



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER  
PLANNING COMMISSION  
AGENDA

THURSDAY, MAY 13, 2021  
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 be open to in-person attendance. To remain in compliance with the state's public health guidance, the county will limit in-person attendance to just 25% of the room's capacity and will require 6 feet of social distancing inside and outside the hearing room. There will be no standing room in the hearing room. If all seats are occupied, citizens will be asked to wait outside. Due to the reduced capacity, we ask that citizens only be inside the hearing room during the item they wish to participate on and then leave to allow others to participate inside. The hearing may also be observed online through the means provided at: <https://www.placer.ca.gov/2403/Planning-Commission>.

Public comment for the Planning Commission during the meeting will be offered in-person and virtually through a Zoom meeting webinar <https://zoom.us/j/97734399314> utilizing the "raise hand" function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 977 3439 9314. There will be no reservation line.

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.)*

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**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; Anthony DeMattei, District 3; Daniel Woodward, District 4; Richard Johnson, 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 removed for discussion.

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

**1) 10:05 a.m. [VENTURA AT GRANITE BAY \(PLN17-00131\)](#)  
[VESTING TENTATIVE SUBDIVISION MAP MODIFICATION \(PLN21-00174\)](#)  
[ADDENDUM TO PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION](#)  
[SUPERVISORIAL DISTRICT 4 \(JONES\)](#)**

Consider a request from Mike Harlan on behalf of Blue Mountain Communities for a Vesting Tentative Subdivision Map Modification to the 33-lot single-family residential subdivision Ventura at Granite Bay project. The applicant is seeking to modify Condition of Approval 129 to reduce the required setbacks on the eastern portion of Lot 1 south of Eureka Road. The modification would allow for a building front setback of 12.5 feet from the edge of right-of-way and a garage front setback of 20 feet from back of sidewalk where 45 from back of sidewalk was originally approved. The side setback from the southern property line is proposed for five feet where 30 feet was originally approved. The Ventura at Granite Bay Vesting Tentative Subdivision Map was approved by the Planning Commission on March 8, 2018 and a Mitigated Negative Declaration prepared for the project was adopted at the same time. The Planning Commission will also consider an Addendum to the previously-adopted Mitigated Negative Declaration that was prepared and finalized pursuant to CEQA for the Ventura at Granite Bay project.

**Project Location:** 6832 Eureka Road in the Granite Bay area

**APN:** 050-160-079-000

**Total Acreage:** 6.11 acres

**Zoning:** RS-AG-B-40 PD=1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet and combining Planned Development of 1 dwelling unit per acre)

**Community Plan:** Granite Bay Community Plan  
**Applicant:** Mike Harlan on behalf of Blue Mountain Communities  
**County Staff:** Planning Services Division – Christopher Schmidt, Supervising Planner, can be reached at (530) 745-3076 or [cschmid@placer.ca.gov](mailto:cschmid@placer.ca.gov).  
[Comments Received After Packet Distribution](#)

2) 10:20 a.m. [\*\*RANCHO DEL ORO ESTATES \(PSUB20070032 / PSM20130186\)  
VESTING TENTATIVE SUBDIVISION MAP MODIFICATION \(PLN21-00058\)  
ADDENDUM TO PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT  
REPORT \(SCH #2008092101\)  
SUPERVISORIAL DISTRICT 4 \(JONES\)\*\*](#)

Consider a request from Rob Parish on behalf of Tsakopoulos Investments LLC for a Vesting Tentative Subdivision Map Modification to allow for pad grading on lots for new home construction preparation. The project includes the development of 89 residential single-family lots, eight (8) open space lots, and one (1) common area lot. The Rancho Del Oro Estates Tentative Subdivision Map was approved by the Board of Supervisors on October 5, 2010 and a Final Environmental Impact Report prepared for the project was certified at the same time. The Planning Commission will also consider an Addendum to the previously-certified Final Environmental Impact Report that was prepared and finalized pursuant to CEQA for the Rancho Del Oro project.

