



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, MAY 25, 2023
10:00 A.M.

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

The Planning Commission Hearing Room will be open to in-person attendance. The hearing may also be observed online through the means provided at: <https://www.placer.ca.gov/2403/Planning-Commission>. Public comment during the meeting will be offered in-person and virtually through a Zoom meeting webinar <https://us06web.zoom.us/j/83891807945> utilizing the “raise hand” function; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 838 9180 7945. 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: THE 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: Robyn Dahlgren, District 1 (Secretary); Nathan Herzog, District 2; Anthony DeMattei, District 3 (Vice Chairman); Daniel Woodward, District 4; Mark Watts, District 5; Richard Johnson, At-Large West of Sierra Crest (Chairman); Bridget Powers, At-Large East 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. **[PLACER COMMERCE CENTER
LARGE LOT TENTATIVE PARCEL MAP \(PLN23-00114\)](#)
**PREVIOUSLY APPROVED ADDENDUM TO PREVIOUSLY
CERTIFIED ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 2 (LONDON)****

Consider a request from the property owner, Buzz Oates Construction Inc., for the approval of a Large Lot Parcel Map with no development rights for phasing and financing purposes. The Placer Commerce Center Large Lot Parcel Map will create five parcels ranging in size from 23.524 acres to 125.282 acres for future development and three areas for right-of-way dedication. On December 13, 2022, the Board of Supervisors approved the Placer Commerce Center project, which included a General Plan/Area Plan Amendment, Phased Vesting Tentative Subdivision Map, and Master Conditional Use Permit to develop an 18-lot business park with up to 6,403,773 square feet of space. The Planning Commission will consider a finding of consistency with the approved Addendum to the previously-certified Sunset Area Plan/Placer Ranch Specific Plan Final Environmental Impact Report (SCH# 2016112012) prepared for the Placer Commerce Center project pursuant to CEQA Guidelines Section 15164 and Placer County Environmental Review Ordinance Section 18.20.110.

Project Location: East and west sides of Foothills Boulevard North south of Athens Avenue in the Sunset Area Plan area

APN: 017-063-048-000, 017-063-050-000, and 017-063-054-000

Total Acreage: Approximately 413.2 acres

Zoning: Entertainment and Mixed-Use Special Purpose and Innovation Center Special Purpose.

Community Plan Area: Sunset Area Plan

Applicant: Sheridan Evans

County Staff: Planning Services – Jared Peters (530) 745-3523 or

jpeters@placer.ca.gov

2) 10:15 a.m.

**[DNA WINE LOUNGE
CONDITIONAL USE PERMIT MODIFICATION AND
DESIGN SITE REVIEW AGREEMENT \(PLN23-00068\)](#)
**CATEGORICAL EXEMPTIONS
SUPERVISORIAL DISTRICT 4 (JONES)****

Consider a request from Doug Owens for the approval of a Conditional Use Permit modification and Design Site Review Agreement to allow a wine bar and retail wine shop in the existing Treelake Village Commercial Center. The Planning Commission will also consider a finding that this project is categorically exempt from environmental review pursuant to provisions of Sections 15301, 15302 and 15303 of the California Environmental Quality Act Guidelines and Sections 18.36.030, 18.36.040 and 18.36.050 of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities, Class 2 – Replacement or Reconstruction, and Class 3 - New Construction

or Conversion of Small Structures).

Project Location: 9719 Village Center Drive, Suite 100, Granite Bay, CA 95746

APN: 466-180-003-000 and 466-180-004-000

Total Acreage: Approximately 4.1 acres

Applicant: Doug Owens

County Staff: Nick Trifiro (530) 745-3069 or ntrifiro@placer.ca.gov

CONSENT AGENDA:

A)

BRIAR MEADOWS ESTATES II

EXTENSION OF TIME – VESTING TENTATIVE

SUBDIVISION MAP AND VARIANCE (PSUB 20070437)

PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 5 (GUSTAFSON)

Consider a request from the property owners, New Airport Road LLC, for approval of a two-year Extension of Time for a previously approved Vesting Tentative Subdivision Map and Variance (building setbacks) for development of a 37 unit single-family residential subdivision. The Planning Commission will also be asked at the hearing to consider a determination that no changes or circumstances have occurred which would result in revisions to the previously adopted Mitigated Negative Declaration pursuant to California Environmental Quality Act Guidelines section 15162.

Project Location: South side of New Airport Road between Bell Road and Hwy 49 in North Auburn.

APN: 052-080-012-000

Total Acreage: Approximately 14 acres

Zoning: RS-B-10-AO (Residential Single Family, combining minimum building site of 10,000 square feet, combining Aircraft Overflight)

Community Plan Area: Auburn/Bowman Community Plan

Applicant: Jack Remington with Andregg Geomatics

County Staff: Alex Fisch (530) 745-3081 or by email afisch@placer.ca.gov

B)

Approve Action Agenda of April 27, 2023 Planning Commission Meeting.