



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, APRIL 9, 2020
10:00 A.M.

MEETING LOCATION:
PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603

Pursuant to Executive Order N-29-20 and because social distancing measures have been implemented in the State of California and Placer County in response to the threat of COVID-19, members of this Commission and agency staff will not be required to attend this meeting in person. Commissioners and staff may participate in this meeting by teleconference.

The Planning Commission Hearing Room will not be open to the public; however, the public may observe the hearing by accessing the following web link: <https://www.placer.ca.gov/2403/Planning-Commission>. Written public comments before the meeting are encouraged. Persons who wish to provide verbal public comment should be prepared to use the call-in line at 530-886-1800 when the Planning Commission Chair announces the item. Callers will be placed in a queue to be heard when the public comment portion of the item occurs. Persons will not be connected after public comment for the item has been closed.

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. In light of the above directive, persons with hearing impairment are provided Closed Captioning on the Planning Commission's live video feed at <https://www.placer.ca.gov/2403/Planning-Commission>.

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. [GATEWAY COMMONS SUBDIVISION
TENTATIVE SUBDIVISION MAP, CONDITIONAL USE PERMIT, AND
ADMINISTRATIVE APPROVAL \(PLN19-00138\)](#)

**MITIGATED NEGATIVE DECLARATION (SCH# 2020029027)
SUPERVISORIAL DISTRICT 5 (GUSTAFSON)**

Consider an application from Larry Farinha on behalf of Gateway Commons LLC, for approval of an 18-lot condominium project. Requested entitlements include 1) a Tentative Subdivision Map to allow the subdivision of 2.6 acres into an 18-lot multi-family residential development with nine duplex buildings and up to eight secondary dwelling units (up to 26 residential units total); 2) a Conditional Use Permit to allow a multi-family residential project in the CPD zoning district; and 3) an Administrative Approval to allow a 50-foot setback from Wise Canal where 100 feet would normally be required. The Planning Commission will also consider adoption of a Mitigated Negative Declaration which was prepared for the project pursuant to the California Environmental Quality Act.

Project Location: On the south side of Gateway Court in the North Auburn area

APN: 052-043-010-000

Total Acreage: 2.6 acres

Zoning: CPD-Dc-AO (Commercial Planned Development, combining Design Scenic Corridor, combining Airport Overflight Zone)

Community Plan Area: Auburn / Bowman Community Plan

Applicant: Larry Farinha on behalf of Gateway Commons LLC

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

2) 10:25 a.m. [SIERRA COLLEGE SELF-STORAGE
CONDITIONAL USE PERMIT \(PLN18-00354\)](#)

**MITIGATED NEGATIVE DECLARATION (SCH# 20200290907)
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider an application from Sierra College-Douglas Partners for approval of a Conditional Use Permit to construct a self-storage complex. The proposed facility includes 721 storage units with a total of 110,618 square feet of space in four buildings of one to three stories in height, a 1,582 square foot facility office at the western edge of the site along Sierra College Boulevard, and an 880 square foot corporate office for Superior Self Storage at the east end of the complex. The Planning Commission will also consider adoption of a Mitigated Negative Declaration prepared for this project.

Project Location: 8455 Sierra College Boulevard in the Granite Bay area
APNs: 048-030-073-000 and 048-030-084-000
Total Acreage: 2.83 acres
Zoning: CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor)
Community Plan Area: Granite Bay Community Plan
Applicant: Sierra College-Douglas Partners
County Staff: Planning Services – Christopher Schmidt, Senior Planner (530) 745-3076

3) 10:45 a.m. [LOS LAGOS LOTS “D” & “E” \(SUB-229\) SUBDIVISION MODIFICATION AND MINOR BOUNDARY LINE ADJUSTMENT \(PLN19-00384\)](#)

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

Consider a request from Eric Kastell, property owner, for approval of 1) a Subdivision Modification of the Los Lagos Lots “D” & “E” (SUB-229) to modify condition number 5 to allow Lot E to be developed as a residential building site; and 2) a Minor Boundary Line Adjustment between Lot E and adjacent Lot 17 of the Los Lagos Unit 1A subdivision, transferring 0.36 acres from Lot E to Lot 17 resulting in Lot E becoming a 0.51 acre residential parcel and Lot 17 as a 1.34 acre residential parcel. The Planning Commission will also consider a finding of Categorical Exemption pursuant to Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations).

