



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA
AUGUST 24, 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 a.m. FLAG SALUTE

10:00 – 10:15 a.m.

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: *Deputy Planning Director, E.J. Ivaldi, noted the appeal on the Joeger project, previously recommended for approval by the Planning Commission, was denied by the Board of Supervisors. The developers were able to reach an agreement with one of the appellants prior to the meeting. There will be an informational item scheduled for a future Planning Commission meeting on Workforce Housing. The September 14th meeting will be held in Auburn; October 26th will be held in Tahoe with the Gary Davis appeal and the Alpine Sierra Draft EIR. New CDRA staff members were introduced, including Leigh Chavez, Environmental Coordinator; Patrick Dobbs, Senior Planner; Andrea Dashiell, Administrative Secretary; Michelle Lewis, Assistant Engineer and Ted Rel, Associate Planner in the Parks Division; Shawna (Hosie) Pratt moves over to the CEO office as the Executive Assistant. Bennett Smithhart, Assistant Planner from Georgia, will be starting August 28th which will bring Planning staff to 24 members.*

PUBLIC COMMENT: *The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. One member of the public offered comments.*

CONSENT AGENDA: *All items on the Consent Agenda were recommended for approval by the Development Review Committee. Item A was approved by a single roll call vote. Item B was approved by a single roll call vote with the correction to the motion noting the Residences at Granite Bay Golf Club, Phase II project from the Premier Granite Bay Townhomes project as noted in the Staff Report.*

TIMED ITEMS: The following timed items are to be discussed at the time indicated.

1) 10:05 a.m.
10:16 – 10:44 a.m.

WATER EFFICIENCY LANDSCAPE IMPLEMENTATION / COMPLIANCE WITH STATE WATER CONSERVATION IN LANDSCAPING ACT ORDINANCE AMENDMENTS TO COUNTY CODE CHAPTERS 15 AND 17 (PLN15-00336) / RESOLUTION TO AMEND PLACER COUNTY LANDSCAPE DESIGN GUIDELINES

**CATEGORICAL EXEMPTION
ALL SUPERVISORIAL DISTRICTS**

Consider a recommendation to the Board of Supervisors to amend Placer County Code Chapter 15, to add Article 15.75 and to amend Chapter 17, Article 17.54, Section 17.54.030 to incorporate and implement water efficient landscape regulations and to adopt by resolution amendments to the Placer County Landscape Design Guidelines to include water efficient landscaping guidelines. The proposed revisions are intended to establish regulations for water use related to landscaping to bring the Placer County Code into compliance with recent changes to the State Water Conservation in Landscaping Act (California Code of Regulations Title 23, Division 2, Chapter 2.7, per Governor's Executive Order B-29-15). Additionally, the Planning Commission will consider providing a recommendation to the Board of Supervisors on a finding of a Categorical Exemption pursuant to Section 15307 of the California Environmental Quality Act Guidelines.

Project Location: Unincorporated Placer County
Applicant: Placer County Planning Services Division
County Staff:
Planning – Emily Setzer (530) 745-3067

One member of the public provided comments.

***MOTION AS FOLLOWS:** Recommend to the Board of Supervisors the proposed code amendments are categorically exempt under CEQA Guidelines Section 15307, supported by the findings contained within the Staff Report; and recommend the Board of Supervisors adopt an Ordinance to amend Placer County Code Chapter 15 to add Article 15.75, with corrections to internal references to be consistent with section numbers in the article; amend Chapter 17, Section 17.54.030 related to Landscaping and Fencing; and adopt the updated Landscape Design Guidelines.*

Commissioner Nader moved; Commissioner Roccucci second

***MOTION VOTE:** 6:1*

***AYE:** Arcuri, Haber, Nader, Johnson, Roccucci, Sevison*

***NO:** Moss*

2) 10:20 a.m.
10:45 – 11:52 a.m.

