



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, JANUARY 23, 2020
10:00 A.M.

MEETING LOCATION:
PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER 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 a.m. FLAG SALUTE

ROLL CALL: Anders Hauge, District 5 (Chairman); Larry Sevison, At-Large East of Sierra Crest (Vice Chairman); Nathan Herzog, District 2 (Secretary); Samuel Cannon, District 1; Richard Johnson, District 3; Jeffrey Moss, District 4; Wayne Nader, At-Large West of Sierra Crest.

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 a.m. [**DOUGLAS OFFICE PARK \(AKA BARTON BUSINESS PARK\)
SUBDIVISION MODIFICATION \(PLN19-00363\)**](#)

**CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Uhora Engineering & Planning, Inc. on behalf of property owner Douglas Office Park LLC, for approval of a Subdivision Modification of the Barton Business Park (SUB-155) to allow Lot 9 to be subdivided into two parcels: Parcel "A" with 18,065 square feet and Parcel "B" with 16,552 square feet. Conditions of Approval 18-L and 36 of SUB-155 which restrict lot divisions except as a condominium ownership subdivision would be deleted. The Planning Commission will also consider a finding of Categorical Exemption pursuant to Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance [Class 5(A)(1), Minor Alterations in Land Use Limitations].

Project Location: 5940 Granite Lake Drive in Granite Bay

APN: 048-630-009-000

Total Acreage: .69 acres

Zoning: OP-UP-DL0-Dc (Office Professional, combining Use Permit, combining Density Limitation of 0, combining Design Scenic Corridor)

Community Plan Area: Granite Bay Community Plan

Applicant: Uhora Engineering & Planning, Inc. on behalf of property owner Douglas Office Park LLC

County Staff: Planning Services – Christopher Schmidt, Senior Planner (530) 745-3076

2) 10:15 a.m. [**GRANITE BAY ESTATES – GATED ENTRY
CONDITIONAL USE PERMIT MODIFICATION \(PLN19-00297\)**](#)

**CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from the owner of Granite Bay Estates Mobile Home Park, Gary Brown, for approval of a modification to Conditional Use Permit (LD- 225) to allow for the installation of a residential subdivision gate at the Granite Bay Estates Mobile Home Park. The Planning Commission will also consider a finding of Categorical Exemption pursuant to Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 – New Construction or Conversion of Small Structures).

Project Location: 6805 Douglas Blvd. (130 feet from the intersection with Douglas Blvd.), in Granite Bay

APN: 048-103-088-000

Total Acreage: 13.4 acres

Zoning: RM-B-10-DL 10-Dc (Residential Multi-Family, combining minimum Building Site of 10,000 sq. ft., combining a Density Limitation of 10 units per acre, combining Design Scenic Corridor)

Community Plan Area: Granite Bay Community Plan

Applicant: Gary Brown, Granite Bay Estates Mobile Home Park owner

County Staff: Planning Services – Amy Rossig, Assistant Planner (530) 745-3067

CONSENT AGENDA:

A) [Approve Action Agenda of January 9, 2020 Planning Commission Meeting.](#)