Project Location: Intersection of Barcelona Court and Vista De Lago Court within the Los Lagos Subdivision, approximately half a mile from the intersection of Auburn Folsom Road and Los Lagos Circle in the Granite Bay area

APNs: 035-410-002-000 and 035-340-086-000

Total Acreage: .87 acres and 1.025 acres

Zoning: RA-B-X 20 Ac. Min. PD = 0.44 (Residential Agriculture, combining Building Site of 20 acre minimum, combining Planned Residential Development of 0.44 dwelling units per acre)

Community Plan Area: Granite Bay Community Plan

Applicant: Eric Kastell

County Staff: Planning Services – Delanie Farnham, Associate Planner (530) 745-3187

4) 11:00 a.m. [BARTLETT – ALPINE MEADOWS ESTATES SUBDIVISION UNIT NO. 9 \(LOT 330\) SUBDIVISION MODIFICATION AND VARIANCE \(WATERCOURSE AND SIDE SETBACK\) \(PLN19-00253\)](#)

**CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (GUSTAFSON)**

Consider a request from Ogilvy Consulting, on behalf of William Bartlett, for approval of a Subdivision Map Modification in the Alpine Meadows Estates Subdivision Unit No. 9 (Lot 330) to allow for a 16-foot, 6-inch front setback (13-foot, 6-inch front setback to the eaves) where there is a required 20-foot mapped setback (Snow Crest Road) in order to construct a single-family residence including a two-car garage and covered entryway (approximately 130 square feet of the garage would encroach into the 20-foot mapped setback); and approval of a Variance 1) to the 100-foot Watercourse Setback to allow for a setback of 33-feet measured from the centerline of the mapped dedicated drainage easement/waterway for the construction of the single-family residence; 2) to

allow for a zero-foot (0-foot) side setback where there is a required 10-foot side setback and a zero-foot (0-foot) watercourse setback where there is a required 100-foot setback from the centerline of the watercourse in order to recognize an existing elevated walkway constructed to the property line and over the drainage easement/waterway for purposes of providing access to the adjoining Lot 329. The Planning Commission will also consider a finding of Categorical Exemption pursuant to Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New construction).

Project Location: 1155 Snow Crest Road, in the Alpine Meadows area

APN: 095-44-034-000

Total Acreage: 0.438 acres

Zoning: RS (Residential Single-Family)

Community Plan Area: Alpine Meadows Community Plan

Applicant: Ogilvy Consulting

County Staff: Planning Services – Stacy Wydra, Senior Planner (530) 581-6288

5) 11:15 a.m. [**BARTLETT – ALPINE MEADOWS ESTATES SUBDIVISION UNIT NO. 9 \(LOT 329\) SUBDIVISION MODIFICATION AND VARIANCE \(WATERCOURSE AND SIDE SETBACK\) \(PLN20-00037\)**](#)

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 5 (GUSTAFSON)

Consider a request from Ogilvy Consulting, on behalf of William Bartlett, for approval of Subdivision Map Modification in the Alpine Meadows Estates Subdivision Unit No. 9 (Lot 329) to allow for a 14-foot, 11-inch front setback (12-foot front setback to the eaves) where there is a required 20-foot mapped setback (Snow Crest Road) in order to construct a single-family residence including a two-car garage and covered entryway (approximately 151 square feet of the garage would encroach into the 20-foot mapped setback); and approval of a Variance 1) to the 100-foot Watercourse Setback to allow for a setback of 19-feet measured from the centerline of the mapped dedicated drainage easement/waterway for the construction of the single-family residence, 2) to allow for a zero-foot (0-foot) side setback where there is a required 10-foot side setback and a zero-foot (0-foot) watercourse setback where there is a required 100-foot setback from the centerline of the watercourse in order to recognize an existing elevated walkway constructed to the property line and over the drainage easement/waterway for purposes of providing access to the adjoining Lot 330. The Planning Commission will also consider a finding of Categorical Exemption pursuant to Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New construction).

Project Location: 1163 Snow Crest Road, in the Alpine Meadows area

APN: 095-440-033-000

Total Acreage: 0.471 acres

Zoning: RS (Residential Single-Family)

Community Plan Area: Alpine Meadows General Plan

Applicant: Ogilvy Consulting

County Staff: Planning Services – Stacy Wydra, Senior Planner (530) 581-6288

CONSENT AGENDA:

- A) [Approve Action Agenda of March 12, 2020 Planning Commission Meeting.](#)

B)

NELLIE JO RANCH
EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP AND
CONDITIONAL USE PERMIT (PSUB 20060261)
PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT
(SCH #2003072086)

SUPERVISORIAL DISTRICT 5 (GUSTAFSON)

Consider a request from Kathleen Grant on behalf of Geri Grant, for approval of a two-year Extension of Time, for a previously approved Vesting Tentative Subdivision Map and Conditional Use Permit that allowed an 80-lot Planned Residential Development. The Vesting Tentative Subdivision Map and Conditional Use Permit were approved by the Planning Commission on May 25, 2006. The map received automatic extensions from the State, bringing the expiration date to June 5, 2016. The Planning Commission approved two-year extensions of time on June 23, 2016 and April 26, 2018 bringing a new expiration date of June 5, 2020. A Final Environmental Impact Report was prepared for this project in accordance with CEQA and was certified on May 25, 2006. The Planning Commission will be asked to make a finding that no changes have occurred to the project or existing circumstances that would warrant additional environmental analysis for the Extension of Time.

