



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA

THURSDAY, MAY 13, 2021
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 were implemented, members of this Commission and agency staff were not required to attend this meeting in person and some participated by teleconference. Public comment was offered in-person and virtually through a Zoom meeting webinar <https://zoom.us/j/97734399314> or by calling 877-853-5247 or 888-788-0099, Webinar ID: 977 3439 9314.

10:00 a.m. FLAG SALUTE

ROLL CALL: *Anders Hauge, District 5 (Chairman); Larry Sevison, At-Large East of Sierra Crest (Vice Chairman), participated off-site via Zoom at the start of Timed Item 1; Nathan Herzog, District 2 (Secretary); Samuel Cannon, District 1, participated off-site via Zoom; Anthony DeMattei, District 3; Daniel Woodward, District 4; Richard Johnson, At-Large West of Sierra Crest.*

REPORT FROM THE PLANNING DIRECTOR: *Planning Director, E.J. Ivaldi noted the Housing Element General Plan Amendment was approved by the Board of Supervisors at the May 11th meeting; the AT&T Cell Tower Appeal will be heard on June 8th; the Matranga Appeal on June 22nd and the Baseline Commercial Center was continued to July 6th. Three Tahoe Subdivision Modifications will be heard by the Planning Commission on May 27th; with the June 10th and 24th meeting agendas under development.*

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

CONSENT AGENDA: *The Consent Agenda was recommended for approval by the Development Review Committee and approved by a single roll call vote. Mr. Cannon recused himself from the vote pertaining to Consent Agenda Item A, due to his absence from the meeting.*

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

- 1) 10:05 a.m. [VENTURA AT GRANITE BAY \(PLN17-00131\)](#)
[VESTING TENTATIVE SUBDIVISION MAP MODIFICATION \(PLN21-00174\)](#)
[ADDENDUM TO PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 4 \(JONES\)](#)
10:12 – 10:42 a.m.

Consider a request from Mike Harlan on behalf of Blue Mountain Communities for a Vesting Tentative Subdivision Map Modification to the 33-lot single-family residential subdivision Ventura at Granite Bay project. The applicant is seeking to modify Condition of Approval 129 to reduce the required setbacks on the eastern portion of Lot 1 south of Eureka Road. The modification would allow for a building front setback of 12.5 feet from the edge of right-of-way and a garage front setback of 20 feet from back of sidewalk where 45 from back of sidewalk was originally approved. The side setback from the southern property line is proposed for five feet where 30 feet was originally approved. The Ventura at Granite Bay Vesting Tentative Subdivision Map was approved by the Planning Commission on March 8, 2018 and a Mitigated Negative Declaration prepared for the project was adopted at the same time. 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 Ventura at Granite Bay project.

Project Location: 6832 Eureka Road in the Granite Bay area

APN: 050-160-079-000

Total Acreage: 6.11 acres

Zoning: RS-AG-B-40 PD=1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet and combining Planned Development of 1 dwelling unit per acre)

Community Plan: Granite Bay Community Plan

Applicant: Mike Harlan on behalf of Blue Mountain Communities

County Staff: Planning Services Division – Christopher Schmidt, Supervising Planner, can be reached at (530) 745-3076 or cschmid@placer.ca.gov.

[Comments Received After Packet Distribution](#)

There was one public commenter.

- 1) ***MOTION AS FOLLOWS: Adopt the Addendum to the 2018 Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the Ventura at Granite Bay project as set forth in Attachment E of the staff report packet.***

Commissioner Woodward moved; Commissioner DeMattei seconded

MOTION VOTE – 7:0

AYE: Cannon, DeMattei, Hauge, Herzog, Johnson, Sevison, Woodward

NO: None

- 2) ***MOTION AS FOLLOWS: Approve the Ventura at Granite Bay Subdivision Modification as shown in Attachment C of staff report packet, subject to the modified Conditions of Approval contained in Attachment D of the staff report packet.***

Commissioner Woodward moved; Commissioner DeMattei seconded

MOTION VOTE – 7:0

AYE: Cannon, DeMattei, Hauge, Herzog, Johnson, Sevison, Woodward

NO: None

2) 10:20 a.m.
10:42 – 11:41 a.m.

**RANCHO DEL ORO ESTATES (PSUB20070032 / PSM20130186)
VESTING TENTATIVE SUBDIVISION MAP MODIFICATION (PLN21-00058)
ADDENDUM TO PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT
REPORT (SCH #2008092101)
SUPERVISORIAL DISTRICT 4 (JONES)**

Consider a request from Rob Parish on behalf of Tsakopoulos Investments LLC for a Vesting Tentative Subdivision Map Modification to allow for pad grading on lots for new home construction preparation. The project includes the development of 89 residential single-family lots, eight (8) open space lots, and one (1) common area lot. The Rancho Del Oro Estates Tentative Subdivision Map was approved by the Board of Supervisors on October 5, 2010 and a Final Environmental Impact Report prepared for the project was certified at the same time. The Planning Commission will also consider an Addendum to the previously-certified Final Environmental Impact Report that was prepared and finalized pursuant to CEQA for the Rancho Del Oro project.

