



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, SEPTEMBER 10, 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 hearing may 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 virtually through a Zoom meeting webinar <https://placer-ca-gov.zoom.us/j/92050940254> utilizing the "raise hand" function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 920 5094 0254.

Citizens who wish to comment can also call 530-886-1810 to sign up for public comment prior to the meeting. Commenters that are signed up will receive a call-back prior to the Chair calling for public comment on the item and will be allowed to comment during public comment on the item. Sign-ups for Public Comment will be accepted starting at the posting of this agenda, but will close at the start of the meeting.

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.)

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.

**[PLACER VEHICLE INSPECTION CENTER
THIRD PARTY APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF A
MINOR USE PERMIT AND DESIGN REVIEW AGREEMENT \(PLN20-00053\)
PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT - CEQA
GUIDELINES SECTION 15183 \(STREAMLINED CEQA REVIEW\)
SUPERVISORIAL DISTRICT 2 \(WEYGANDT\)](#)**

Consider a third party appeal filed by Michael Garabedian on behalf of Placer County Tomorrow, of the Zoning Administrator's July 16, 2020 approval of a Minor Use Permit and Design Review Agreement for the construction and operation of a +/-190,000 square foot vehicle inspection center building and vehicle storage for approximately 10,490 vehicles for an online vehicle retailer, Carvana LLC. Additional site improvements include ancillary structures such as fueling islands and car wash facilities, employee and truck parking, stormwater facilities and water quality basins, and landscaping. The Planning Commission will also consider adoption of a finding that this Minor Use Permit is consistent with the previously certified Sunset Area Plan/Placer Ranch Specific Plan Final Environmental Impact Report and meets the criteria in Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 (Streamlined CEQA review for projects with existing zoning and specific plan policies for which an EIR was certified).

Project Location: West of Cincinnati Avenue and east of North Foothills Boulevard in the unincorporated Rocklin area

APNs: 017-063-060-000 and 017-063-064-000

Total Acreage: 108.4 acres and 55 acres respectively

Zoning: LI-Dc (Light Industrial, Combining Design Corridor)

Community Plan Area: Sunset Industrial Area Plan

Appellant: Michael Garabedian

Applicant: Todd Ward, Carvana, LLC
County Staff: Planning Services – Kally Keding-Cecil, Associate Planner (530) 745-3034 or kkedinge@placer.ca.gov.

[Comments Received After Packet Distribution](#)

CONSENT AGENDA:

- A) [Approve Action Agenda of August 27, 2020 Planning Commission Meeting.](#)