



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

PLANNING COMMISSION
ACTION
AGENDA
APRIL 13, 2017

The meeting was 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

10:00 am

10:02 -10:07 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 *[absent]*; and Fred Arcuri, District 2; [District 5 seat is vacant].

REPORT FROM THE PLANNING DIRECTOR – *George Rosasco, Principal Planner, noted Merrill Haber, will be filling Supervisor Montgomery's District 5 seat on the Planning Commission. The Planning Department is getting busier, which means the Planning Commission will see more activity. The next meeting is tentatively scheduled to be held at the Board of Supervisors' Chambers with live feed to Tahoe. Commissioner Wayne Nader has returned to the Commission from a scheduled break.*

PUBLIC COMMENT – *The opportunity was given to discuss with the Planning Commission matters not included on the current agenda. Jane Negri asked for additional time to speak on the scheduled agenda item, due to the fewer numbers of the public available to attend the meeting during the spring holiday.*

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

10:07 -11:02 am

**EUREKA AT GRANITE BAY
REVISED TENTATIVE SUBDIVISION MAP / MINOR USE PERMIT /
VARIANCES
(PLN16-00260)
ADDENDUM TO PREVIOUSLY ADOPTED MITIGATED NEGATIVE
DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Eureka Granite Bay LLC for approval of a Revised Tentative Subdivision Map, Minor Use Permit and Variances for a 28-unit condominium development consisting of 14, two-unit halfplex condominium buildings. The Eureka at Granite Bay project would revise the site

configuration of the previously-approved Micherra Place subdivision, increase the number of residential units by eight, change the unit type from detached single-family residences to attached condominium halfplexes, and add a private gated entrance. Variances are being requested to 1) reduce the rear yard setback requirement for two-story structures in the RM zone district from 20 feet to 10 feet, 2) reduce the side yard setback requirement for two-story structures in the RM zone district from 7 feet 6 inches to 5 feet (zero feet where condominium halfplex units share a common wall property boundary), and 3) to reduce the amount of required off-street parking spaces from 112 spaces to a total of 70 spaces (Zoning Ordinance Section 17.54.060B(5)). The Planning Commission will also consider an Addendum to the previously adopted Mitigated Negative Declaration that was prepared and finalized pursuant to CEQA for the Eureka at Granite Bay project.

Project Location: Southwest corner of Auburn-Folsom and Eureka roads in Granite Bay.

APN: 050-160-076-000

Total Acreage: 4.4 acres (net 3.5 acres)

Zoning: RM-DL8-Dc (Residential Multi-Family, Combining Density Limitation of 8 Dwelling Units/acre, Combining Design Scenic Corridor)

Community Plan Area: Granite Bay Community Plan

County Staff:

Planning – Christopher Schmidt (530) 745-3076

Engineering & Survey – Rebecca Taber (530) 745-7538

After the item was called, Commissioner Roccucci recused himself from the meeting due to contributions made to his campaign for the Roseville City Council.

Two members of the public provided comments.

1) MOTION AS FOLLOWS: *Adopt the Addendum to the Micherra Place Mitigated Negative Declaration, and Mitigation Monitoring Program, as set forth in Attachment E and supported by the findings in the Staff Report.*

Commissioner Moss moved; Commissioner Arcuri second

MOTION VOTE: 4:0:1:1

AYE: Arcuri, Moss, Nader, Johnson

NO: None

ABSTAIN: Roccucci

ABSENT: Sevison

NOTE: District 5 Seat Vacant

2) MOTION AS FOLLOWS: *Approve a Tentative Subdivision Map to allow for the subdivision of 4.4 acres into a 28-unit condominium Multi-Family Residential development consisting of halfplex units, supported by the findings and conditions of approval in the Staff Report and as revised in the Errata.*

Commissioner Moss moved; Commissioner Nader second

MOTION VOTE: 4:0:1:1
AYE: Arcuri, Moss, Nader, Johnson
NO: None
ABSTAIN: Roccucci
ABSENT: Sevison
NOTE: District 5 Seat Vacant

- 3) **MOTION AS FOLLOWS: Approve a Minor Use Permit to allow for a residential project larger than 20 units in the Multi-Family Residential zoning district, supported by the findings in the Staff Report and the Conditions of Approval as revised in the Errata.**

Commissioner Moss moved; Commissioner Nader second

MOTION VOTE: 4:0:1:1
AYE: Arcuri, Moss, Nader, Johnson
NO: None
ABSTAIN: Roccucci
ABSENT: Sevison
NOTE: District 5 Seat Vacant

- 4) **MOTION AS FOLLOWS: Approve Variances to 1) reduce the rear yard setback requirement for two-story structures in the RM zoning district from 20 feet to 10 feet, 2) reduce the side yard setback requirement for two-story structures in the RM zoning district from 7 feet 6 inches to 5 feet (zero feet where condominium halfplex units share a common wall property boundary), and 3) to reduce the amount of required off-street parking spaces from 112 spaces to a total of 70 spaces (Zoning Ordinance Section 17.54.060B(5)), supported by the findings and Conditions of Approval in the Staff Report and as revised in the Errata.**

Commissioner Moss moved; Commissioner Nader second

MOTION VOTE: 4:0:1:1
AYE: Arcuri, Moss, Nader, Johnson
NO: None
ABSTAIN: Roccucci
ABSENT: Sevison
NOTE: District 5 Seat Vacant

CONSENT AGENDA:

- A) Approve Action Agenda of March 9, 2017 Planning Commission Meeting
- B) Approve Action Agenda of March 23, 2017 Planning Commission Meeting

MOTION AS FOLLOWS: Approve Consent Items A and B

Commissioner Moss moved; Commissioner Rocucci second
MOTION VOTE 5:0:1
AYE: Arcuri, Rocucci, Nader, Moss, Johnson
NO: None
ABSENT: Sevison
NOTE: District Seat 5 Vacant