



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

**COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA
THURSDAY, JANUARY 9, 2020
10:00 A.M.**

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

The meeting was held in the Planning Commission Hearing Room, located at 3091 County Center Drive in Auburn, CA 95603 with interactive video available at the Placer County Administrative Offices – Tahoe City located at 775 North Lake Boulevard, Tahoe City, CA 96145.

10:00 a.m. FLAG SALUTE
10:00 – 10:27 a.m.

ROLL CALL: *Jeffrey Moss, District 4 (Chairman); Larry Sevison, At-Large East of Sierra Crest (Vice Chairman); Anders Hauge, District 5 (Secretary); Samuel Cannon, District 1; Nathan Herzog, District 2; Richard Johnson, District 3; Wayne Nader, At-Large West of Sierra Crest.*

REPORT FROM THE PLANNING DIRECTOR: *Planning Director, E.J. Ivaldi welcomed the full seven-member Commission to the first meeting of the year and expressed appreciation to Jeffrey Moss for his service as Chairman. The Board of Supervisors will hear the Placer County Sustainability Plan at the January 28th meeting. The future Planning Commission schedule includes a light agenda in Auburn on January 23rd; the Winery / Farm Brewery Ordinance on February 13th and on the horizon is the Placer County Conservation Plan.*

PLANNING COMMISSION SELECTION OF OFFICERS:

A) Selection of 2020 Chairman

MOTION AS FOLLOWS: Nomination of Anders Hauge as Chairman

Commissioner Nader moved; Commissioner Cannon second

MOTION VOTE

AYE: Cannon, Hauge, Herzog, Johnson, Moss, Nader, Sevison

NO: None

B) Selection of 2020 Vice-Chairman

MOTION AS FOLLOWS: Nomination of Larry Sevison as Vice Chairman

Commissioner Nader moved; Commissioner Cannon second

MOTION VOTE

AYE: Cannon, Hauge, Herzog, Johnson, Moss, Nader, Sevison

NO: None

C) Selection of 2020 Secretary

MOTION AS FOLLOWS: *Nomination of Nathan Herzog as Secretary*

Commissioner Nader moved; Commissioner Cannon second

MOTION VOTE

AYE: Cannon, Hauge, Herzog, Johnson, Nader, Moss, Severson

NO: None

PUBLIC COMMENT: *The opportunity to comment on matters not included on the current agenda was provided. There was one public comment.*

CONSENT AGENDA: *Two items on the Consent Agenda were recommended for approval by the Development Review Committee and approved by a single roll call vote. Item C – 6731 Tahoe, was pulled for discussion.*

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

1) 10:05 a.m.

10:27 – 11:11 a.m.

SCHAFFER'S MILL

GENERAL PLAN AMENDMENT / REZONE / MAJOR SUBDIVISION

MODIFICATION / CONDITIONAL USE PERMIT MODIFICATION (PLN19-00114)

ADDENDUM TO PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT

SUPERVISORIAL DISTRICT 5 (GUSTAFSON)

****CONTINUED FROM DECEMBER 5, 2019 PLANNING COMMISSION HEARING****

Consider a request from Auerbach Engineering Corp, on behalf of New Martis Partners, and make a recommendation to the Board of Supervisors on proposed modifications to the approved Schaffer's Mill Subdivision (formerly Eaglewood), including the following: 1) General Plan Amendment (Martis Valley Community Plan) to amend a 5.63 acre portion of Assessor Parcel Number 080-061-033-000 from Forest, 60-240 acre minimum, to Low Density Residential, 1-5 dwelling units per acre, as shown on the General Plan Amendment exhibit included with this notice; 2) Rezone a 5.63 acre portion of Assessor Parcel Number 080-061-033-000 from O (Open Space) to RS-B-X-AO 20 ac. min. PD=1.5 (Residential Single-Family Combining District Airport Overflight, 20-acre minimum Planned Residential Development, 1.5 dwellings per acre), as shown on the Rezone exhibit included with this notice; and 3) Modification of the Vesting Tentative Subdivision Map and Conditional Use Permit to relocate eight (8) single-family residential lots to the southwest corner of the development and relocate the Golf Course Maintenance and Operations Facility (Lot F) from the 1.4-acre site centrally located within the development to a 2.12-acre site along Schaffer Mill Road. The Vesting Tentative Subdivision Map and Conditional Use Permit (PSCP T20040186) were approved by the Board of Supervisors in October of 2004. An Environmental Impact Report (EIR) (SCH #: 2000102025) was prepared for the project (formerly known as Eaglewood) in accordance with CEQA and was certified at the same time. The Planning Commission will also consider an Addendum to the previously certified EIR for this project.

