLOWS:** *Issue the Abatement Order (Attachment A), supported by the findings in the Staff Report (pg. 7).*

Commissioner Roccucci moved; Commissioner Moss second

MOTION VOTE: 4:0:3

AYE: Arcuri, Moss, Roccucci, Johnson

NO: None

ABSENT: Sevison, Nader

NOTE: District 5 Seat Vacant

- 6) **MOTION AS FOLLOWS:** *Authorize the Chair of the Planning Commission to sign the Abatement Order.*

Commissioner Roccucci moved; Commissioner Moss second

MOTION VOTE: 4:0:3

AYE: Arcuri, Moss, Roccucci, Johnson

NO: None

ABSENT: Sevison, Nader

NOTE: District 5 Seat Vacant

CONSENT AGENDA:

- A) Approve Action Agenda of February 2, 2017 Planning Commission Meeting
- B) Approve Action Agenda of February 23, 2017 Planning Commission Meeting

C)

**SIERRA SUN VILLAS
EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP / CONDITIONAL USE
PERMIT (PSUB 20110063)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider on its consent agenda a request from Valen Brost for approval of a two-year Extension of Time for a previously approved Tentative Subdivision Map and Conditional Use Permit for a 12-unit condominium development.

Project Location: North side of Donner Pass Road, across from the Sugar Bowl Ski Resort parking garage and gondola facility in the Soda Springs area.

APN's: 069-080-003-000, 069-080-004-000 and 069-080-015-000

Total Acreage: 9.24

Zoning: RES PD = 10.2 (Resort, combining Planned Residential Development of 10.2 units per acre)

Community Plan Area: Placer County General Plan

Applicant: Valen Brost

Owner: Sierra Sun Villas

County Staff:

Planning: Melanie Jackson (530) 745-3036

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

Environmental Health: Justin Hansen (530) 745-2340

No members of the public spoke on the consent items.

MOTION AS FOLLOWS: Approve Consent Items A, B and C.

MOTION VOTE: 4:0:3

AYE: Arcuri, Moss, Rocucci, Johnson

NO: None

ABSENT: Sevison, Nader

NOTE: District 5 Seat Vacant

11:13 am

MEETING ADJOURNED