The meeting was held in the Planning Commission Hearing Room, located at 3091 County Center Drive in Auburn, CA 95603

10:00 a.m.  FLAG SALUTE
10:00 – 10:03 a.m.

ROLL CALL:  Jeffrey Moss, District 4 (Chairman); Larry Sevison, At-Large East of Sierra Crest (Vice Chairman) [ABSENT]; 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 noted the April 11th Auburn Planning Commission hearing items to include the Placer Retirement Residence, Regional University Specific Plan, a Tentative Map Modification; and a Tahoe Extension of Time on Consent.  The April 25th meeting is scheduled for Auburn with Tahoe items to include the Red Dog Lift Replacement Conditional Use Permit Modification.  Interactive video will be available for Tahoe community participation.

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

CONSENT AGENDA:  All items on the Consent Agenda were recommended for approval by the Development Review Committee and approved by a single roll call vote.

10:03 – 10:05 a.m.  Wait for Item 1 start time.

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

1) 10:05 a.m.  NEWCASTLE WEDDING GARDENS
10:05 – 10:43 a.m.

NEWCASTLE WEDDING GARDENS
CONDITIONAL USE PERMIT MODIFICATION (PLN18-00474)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 3 (HOLMES)

Conduct a public hearing, on the date and time noted above, to consider a request from Matt Mermod the property owner, for a Conditional Use Permit modification (CUP 1883). The proposed modifications would reduce the total number of allowed events from 60 events per year to 59 events per year and change the April 1 through October 15 seasonal operational restriction to allow year-round operations at the Newcastle Wedding Gardens. All operations will continue to take place within the
existing built areas in accordance with the Conditions of Approval for the Conditional Use Permit in effect. The Planning Commission will also consider a finding of Categorical Exemption Section 15301 of the CEQA Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities).

**Project Location:** 950 Taylor Road, Newcastle, CA 95658  
**APN:** 031-241-049-000  
**Total Acreage:** 11.8 acres  
**Zoning:** RA-B-100 = (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre minimum))  
**Community Plan Area:** Placer County General Plan  
**Applicant / Owner:** Matt Mermod  
**County Staff:** Planning Services – Delanie Farnham, Assistant Planner (530) 745-3187

Four members of the public provided comments.

1. **MOTION AS FOLLOWS:** Approve the Conditional Use Permit Modification and Categorical Exemption from environmental review, subject to the revised conditions of approval and findings in the staff report.

   Commissioner Johnson moved; Commissioner Nader second

   **MOTION VOTE**  
   **AYE:** Cannon, Johnson, Nader, Hauge, Herzog, Moss  
   **NO:** None  
   **ABSENT:** Sevison

2) 10:15 a.m.  
**BULLOCK VARIANCE**  
**APPEAL OF THE ZONING ADMINISTRATOR’S DENIAL OF A VARIANCE**  
(PLN1800283)  
**CATEGORICAL EXEMPTION**  
**SUPERVISORIAL DISTRICT 3 (HOLMES)**  
Conduct a public hearing, on the date and time noted above, to consider an appeal filed by the applicants, Joseph and Paula Bullock, of the Zoning Administrator’s denial of a proposed Variance to allow for an existing gazebo to remain two feet from the rear (north) property line, where 30 feet is required. The Zoning Administrator approved Variances to allow fencing 12 feet from the side (west) property line, and 18 feet from the high water mark of a pond where setbacks of 30 feet from the side property line and 50 feet from the high water mark of a pond are normally required. The proposed action to deny the appeal is exempt from environmental review pursuant to Public Resources Code Section 21080(b)(5), projects which a public agency rejects or disapproves.

**Project Location:** 9345 King Road, Loomis.  
**APN:** 037-240-047-000  
**Total Acreage:** 2.4 acres  
**Zoning:** RA-B-100 (Residential Agriculture, combining a minimum Building Site of 100,000 square feet (or 2.3 acre minimum))  
**Community Plan Area:** Horseshoe Bar / Penryn Community Plan  
**Applicant / Owner:** Joseph and Paula Bullock  
**County Staff:** Planning Services – Kally Kedinger-Cecil, Associate Planner (530) 745-3034

Two members of the public provided comments.
1. MOTION AS FOLLOWS: Deny the appeal and uphold the Zoning Administrator’s Decision to deny the Variance, supported by the findings stated in the staff report

Commissioner Nader moved; Commissioner Herzog second

MOTION VOTE
AYE: Cannon, Johnson, Nader, Hauge, Herzog, Moss
NO: Moss
ABSENT: Sevison

11:20 – 11:30 a.m.

BREAK

3) 10:40 a.m.