Project Location: North side of Olive Ranch Road, approximately 0.25 miles east of Cavitt-Stallman Road in the Granite Bay area

APN: 046-090-012-000

Total Acreage: 119 acres

Zoning: RS-B-X-DL 0.83 42,000 (Residential Single-Family, combining Density Limitation and Minimum Building Site of 42,000 square feet)

Community Plan: Granite Bay Community Plan

Applicant: Rob Parish on behalf of Tsakopoulos Investments LLC

County Staff: Planning Services Division – Angel Green, Senior Planner, can be reached at (530) 745-3084 or agreen@placer.ca.gov.

[Comments Received After Packet Distribution](#)

There were seven public commenters.

- 1) ***MOTION AS FOLLOWS: Adopt the Addendum to the 2010 Rancho Del Oro Estates certified EIR and Mitigation Monitoring Reporting Program as set forth in Attachment F of the staff report packet.***

Commissioner DeMattei moved; Commissioner Johnson seconded

MOTION VOTE – 7:0

AYE: Cannon, DeMattei, Hauge, Herzog, Johnson, Sevison, Woodward

NO: None

- 2) ***MOTION AS FOLLOWS: Approve the Rancho Del Oro Tentative Subdivision Map Modification as shown in Attachment D of the staff report packet, subject to the modified Conditions of Approval contained in Attachment E of the staff report packet.***

Commissioner DeMattei moved; Commissioner Johnson seconded

MOTION VOTE – 7:0

AYE: Cannon, DeMattei, Hauge, Herzog, Johnson, Sevison, Woodward

NO: None

3) 10:40 a.m. **DUELING DOGS BREWERY CO. – ACCESSORY KITCHEN**
CONDITIONAL USE PERMIT (PLN21-00029)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 2 (WEYGANDT)

Consider a request Earl and Adrianna Stephens on behalf of Dueling Dogs Brewery Company for approval of a Conditional Use Permit to construct and operate a 220 square foot fixed commercial kitchen and pizza oven as an Accessory Use - Restaurant related to the approved Farm Brewery on-site. The Planning Commission will consider a finding of Categorical Exemption in accordance with 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: 3030 Barrett Park Lane, off Wise Road, in the Lincoln area

APN: 026-200-081-000

Total Acreage: 10.1 acres

Zoning: F-B-X 10 ac. Min, (Farm, combining minimum Building Site of 10 acres minimum)

Community Plan: Placer County General Plan

Applicant: Earl and Adrianna Stephens on behalf of Dueling Dogs Brewery Company

County Staff: Planning Services Division – Nikki Streegan, Senior Planner, can be reached at (530) 745-3105 or nstreega@placer.ca.gov.

There were four public commenters.

- 1) ***MOTION AS FOLLOWS: Find that the project is Categorically Exempt from review under CEQA pursuant to provisions of Section 15303 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 Herzog moved; Commissioner DeMattei seconded

MOTION VOTE – 7:0

AYE: Cannon, DeMattei, Hauge, Herzog, Johnson, Sevison, Woodward

NO: None

- 2) ***MOTION AS FOLLOWS: Approve the Conditional Use Permit to allow the Accessory Use – Restaurant related to the approved Farm Brewery on-site, supported by the findings and recommended Conditions of Approval contained in the staff report.***

Commissioner Herzog moved; Commissioner DeMattei seconded

MOTION VOTE – 7:0

AYE: Cannon, DeMattei, Hauge, Herzog, Johnson, Sevison, Woodward

NO: None

CONSENT AGENDA:

- A) [Approve Action Agenda of April 8, 2021 Planning Commission Meeting.](#)

B)

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 The Jewish Community Center Chabad of Roseville, Inc. 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. The Minor Use Permit, Variances and Administrative Approval were approved by the Board of Supervisors on March 12, 2019 and a Mitigated Negative Declaration was adopted for this project at the same time. 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 in the Granite Bay area

APN: 462-010-030-000

Total Acreage: 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: Granite Bay Community Plan

Applicant: Jewish Community Center Chabad of Roseville, Inc.

County Staff: Planning Services Division – Kara Conklin, Assistant Planner, can be reached at (530) 745-3053 or kconklin@placer.ca.gov.

[Comments Received After Packet Distribution](#)

There were no public comments.

1) MOTION AS FOLLOWS: Approve the Consent Agenda.

***Commissioner Herzog moved; Commissioner Woodward seconded
Commissioner Cannon abstained from the vote relating to Consent Item A,
due to his absence from the April 8th hearing.***

MOTION VOTE – 7:0

AYE: Cannon, DeMattei, Hauge, Herzog, Johnson, Woodward

NO: None

ABSENT: Sevison (Technical difficulties delayed his attendance)

12:01 P.M.

MEETING ADJOURNED