Project Location: In the southwest portion of the Schaffer's Mill Subdivision, on the west side of Tarn Circle and approximately 0.4 miles south of the Nevada / Placer County line and south of the Town of Truckee, in the Martis Valley area.

APNs: 080-061-033-000 (47.73 acres) and 107-040-041-000 (18.20 acres)

Total Acreage: +/- 66 acres

Zoning: RF-B-X 40 ac. Min. (Residential Forest, combining minimum Building Site of 40 acres), RES-Ds (Resort, combining Design Sierra), & RS-AG-B-40 PD=1 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square foot, combining Planned Residential Development one dwelling unit per acre)

Community Plan Area: Martis Valley Community Plan

Applicant: Lydia Altick of Auerbach Engineering Corp. on behalf of New Martis Partners

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

There were three public commenters.

1. **MOTION AS FOLLOWS:** *Recommend the Board of Supervisors adopt a Resolution approving an Addendum to the certified 2004 Eaglewood FEIR and MMRP pursuant to CEQA, as set forth in Attachment I and supported by the findings contained in the staff report.*

Commissioner Sevison moved; Commissioner Nader second

MOTION VOTE

AYE: Cannon, Hauge, Herzog, Johnson, Moss, Nader, Sevison

NO: None

2. **MOTION AS FOLLOWS:** *Recommend the Board of Supervisors adopt a Resolution to amend the MVCP Land Use Diagram from Open Space to Residential, as shown in Attachment G and supported by the finding contained in the staff report.*

Commissioner Sevison moved; Commissioner Nader second

MOTION VOTE

AYE: Cannon, Hauge, Herzog, Johnson, Moss, Nader, Sevison

NO: None

3. **MOTION AS FOLLOWS:** *Recommend the Board of Supervisors adopt an Ordinance to rezone the Schaffer's Mill project site as shown in Attachment H and supported by the findings contained in the staff report.*

Commissioner Sevison moved; Commissioner Nader second

MOTION VOTE

AYE: Cannon, Hauge, Herzog, Johnson, Moss, Nader, Sevison

NO: None

4. **MOTION AS FOLLOWS:** *Recommend the Board of Supervisors approve the Schaffer's Mill Vesting Tentative Subdivision Modification, as shown in Attachment C, subject to the modified Conditions of Approval (Attachment J) and supported by the findings contained in the staff report.*

Commissioner Sevison moved; Commissioner Nader second

MOTION VOTE

AYE: Cannon, Hauge, Herzog, Johnson, Moss, Nader, Sevison

NO: None

5. **MOTION AS FOLLOWS:** *Recommend the Board of Supervisors approve the Conditional Use Permit modification for the Schaffer's Mill Planned Residential Development, subject to the modified Conditions of Approval found in Attachment J and supported by the findings contained in the staff report.*

Commissioner Sevison moved; Commissioner Nader second

MOTION VOTE

AYE: Cannon, Hauge, Herzog, Johnson, Moss, Nader, Sevison

NO: None

11:11 – 11:16 a.m.

BREAK

2) 10:20 a.m.

11:16 – 1:03 p.m.

AT&T CELL TOWER

APPEAL OF THE ZONING ADMINISTRATOR'S DENIAL OF A MINOR USE PERMIT (PLN19-00212)

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 3 (HOLMES)

Consider an appeal filed by the applicant Jared Kearsley of the Zoning Administrator's October 17, 2019 denial of a Minor Use Permit to allow the installation of a new 88-foot (83-foot tower with 5 feet of foliage on top) cellular monopine tower within a 1,184 square foot (37' x 32') fenced compound. The cellular tower would include 12 antennas; 4 per sector, 4 surge suppressors, and 24 remote radio units (RRUs). Within the fenced compound would be a walk-in equipment cabinet and 30kw diesel generator with a 190-gallon fuel tank. In addition, trenched fiber optic cable and electric cables will be installed to the site from Millertown Road. The Planning Commission will be asked to make a finding that the proposed action to deny the appeal and uphold the denial of the Minor Use Permit is exempt from environmental review pursuant to Public Resources Code Section 21080(b)(5), projects which a public agency rejects or disapproves.