**SECONDARY DWELLINGS
ZONING TEXT AMENDMENT (PLN17-00179)
STATUTORY EXEMPTION
ALL SUPERVISORIAL DISTRICTS**

Consider a recommendation to the Board of Supervisors to amend Placer County Code, Chapter 17, ("ZTA") regarding secondary dwellings. The proposed revisions are intended to establish regulations for the development of secondary dwellings consistent with California Government Code Section 65852.2. The ZTA would repeal and replace Section 17.56.200 to render the development standards (minimum lot size, parking, dwelling floor area,) for secondary dwellings/multi-

generation housing consistent with State law. The Planning Commission will also consider a recommendation to the Board of Supervisors to amend Placer County Code, Chapter 17, Sections 17.04.030, 17.06.050, 17.10.010, 17.34.010, 17.46.010 and 17.48.010, 17.56.095 and 17.56.180 to allow for a ministerial review of secondary dwellings applications. Additionally, the Planning Commission will consider providing a recommendation to the Board of Supervisors on a finding of a Statutory Exemption pursuant to Section 15282(h) of the California Environmental Quality Act Guidelines.

Project Location: Unincorporated Placer County
Applicant: Placer County Planning Services Division
County Staff:
Planning – Shawwna Purvines (530) 745-3031

Two members of the public provided comments.

- 1) **MOTION AS FOLLOWS:** *Recommend to the Board of Supervisors the proposed Zoning Text Amendment are statutorily exempt under CEQA Guidelines section 15282(h), supported by the findings contained within the Staff Report.*

Commissioner Moss moved; Commissioner Sevison second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Moss, Nader, Johnson, Roccucci, Sevison

NO: None

- 2) **MOTION AS FOLLOWS:** *Recommend the Board of Supervisors adopt an Ordinance to amend Placer County Code, Chapter 17, Sections 17.04.030, 17.06.050, 17.10.010, 17.34.010, 17.46.010, 17.48.010, 17.56.095, 17.56.180 and to repeal in its entirety and replace Section 17.56.200 related to Secondary Dwellings.*

Commissioner Roccucci moved; Commissioner Arcuri second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Moss, Nader, Johnson, Roccucci, Sevison

NO: None

3) 10:45 a.m.
11:52 a.m. – 12:40 p.m.

INFORMATION UPDATE ON COUNTY'S CAPITAL IMPROVEMENT PROGRAM (CIP) AND ASSOCIATED TRAFFIC MITIGATION FEE PROGRAM.

The Transportation Planning Division of the Department of Public Work and Facilities will provide a presentation on the County's Capital Improvement Program (CIP) and associated Traffic Mitigation Fee Program. The presentation will include history of both programs as well as an overview of updates and fee calculations, as it relates to land development projects. (Note: This is an informational item only and no staff report will be prepared or distributed.)

County Staff:

Public Works and Facilities – Stephanie Holloway (530) 745-7551

Stephanie Holloway provided an informational update on the County's Capital Improvement and Traffic Mitigation Fee programs. The Commission accepted the update.

CONSENT AGENDA:

A) Approve Action Agenda of August 10, 2017 Planning Commission Meeting

MOTION AS FOLLOWS: Approve the Action Agenda of August 10, 2017 Planning Commission Meeting.

Commissioner Roccucci moved; Commissioner Nader second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Roccucci, Johnson, Nader, Sevison, Moss

NO: None

B) **RESIDENCES AT GRANITE BAY GOLF CLUB, PHASE II
EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP / CONDITIONAL USE
PERMIT (PSUB 20050394)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Dave Cook on behalf of Granite Bay LLC, for approval of a two-year Extension of Time for a previously-approved Tentative Subdivision Map and Conditional Use Permit that allowed a four lot Planned Residential Development with lot sizes ranging in area from .32 acres to .47 acres, including two common area lots for a private road and open space.

Project Location: Northwest corner of E. Roseville Parkway and Barton Road in Granite Bay.

APN: 465-140-004-000

Total Acreage: 3.95 acres

Zoning: RS-AG-B-40 PD = 1.1 (Residential Single Family, combining Agricultural, combining Minimum Building Site of 40,000 square feet, combining Planned Residential Development of 1.1 units per acre)

Community Plan Area: Granite Bay Community Plan

Applicant: Dave Cook

Owner: Granite Bay LLC

County Staff:

Planning – Christopher Schmidt (530) 745-3076

Engineering and Survey – Sarah Gillmore (530) 745-7518

MOTION AS FOLLOWS: Approve the two-year Extension of Time request in reliance on the previously adopted Mitigated Negative Declaration and Conditions of Approval subject to the findings found in the staff report.

Commissioner Moss moved; Commissioner Sevison second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Roccucci, Johnson, Nader, Sevison, Moss

NO: None

12:40 P.M.

MEETING ADJOURNED