



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

**PLANNING COMMISSION
AGENDA
MARCH 23, 2017**

**PLANNING COMMISSION CHAMBERS
3091 COUNTY CENTER DRIVE, AUBURN**

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 Rocucci, 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 item is to be discussed at the time indicated.

**1) 10:05 am PLACER COUNTY EMERGENCY SHELTER
CONDITIONAL USE PERMIT (PLN17-00049)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider an application from the Placer County Department of Public Works and Facilities to make a recommendation to the Placer County Board of Supervisors on a request for a Conditional Use Permit (“CUP”) to allow an emergency shelter for homeless individuals. The emergency shelter would be located in existing facilities (approximately 16,725 square feet of Building 303A/B including 6,020 square feet of outdoor courtyard area) within the Placer County Government Center, the same location where the current temporary emergency shelter is operating. The proposed term of the CUP is five years and, if approved, would operate 24 hours per day and seven days per week, and accommodate up to 100 men and women including shelter staff. The emergency shelter would provide sleeping facilities, meals, bathroom and shower facilities, and laundry access. In addition to shelter and meals, the facility would provide referrals and access to services including mental health, substance abuse treatment, medical care, legal services, public assistance and job training. The proposed emergency shelter also requires an operating agreement and a site access agreement, or similarly titled agreements (the “Agreements”), between the shelter operator and the County of Placer, both of which Agreements are subject to consideration by the Board of Supervisors at a future Board meeting. The Agreements would outline the obligations, regulations and requirements of the operator selected to run such a facility. The CUP and the Agreements are connected. As a result, the Planning Commission will serve as a recommending body on this CUP so that the recommendation can be moved forward to the Board for its consideration of the same concurrently with the Agreements during the same future public meeting. The Planning Commission will also consider and make a recommendation to the Board of Supervisors that the project is Categorically Exempt [Section 15301 of the CEQA Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities)].

Project Location: 11442 E Avenue, Auburn (Building 303A/B, approximately 450 feet north of the intersections of F Avenue and Atwood Road) in the Placer County Government Center.

APN: 051-120-010-000

Total Acreage: 110 acres

Zoning: C3-Dc (Heavy Commercial, combining Design Corridor)

Community Plan Area: Placer County General Plan

County Staff:

Planning: Nikki Streegan (530) 745-3577

Public Works and Facilities: Eric Findlay (530) 886-4944

CONSENT AGENDA:

**A) HIDDEN RAVINE ESTATES
EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP AND
CONDITIONAL USE PERMIT (PSUB 20060791 / PSM 20080325)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION (EIAQ 3794)
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider on its consent agenda a request from Robert Hoffman, for approval of a two-year Extension of Time, for a previously approved Vesting Tentative Subdivision Map and Conditional Use Permit that allowed a 11-lot Planned Residential Development on 12.5 acres, including a 2.51-acre open space lot. The Planning Commission will also consider the previously adopted Mitigated Negative Declaration.

Project Location: Southwest corner of Richardson Drive and Kemper Road, in the Auburn area.

APN's: 051-100-069-000

Total Acreage: 12.5 acres

Zoning: RS-AG-B-40 PD = 1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet)

Community Plan Area: Auburn / Bowman Community Plan

Applicant: Robert Hoffman

Owner: Robert Hoffman

County Staff:

Planning: Kally Kedinger-Cecil (530) 745-3034

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

Environmental Health: Justin Hansen (530) 745-2340