



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER  
PLANNING COMMISSION  
**ACTION AGENDA**

**THURSDAY, JANUARY 23, 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.

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**10:00 a.m. FLAG SALUTE**  
*10:00 – 10:16 a.m.*

**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 [ABSENT].*

**REPORT FROM THE PLANNING DIRECTOR:** *Planning Director, E.J. Ivaldi asked Commissioners to consider attending a community meeting in Kings Beach next Tuesday, January 28<sup>th</sup> at 5:30 p.m. for the Laulima / Lakeside Redevelopment project, hosted by the applicant. The item will return to the Commission for a workshop; soon after, the entitlement hearing will be scheduled. Planning staff will be attending the community meeting. The Winery / Farm Brewery Ordinance and the Riolo Vineyards Specific Plan – Mason Trails project are items anticipated at the February 13<sup>th</sup> hearing.*

**PUBLIC COMMENT:** *The opportunity to comment on matters not included on the current agenda was provided. There were no public comments.*

**CONSENT AGENDA:** *The item on the Consent Agenda was recommended for approval by the Development Review Committee and approved by a single roll call vote.*

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

**1) 10:05 a.m. DOUGLAS OFFICE PARK (AKA BARTON BUSINESS PARK)  
SUBDIVISION MODIFICATION (PLN19-00363)  
CATEGORICAL EXEMPTION  
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Ubora Engineering & Planning, Inc. on behalf of property owner Douglas Office Park LLC, for approval of a Subdivision Modification of the Barton Business Park (SUB-155) to allow Lot 9 to be subdivided into two parcels: Parcel "A" with 18,065 square feet and Parcel "B" with 16,552 square feet. Conditions of Approval 18-L and 36 of SUB-155 which restrict lot divisions except as a condominium ownership subdivision would be deleted. The Planning Commission will also consider a finding of Categorical Exemption pursuant to Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance [Class 5(A)(1), Minor Alterations in Land Use Limitations].

**Project Location:** 5940 Granite Lake Drive in Granite Bay  
**APN:** 048-630-009-000  
**Total Acreage:** .69 acres  
**Zoning:** OP-UP-DL0-Dc (Office Professional, combining Use Permit, combining Density Limitation of 0, combining Design Scenic Corridor)  
**Community Plan Area:** Granite Bay Community Plan  
**Applicant:** Ubora Engineering & Planning, Inc. on behalf of property owner Douglas Office Park LLC  
**County Staff:** Planning Services – Christopher Schmidt, Senior Planner (530) 745-3076

*There were no public comments.*

1. **MOTION AS FOLLOWS:** *Find the Subdivision Modification is categorically exempt from environmental review pursuant to provisions of Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5(A)(1), Minor Alterations in Land Use Limitations).*

*Commissioner Moss moved; Commissioner Cannon second*

**MOTION VOTE 6:0:1**

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

**NO:** None

**ABSENT:** Nader

2. **MOTION AS FOLLOWS:** *Approve the Barton Business Park Subdivision Modification (SUB-152) to allow subdivision of parcels within the business park supported by the findings and conditions of approval contained in the staff report.*

*Commissioner Moss moved; Commissioner Cannon second*

**MOTION VOTE 6:0:1**

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

**NO:** None

**ABSENT:** Nader

2) 10:15 a.m. **GRANITE BAY ESTATES – GATED ENTRY  
CONDITIONAL USE PERMIT MODIFICATION (PLN19-00297)  
CATEGORICAL EXEMPTION  
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from the owner of Granite Bay Estates Mobile Home Park, Gary Brown, for approval of a modification to Conditional Use Permit (LD- 225) to allow for the installation of a residential subdivision gate at the Granite Bay Estates Mobile Home Park. The Planning Commission will also consider a finding of Categorical Exemption pursuant to 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:** 6805 Douglas Blvd. (130 feet from the intersection with Douglas Blvd.), in Granite Bay

**APN:** 048-103-088-000

**Total Acreage:** 13.4 acres

**Zoning:** RM-B-10-DL 10-Dc (Residential Multi-Family, combining minimum Building Site of 10,000 sq. ft., combining a Density Limitation of 10 units per acre, combining Design Scenic Corridor)

**Community Plan Area:** Granite Bay Community Plan

**Applicant:** Gary Brown, Granite Bay Estates Mobile Home Park owner

**County Staff:** Planning Services – Amy Rossig, Assistant Planner (530) 745-3067

*There were no public comments.*

- 1. MOTION AS FOLLOWS:** *Find the project categorically exempt from environmental review pursuant to provisions of 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).*

*Commissioner Moss moved; Commissioner Cannon second*

**MOTION VOTE 6:0:1**

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

**NO:** None

**ABSENT:** Nader

- 2. MOTION AS FOLLOWS:** *Approve a modification to Conditional Use Permit, LD-225, to allow the construction of a gate at the entrance of Granite Bay Estates Mobile Home Park, based on the findings and modified conditions of approval contained in the staff report.*

*Commissioner Moss moved; Commissioner Cannon second*

**MOTION VOTE 6:0:1**

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

**NO:** None

**ABSENT:** Nader

#### **CONSENT AGENDA:**

- A)** Approve Action Agenda of January 9, 2020 Planning Commission Meeting.

- 1. MOTION AS FOLLOWS:** *Approve Consent Agenda item A) Action Agenda of January 9, 2020 Planning Commission Meeting.*

*Commissioner Herzog moved; Commissioner Moss second*

**MOTION VOTE 6:0:1**

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

**NO:** None

**ABSENT:** Nader

**10:34 AM**

**MEETING ADJOURNED**