**Project Location:** North side of Olive Ranch Road, approximately 0.25 miles east of Cavitt-Stallman Road in the Granite Bay area

**APN:** 046-090-012-000

**Total Acreage:** 119 acres

**Zoning:** RS-B-X-DL 0.83 42,000 (Residential Single-Family, combining Density Limitation and Minimum Building Site of 42,000 square feet)

**Community Plan:** Granite Bay Community Plan

**Applicant:** Rob Parish on behalf of Tsakopoulos Investments LLC

**County Staff:** Planning Services Division – Angel Green, Senior Planner, can be reached at (530) 745-3084 or [agreen@placer.ca.gov](mailto:agreen@placer.ca.gov).

[Comments Received After Packet Distribution](#)

3) 10:40 a.m. [\*\*DUELING DOGS BREWERY CO. – ACCESSORY KITCHEN  
CONDITIONAL USE PERMIT \(PLN21-00029\)  
CATEGORICAL EXEMPTION  
SUPERVISORIAL DISTRICT 2 \(WEYGANDT\)\*\*](#)

Consider a request Earl and Adrianna Stephens on behalf of Dueling Dogs Brewery Company for approval of a Conditional Use Permit to construct and operate a 220 square foot fixed commercial kitchen and pizza oven as an Accessory Use - Restaurant related to the approved Farm Brewery on-site. The Planning Commission will consider a finding of Categorical Exemption in accordance with 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:** 3030 Barrett Park Lane, off Wise Road, in the Lincoln area

**APN:** 026-200-081-000

**Total Acreage:** 10.1 acres

**Zoning:** F-B-X 10 ac. Min, (Farm, combining minimum Building Site of 10 acres minimum)

**Community Plan:** Placer County General Plan

**Applicant:** Earl and Adrianna Stephens on behalf of Dueling Dogs Brewery Company  
**County Staff:** Planning Services Division – Nikki Streegan, Senior Planner, can be reached at (530) 745-3105 or [aanderson@placer.ca.gov](mailto:aanderson@placer.ca.gov).

**CONSENT AGENDA:**

A) [Approve Action Agenda of April 8, 2021 Planning Commission Meeting.](#)

B) [CHABAD OF ROSEVILLE  
EXTENSION OF TIME – MINOR USE PERMIT, VARIANCES, AND  
ADMINISTRATIVE APPROVAL \(PLN17-00316\)  
MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 4 \(JONES\)](#)

Consider a request from The Jewish Community Center Chabad of Roseville, Inc. for a two-year Extension of Time for a previously approved Minor Use Permit, Variances and Administrative Approval for the Chabad of Roseville project (PLN17-00316) that allows for a house of worship facility. Variances were approved to reduce the front setbacks along Douglas Boulevard and Woodgrove Way from 50 feet from edge of right-of-way to 12'6" from edge of right-of-way along Douglas Boulevard and 21' along Woodgrove Way, as well as to reduce the western side setback from 30' to 10'. An Administrative Approval was also approved to allow a maximum building height of 37'4" for the community center building where 36 feet is normally permitted. The Minor Use Permit, Variances and Administrative Approval were approved by the Board of Supervisors on March 12, 2019 and a Mitigated Negative Declaration was adopted for this project at the same time. The Planning Commission will be asked to make a finding that no changes have occurred to the project or to existing circumstances that would warrant additional environmental analysis for the Extension of Time request.

**Project Location:** 4410 Douglas Boulevard in the Granite Bay area

**APN:** 462-010-030-000

**Total Acreage:** 1.3 acres

**Zoning:** RS-AG-B-100 PD = 1 (Residential Single Family, combining Agriculture, combining minimum Building Site of 100,000 square feet, combining Planned Residential Development of 1 unit per acre) and RS-AG-B-100 PD = 0.44 (Residential Single Family, combining Agriculture, combining minimum Building Site of 100,000 square feet, combining Planned Residential Development of 0.44 unit per acre)

**Community Plan:** Granite Bay Community Plan

**Applicant:** Jewish Community Center Chabad of Roseville, Inc.

**County Staff:** Planning Services Division – Kara Conklin, Assistant Planner, can be reached at (530) 745-3053 or [kconklin@placer.ca.gov](mailto:kconklin@placer.ca.gov).

[Comments Received After Packet Distribution](#)