



**PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY**

**DEVELOPMENT REVIEW COMMITTEE  
AGENDA  
WEDNESDAY, FEBRUARY 15, 2023 10:00 A.M.**

Regular meetings are held the 1st and 3rd Wednesday of each month including the 5th Wednesday in March, May, August and November

**MEETING LOCATION:  
PLACER COUNTY COMMUNITY DEVELOPMENT RESOURCE CENTER  
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603  
CYPRESS ROOM  
(IN-PERSON ATTENDANCE ONLY)**

<b>PLACER COUNTY DEVELOPMENT REVIEW COMMITTEE</b>	
DRC Members <sup>1</sup> : Nick Trifiro, Alice Atherton, Craig Paul	
10:00 a.m.	Call to Order A) Roll Call
	<b>PUBLIC COMMENT</b> The public will be offered the opportunity to discuss with the Development Review Committee matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Development Review Committee.
	<b>CONSENT AGENDA:</b> All items on the Consent Agenda have been recommended for approval by County staff. All items will be approved by the Development Review Committee by a single roll call vote. Anyone may ask to remove a Consent item prior to the Development Review Committee taking action, and the item will be moved for discussion. All items are for recommendation to the Planning Commission.
A	Approval of <a href="#">Minutes from 1/25/23</a>
	<b>IMPROVEMENT PLANS – FOR REVIEW AND APPROVAL</b>
B	<b>Project Title:</b> Kemper Oaks II Improvement Plans (DPN-8701) <b>Staff:</b> Nicholas Capuchino <b>Project Location:</b> The 47-lot subdivision project is located on the south side of Kemper Road, west of Hwy 49 and east of Bean Road, within the Auburn Bowman Community Plan area.
	<b>OTHER ITEMS FOR REVIEW AND APPROVAL OF RECOMMENDATION TO THE PLANNING COMMISSION</b>
C	<b>Project Title: Penryn Townhomes Tentative Subdivision Map and Conditional Use Permit Modification and Extension of Time (PSUB 20060767 / PLN22-00541)</b>

<sup>1</sup> Or as determined by the CDRA Director

**Description:** The applicant, Lisa Mattos with Baker Williams Engineering Group on behalf of property owner Penryn Properties, LLC, requests approval of a Tentative Subdivision Map and Conditional Use Permit Modification to adjust the location of a required Emergency Vehicle Access road. The applicant is also requesting approval of a three-year Extension of Time for their previously approved Tentative Subdivision Map and Conditional Use Permit. The project, approved as a Planned Residential Development (PD), includes twenty-three residential lots (townhomes) within seven separate buildings and three common ownership lots on a 3.2-acre property located on the east side of Penryn Road, north of Interstate 80 and east of Hope Way in Penryn. The subject property, Assessor's Parcel Number 043-060-061-000, is zoned C1-Dc (Neighborhood Commercial, combining Design Scenic Corridor).

**Location:** East side of Penryn Road, north of Interstate 80

**APN:** 043-060-061-000

**Plan Area:** Horseshoe Bar/Penryn Community Plan

**Zoning:** C1-Dc (Neighborhood Commercial, combining Design Scenic Corridor)

**Applicant:** Lisa Mattos, Baker Williams Engineering Group, on behalf of Penryn Properties, LLC

**Staff:** Kara Conklin, Associate Planner

**DISTRIBUTION:**

Building Services

Planning Services

Environmental Health Services

Engineering and Surveying

Department of Public Works

Applicants/Engineers