Project Location: 545 Millertown Road, in the Auburn area

APN: 040-100-002-000

Total Acreage: 6.34 acres

Zoning: RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3-acre minimum))

Community Plan Area: Ophir General Plan

Applicant / Appellant: Jared Kearsley

County Staff:

Planning Services – Bennett Smithhart, Assistant Planner (530) 745-3039

There were nine public commenters.

1. **MOTION AS FOLLOWS:** *Tentative approval of the appeal by the applicant with Staff to return with findings supporting approval of the Minor Use Permit after conducting an environmental analysis; and return to the Commission on an open date and time for consideration of final approval. Staff would return with modified Conditions of Approval to include maintenance of foliage on the monopine structure, non-combustible wall surrounding equipment and decommissioning of structure when no longer in use.*

Commissioner Nader moved; Commissioner Moss second

MOTION VOTE

AYE: Cannon, Hauge, Herzog, Johnson, Moss, Nader, Sevison

NO: None

1:03 – 1:11 p.m.

BREAK

3) 10:40 a.m.

1:16 – 1:54 p.m.

SEMENYUK VARIANCE

THIRD PARTY APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF A VARIANCE (PLN19-00083)

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 3 (HOLMES)

Consider a third-party appeal filed by David and Kelly Krause, of the Zoning Administrator's September 19, 2019 approval of a proposed Variance to allow for a nine-foot setback where 15 feet is normally required. The Planning Commission will be asked to make a finding that the proposed action to deny the appeal and approve the variance is exempt from environmental review pursuant to CEQA Guidelines 15303 (new construction or conversion of small structures) since it involves construction of a small facility or structure.

Project Location: 2038 Sisley Road in the Penryn area

APN: 032-220-061-000

Total Acreage: 1.1 acres

Zoning: RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3-acre min.))

Community Plan Area: Horseshoe Bar / Penryn Community Plan

Appellant: David and Kelly Krause

County Staff:

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

There was one public comment.

1. **MOTION AS FOLLOWS:** *Deny the third-party appeal filed by David and Kelly Krause.*

Commissioner Moss moved; Commissioner Herzog second

MOTION VOTE

AYE: Cannon, Hauge, Herzog, Johnson, Moss, Nader, Sevison

NO: None

2. **MOTION AS FOLLOWS:** *Uphold the Zoning Administrator's September 19, 2019 decision to approve a Variance to allow for a nine-foot side setback for an existing 360 square foot structure where 15 feet is normally required, subject to the Conditions of Approval attached to the staff report.*

Commissioner Moss moved; Commissioner Sevison second

MOTION VOTE

AYE: Cannon, Hauge, Herzog, Johnson, Moss, Nader, Sevison

NO: None

CONSENT AGENDA:

- A) Approve Action Agenda of December 5, 2019 Planning Commission Meeting.
- B) Approve Action Agenda of December 12, 2019 Planning Commission Meeting.

1. MOTION AS FOLLOWS: Approve Consent Items A & B – Action Agendas of December 5th and December 12th, 2019 Planning Commission meetings.

Commissioner Nader moved; Commissioner Cannon second

MOTION VOTE

AYE: Cannon, Hauge, Johnson, Moss, Nader, Sevison

NO: None

ABSTAIN: Herzog

- C) **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 Paul Klapper on behalf of Langundo 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. The Tentative Parcel Map and Conditional Use Permit were approved previously 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 2, 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 in 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.

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

Total Acreage: 5.49 acres

Zoning: “Mixed-Use Gateway West” (MU-GW), North Tahoe West: Mixed-Use Village Center Subdistrict

Community Plan Area: Tahoe Basin Area Plan

Applicant: Paul Klapper on behalf of Langundo LLC

County Staff: Planning Services – Janey Balvin, Assistant Planner (530) 581-6283

There were three public commenters.

1. ***MOTION AS FOLLOWS: Continue the 6731 Tahoe Extension of Time item to a future open date and time.***

Commissioner Sevison moved; Commissioner Cannon second

MOTION VOTE – Unanimous

AYE: Cannon, Hauge, Herzog, Johnson, Moss, Nader, Sevison

NO: None

1:54 PM

MEETING ADJOURNED