DEREVYANCHUK VARIANCE
APPEAL OF THE ZONING ADMINISTRATOR’S DENIAL OF A VARIANCE
(PLN18-00384)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (UHLER)

Conduct a public hearing, on the date and time noted above, to consider an appeal filed by the applicant, Viktor Derevyanchuk, of the Zoning Administrator’s denial of a proposed Variance to allow an existing pool house and sauna to remain 8 feet from the south property line where 50 feet is normally required and 8 feet from the west side property line where 30 feet is normally required; and to allow 3,600 square feet of residential accessory storage where 2,400 square feet is normally allowed. The Zoning Administrator approved a Variance for an existing shed to remain 11 feet from the east side property line where a side setback of 30 feet is normally required. The proposed action to deny the appeal is exempt from environmental review pursuant to Public Resources Code Section 21080(b)(5), projects which a public agency rejects or disapproves.

Project Location: 3646 Annabelle Ave, Roseville
APN: 468-040-020-000
Total Acreage: 1.5 acres
Zoning: RS-AG-B-40 = (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet)
Community Plan Area: Granite Bay Community Plan
Applicant / Owner: Viktor Derevyanchuk
County Staff:
Planning Services – Kally Kedinger-Cecil, Associate Planner (530) 745-3034

There were no public comments.

1. MOTION AS FOLLOWS: Deny the appeal and uphold the Zoning Administrator’s Decision to deny the Variance, supported by the findings stated in the staff report

Commissioner Nader moved; Commissioner Herzog second

MOTION VOTE
AYE: Cannon, Johnson, Nader, Hauge, Herzog
NO: Moss
ABSENT: Sevison
4) 11:05 a.m.  NUISANCE ABATEMENT – ADDIEGO VENTURES, INC.  
(5845 MT VERNON ROAD, LINCOLN, CA)  
CATEGORICAL EXEMPTION  
SUPERVISORIAL DISTRICT 2 (WEYGANDT)  
Consider a request from Code Compliance Services to conduct an abatement of nuisance hearing in accordance with Placer County Code (“PCC”) Section 17.62.160, for real property located at 5845 Mt Vernon Road, Lincoln (026-342-026-000); Code Compliance Services will request an order to abate the following nuisances: and consider whether to issue an order to abate the following nuisances: incidental camping, the storage of inoperable and/or unregistered vehicles, and storage of items as a principal use. This matter is categorically exempt under CEQA Guidelines Section 15321 and Placer County Code Section 18.36.230 (Class 21 - Enforcement Actions by Regulatory Agencies). The Planning Commission will be required to make a finding to this effect.  
**Project Location:**  5845 Mt. Vernon Road, Lincoln  
**APN:**  026-342-026-000  
**Total Acreage:**  1.4 acres  
**Zoning:**  F-B-X 10 = (Farm, combining minimum Building Site of 10 acres)  
**Community Plan Area:**  Placer County General Plan  
**Property Owner:**  Addiego Ventures, Inc.  
**County Staff:**  
Code Compliance Services – Marina Jauregui, Code Compliance Officer (530) 745-3012  

*Khorovets Nuisance Abatement item heard prior to Item 4, due to phone call from Addiego Property Owner stating car trouble. Proceeded with hearing without the Property Owner, after providing over an hour courtesy delay.*  

**Oath given to those providing testimony.**  

**There were no public comments.**  

1. **MOTION AS FOLLOWS:** Approve the issuance of an Abatement Order supported by the findings contained in the staff report; order the abatement, pursuant to conditions contained in the staff report; and authorize the Chair of the Planning Commission to sign the Abatement Order.  

**Commissioner Hauge moved; Commissioner Herzog second**  

**MOTION VOTE**  
**AYE:**  Cannon, Johnson, Nader, Hauge, Herzog, Moss  
**NO:**  None  
**ABSENT:**  Sevison  

5) 11:30 a.m.  NUISANCE ABATEMENT – TATYANA KHOROVETS  
(VACANT LOT ON YANKEE JIMS RD, COLFAX, CA)  
CATEGORICAL EXEMPTION  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)  
Consider a request from Code Compliance Services to conduct an abatement of nuisance hearing in accordance with Placer County Code (“PCC”) Section 17.62.160, for real property located at the corner of Yankee Jims Rd and Canyon Way in the Colfax area; Code Compliance Services will request an order to abate the following nuisances: outdoor storage as principal use of the property and related to an off-site
commercial business or activity. This matter is categorically exempt under CEQA Guidelines Section 15321 and Placer County Code Section 18.36.230 (Class 21-Enforcement Actions by Regulatory Agencies). The Planning Commission will be required to make a finding to this effect.

Project Location: North of Yankee Jims Road and east of Canyon Way in unincorporated Placer County, approximately one-half mile south of the City of Colfax.

APN: 071-250-013-000

Total Acreage: 4.23 acres

Zoning: F-B_43 PD = 1 (Farm, combining minimum Building Site of 43,560 square feet (or 1 acre minimum), combining Planned Residential Development of 1 dwelling unit per acre)

Community Plan Area: Colfax Community Plan

Property Owner: Tatyana Khorovets

County Staff:
Code Compliance – Marina Jauregui, Code Compliance Officer (530) 745-3012

Oath given to individuals providing testimony.

