REGULAR MEETING AGENDA
Wednesday, April 3, 2019 7:00 PM
Eureka School District Office, LARGE GYM
5455 Eureka Road, Granite Bay, CA

1. Call to Order & Pledge of Allegiance

2. Welcome, Introduction of MAC Members & Statement of Meeting Procedures

3. Approval of April 3, 2019 Agenda

4. Approval of Mach 6, 2019 Minutes

5. Board Member & Public Safety Reports
   A. MAC Board
   B. Placer County Sheriff’s Office
   C. California Highway Patrol
   D. South Placer Fire District

6. Public Comment: Let us hear from you! Do you wish to share something that’s NOT already on this agenda? We welcome your input at this time and kindly ask that you keep your comments to 3 minutes or less (or as determined by the chairman).

7. Supervisor Report

8. Information Items:
   Granite Bay Marketplace (Formally Country Gables Shopping Center)
   Granite Bay Marketplace is an existing shopping center on a 10.90 acre site (APN 048-103-062-000) located at the northwest corner of Douglas Boulevard and Auburn Folsom Road in Granite Bay. The site is designated Commercial in the Granite Bay Community Plan and is zoned C1-UP-Dc (Neighborhood Commercial, combining Use Permit Required and Design Review). Merlone Geier has plans to remodel the exterior and site of the existing shopping center.

   Requested entitlements are a Design/Site Review Agreement.
   Presenter: David Dreyfus, applicant (15 minutes)
9. Action Items:

A. Quarry Ridge Office Park Project (PLN16-00157)

County staff will request the MAC take action to provide a recommendation on the Quarry Ridge Office Park Project. The applicant (Neil Doerhoff, Doerhoff Family Trust) is requesting an amendment to the Granite Bay Community Plan to change land use designation of the project site from Low Density Residential to Commercial; text changes to the Granite Bay Community Plan to modify the setback standard for buildings located on the north side of Douglas Boulevard; Rezone of the project site from Residential Single Family, Building Site 20,000-sf minimum (RS-B-20) to Office and Professional with Design Review combining district (OP-DC); a Tentative Parcel Map to subdivide the project site into four parcels ranging in size from 24,202 square feet to 48,936 square feet; and Design Review to construct four office buildings and associated improvements within 3.23-acre property. The project site is located at the northeast corner of the Douglas Boulevard and Berg Street intersection in Granite Bay.

Presenter: Jennifer Byous, Planning Services Division

B. Placer Retirement Residences (PLN16-00298)

County staff will request the MAC take action to provide a recommendation on the Placer Retirement Residences project. The applicant, Lenity Architecture, is requesting a rezone from RS-AG-B-100 (Residential Agriculture, Combining Agriculture, Combining Minimum Building Site of 100,000 Square Feet) to RA-B-100 (Residential Agriculture, Combining Minimum Building Site of 100,000 Square Feet) and a Minor Use Permit to operate a residential care home with seven or more clients. The project proposes a three-story residential care home with 145 congregate living suites for up to 160 residents. Associated improvements include grading, landscaping, parking and circulation, and road improvements. The project site is located at the northwest corner of Old Auburn Road and Sierra College Boulevard in Granite Bay.

Presenter: Kally Kedinger-Cecil, Planning Services Division

10. Adjournment to next regular meeting on May 1, 2019