



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

**PLANNING COMMISSION
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

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 NUISANCE ABATEMENT – REBECCA RUTH HOUSTON (8501 SUNRISE AVENUE, 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 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

**2) 10:20 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

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