Three members of the public provided comments.

1. MOTION AS FOLLOWS: Approve the issuance of an Abatement Order supported by the findings contained in the staff report; order the abatement, pursuant to conditions contained in the staff report; and authorize the Chair of the Planning Commission to sign the Abatement Order.

   Commissioner Hauge moved; Commissioner Nader second

   MOTION VOTE
   AYE: Cannon, Johnson, Nader, Hauge, Herzog, Moss
   NO: None
   ABSENT: Sevison

12:15 – 12:20 p.m. BREAK

12:00 p.m. 1:00 – 1:45 p.m. Presentation from Alliance for Environmental Leadership on its proposal for the Sunset Area (30 minutes). Information item only.

Four members of the public provided comments.

INFORMATIONAL ITEM ONLY – NO ACTION WAS TAKEN.

CONSENT AGENDA:

A) Approve Action Agenda of March 14, 2019 Planning Commission Meeting

B) ATWOOD 80 PLANNED RESIDENTIAL DEVELOPMENT EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP, CONDITIONAL USE PERMIT, AND VARIANCE (PSUB 20090417) PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT SUPERVISORIAL DISTRICT 3 (HOLMES)
Conduct a public hearing, on the date and time noted above, in order to consider on its consent agenda a request from Atwood 80 c/o Andregg Psomas for approval of a two-year Extension of Time for a previously approved Vesting Tentative Subdivision Map, Conditional Use Permit, and Variance for a 65 lot Planned Residential Development. The Variance was approved to reduce the front setback along the proposed sewer easement. The Vesting Tentative Subdivision Map, Conditional Use Permit, and Variance were originally approved by the Planning Commission on January 28, 2010. An Environmental Impact Report was certified for this project at the same time. The Planning Commission will be asked to find 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:** North side of Atwood Road, west of Richardson Drive in North Auburn  
**APN:** 051-070-009-000  
**Total Acreage:** 79.4 acres  
**Zoning:** RS-AG-B40 PD = 1 (Residential Single-Family, combining Agriculture, minimum Building Site of 40,000 square feet, combining Planned Residential Development of 1 unit per acre)  
**Community Plan Area:** Auburn / Bowman Community Plan  
**Applicant:** Atwood 80 c/o Andregg Psomas  
**County Staff:** Planning Services – Christopher Schmidt, Senior Planner (530) 745-3076

C) SHEBA ESTATES AT EDEN ROC (aka EDEN ROC II SUBDIVISION)  
EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP, CONDITIONAL USE PERMIT, AND VARIANCE (PSUB 20070829)  
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 4 (UHLER)  
Conduct a public hearing, on the date and time noted above, in order to consider on its consent agenda a request from Sheba Development, LLC for approval of a two-year Extension of Time for a previously approved Vesting Tentative Subdivision Map, Conditional Use Permit, and Variance to allow for a six-lot Planned Residential Development. The Variance was approved to reduce the Planned Residential Open Space requirement from 20 percent to 11.4 percent. A Rezone was also approved to add a Planned Residential Development designation of 0.44 dwelling units per acre to a portion of the site that was zoned RA-B-X 4.6 Ac. Min. The Rezoning, Vesting Tentative Subdivision Map, Conditional Use Permit, and Variance were originally approved by the Board of Supervisors on February 10, 2009. A Mitigated Negative Declaration was adopted for the project at the same time. A one-year extension of time until February 10, 2017 was approved by the Planning Commission on April 28, 2016 and a two-year extension of time until February 10, 2019 was approved by the Planning Commission on February 23, 2017. The Planning Commission will be asked to find 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:** Located at the end of Walden Lane, approximately 250 feet south of Eden Oak Circle and approximately one mile east of Auburn-Folsom Road in Granite Bay  
**APN:** 036-190070-000 and 036-190-071-000  
**Total Acreage:** 39.38 acres  
**Zoning:** RA-B-X 20 AC Min PD = .44 (Residential Agricultural, combining minimum Building Site of 20 acres, combining Planned Residential Development of 0.44 units per acre) and RA-B-X 4.6 AC Min PD - .44 (Residential Agricultural, combining minimum Building Site of 4.6 acres, combining Planned Residential Development of 0.44 units per acre)  
**Community Plan Area:** Granite Bay Community Plan  
**Applicant:** Sheba Development, LLC  
**County Staff:** Planning Services – Christopher Schmidt, Senior Planner (530) 745-3076
1. **MOTION AS FOLLOWS:** Approve all items on the Consent Agenda.

   Commissioner Hauge moved; Commissioner Nader second

   **MOTION VOTE**
   **AYE:** Cannon, Johnson, Nader, Hauge, Herzog, Moss
   **NO:** None
   **ABSENT:** Sevison

   **1:45 PM** MEETING ADJOURNED