



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, FEBRUARY 23, 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: Nathan Herzog, District 2; Richard Johnson, At-Large West of Sierra Crest (Chairman); Anthony DeMattei, District 3 (Vice Chairman); Robyn Dahlgren, District 1 (Secretary); Daniel Woodward, District 4; Mark Watts, District 5; Bridget Powers, At-Large East of Sierra Crest.

OATH OF OFFICE FOR NEWLY APPOINTED PLANNING COMMISSIONER: Administer the oath of office for Mark Watts, who was appointed to Seat #5 (representing District 5 and serving the term that expires on 12/31/2024) by the Board of Supervisors at its February 14, 2023 meeting.

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. **PENRYN TOWNHOMES**
TENTATIVE SUBDIVISION MAP AMENDMENT / CONDITIONAL USE PERMIT
MODIFICATION / EXTENSION OF TIME (PSUB 20060767 / PLN22-00541)

ADDENDUM TO PREVIOUSLY ADOPTED MITIGATED NEGATIVE
DECLARATION (SCH# 2007062038)
SUPERVISORIAL DISTRICT 3 (HOLMES)

Consider a request from Lisa Mattos of Baker Williams Engineering Group on behalf of Property Owner, Penryn Properties, LLC, for approval of a Tentative Subdivision Map Amendment and Conditional Use Permit Modification to adjust the location of a required Emergency Vehicle Access road. The applicant is also requesting approval of a two-year Extension of Time for the project entitlements. 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 Penryn Townhomes project. Minor revisions to the adopted Mitigated Negative Declaration were made to address the proposed changes in the alignment of the Emergency Vehicle Access road and to address recent updates to CEQA Guidelines.

Project Location: East side of Penryn Road, north of Interstate 80 and east of Hope Way in Penryn.

APN: 043-060-061-000

Total Acreage: Approximately 3.2 acres

Zoning: C2-TC C1-Dc (Neighborhood Commercial, combining Design Scenic Corridor).

Community Plan Area: Horseshoe Bar/Penryn Community Plan

Applicant: Lisa Mattos

County Staff: Planning Services – Kara Conklin (530) 745-3053 or
kconklin@placer.ca.gov

2) 10:20 a.m. **PLACER RANCH SPECIFIC PLAN**
SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT

GENERAL RULE EXEMPTION
SUPERVISORIAL DISTRICT 2 (LONDON)

Consider a request from JEN CA Placer Ranch LLC for recommendation of the Second Amendment to the Development Agreement to replace Exhibits B-1 and B-2 to the Development Agreement due to minor errors to the original legal descriptions. The Placer Ranch Specific Plan was originally approved by the Placer County Board of Supervisors on December 10, 2019. The Planning Commission will also consider adoption of a finding that the proposed action is consistent with the previously certified Sunset Area Plan/Placer Ranch Specific Plan Final Environmental Impact

Report and that it is an exempt administrative action pursuant to CEQA Guidelines § 15061(b)(3) – General Rule.

Project Location: North of the City of Roseville, west of Industrial Boulevard, and south of Athens Avenue in the Sunset Area Plan.

APN: 017-020-018-000; 017-020-019-000; 017-063-005-000; 017-063-012-000; 017-063-040-000; 017-063-042-000; 017-063-043-000; 017-063-045-000; 017-063-046-000; 017-063-074-000; and 017-063-075-000

Total Acreage: Approximately 2, 213 acres

Applicant: JEN CA Placer Ranch LLC

County Staff: Michele Kingsbury, (530) 745-3044 or mkingsbu@placer.ca.gov

CONSENT AGENDA:

A) [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 Adam Lehner of Borges Architectural Group, on behalf of property owner, The Jewish Community Center Chabad of Roseville, 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. This is the second Extension of Time requested for this project. 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, Granite Bay, CA 95746

APN: 462-010-030-000

Total Acreage: Approximately 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 Area: Granite Bay Community Plan

Applicant: Yossi Korik

County Staff: Jared Peters (530) 745-3523 or jpeters@placer.ca.gov

B)

[Approve Action Agenda of November 17, 2022 Planning Commission Meeting.](#)