Project Location: Off of Spring Garden Road, approximately 0.37 miles from Foresthill Road in the Foresthill area

APNs: 258-170-018-000, 258-150-001-000, 258-100-001-000, 258-100-004-000 and 258-150-004-000

Total Acreage: 403 acres

Zoning: RF-B-X 20 AC. MIN. PD = 0.44 (Residential Forest, combining minimum Building Site of 20 acres, combining Planned Residential Development of 0.44 dwelling units per acre, or 1 unit per 2.3 acres)

Community Plan Area: Foresthill Divide Community Plan

Applicant: Geri Grant

County Staff: Planning Services – Kally Kedinger-Cecil (530) 745-3034

C)

PLUMPJACK SQUAW VALLEY INN
EXTENSION OF TIME – VESTING TENTATIVE MAP AND CONDITIONAL USE
PERMIT (PLN14-00047)

PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT

SUPERVISORIAL DISTRICT 5 (GUSTAFSON)

Consider a request from Hayes Parzybok on behalf of CNCML, LLC, for approval of a two-year Extension of Time for a previously approved Vesting Tentative Map and Conditional Use Permit that allows for the demolition of the existing 61-room PlumpJack at Squaw Valley Inn, in order to construct in its place a 60-room hotel (two and five story component) and related uses (i.e. restaurant, bar, retail, conference space and spa, etc.) and up to 34 residential condominium units (three and four story) with the filing of a condominium plan, including underground parking. The Vesting Tentative Map and Conditional Use Permit were previously approved by the Planning Commission on February 23, 2017. An Environmental Impact Report was prepared for the project in accordance with CEQA and was certified at the same time. The Planning Commission will be asked to make a finding that no changes have occurred to the project or existing circumstances that would warrant additional environmental analysis for the Extension of Time request.

Project Location: 1920 Squaw Valley Road in the Olympic Valley area
APN: 096-020-023-000
Total Acreage: 3.2 acres
Zoning: VC (Village Commercial)
Community Plan Area: Squaw Valley Community Plan
Applicant: Hayes Parzybok
County Staff: Planning Services – Steve Buelna, Supervising Planner (530) 581-6286

D)

6731 TAHOE (AKA 'THE VISION AT TAHOE')
EXTENSION OF TIME – TENTATIVE PARCEL MAP AND CONDITIONAL USE
PERMIT (PCPA 20090078 / PLN16-00330)

**PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (GUSTAFSON)**

Consider a request from Patrick Taylor on behalf of Silver State Investors LLC, for approval of a two-year Extension of Time for a previously approved Tentative Parcel Map and Conditional Use Permit. The Conditional Use Permit allows for the replacement of a previous motel facility with ten new timeshare duplexes (20 units total) and a 1,757 square foot clubhouse with a two bedroom manager's unit above on the property located at 6731 North Lake Boulevard (APN: 117-071-015-000) and to replace an existing single family residence with three detached employee housing units on an adjacent property located to the east at 215 Anderson Road (APN: 117-071-044-000). The approved Tentative Parcel Map and Conditional Use Permit would create a total of four separate lots, three lots for each employee housing unit (1,357 square feet for Parcel One, 1,246 square feet for Parcel Two, and 2,023 square feet for Parcel Three) and one common area lot (12,152 square feet for Parcel A), in a Planned Residential Development., comprise 5.2 acres and 15,706 square feet respectively. The Tentative Parcel Map and Conditional Use Permit were previously approved by the Planning Commission on February 9, 2012. A two-year extension of time was later approved by the Planning Commission on January 5, 2017 bringing a new expiration date of February 9, 2019. A one-year extension of time was then approved by the Planning Commission on July 12, 2018 bringing a new expiration date of February 9, 2020. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA and was adopted on February 9, 2012. The Planning Commission will be asked to make a finding that no changes have occurred to the project or existing circumstances that would warrant additional environmental analysis for the Extension of Time request.

Project Location: 6731 North Lake Boulevard and 215 Anderson Road in the Tahoe Vista area

APNs: 117-071-015-000 and 117-071-044-000

Total Acreage: +/-5.3 acres

Zoning: MU-GW (Mixed-Use Gateway West), North Tahoe West: Mixed Use Subdistricts

Community Plan Area: North Tahoe Community Plan

Applicant: Patrick Taylor

County Staff: Planning Services – Janey Balvin, Associate Planner (530) 581-6288