



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION

ACTION AGENDA

THURSDAY, MAY 25, 2023

10:00 A.M.

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

The Planning Commission Hearing Room was open to in-person attendance. The hearing was also observed online through the means provided at: <https://www.placer.ca.gov/2403/Planning-Commission>. Public comment during the meeting was 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.

10:00 a.m. FLAG SALUTE

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

REPORT FROM THE PLANNING DIRECTOR: *Planning Director Chris Pahule updated the Planning Commissioners on upcoming items headed to the Board of Supervisors (Board). He noted that earlier in the week the Board took action to set an additional meeting to consider the Project 8 Winery and it would be June 20th at 9:00 a.m. in the Planning Commission Hearing Room. He also mentioned that the General Plan update scope of work will be presented to the Board on June 13th and a Zoning Text Amendment (ZTA) for Residential Care Homes will be heard by the Board on June 27th. Lastly, he stated that the June 8th Planning Commission meeting will be cancelled and that the August 10th meeting is tentatively scheduled for Tahoe at the North Tahoe Event Center to consider the Tahoe Basin Area Plan Amendment. Commissioners asked for an informational item to be added to the June 22nd Planning Commission meeting to review the proposed ZTA for Residential Care Homes, and the Chair directed staff to place the item on the agenda.*

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

CONSENT AGENDA: *The items on the Consent Agenda were recommended for approval by staff and approved on roll call votes noted below.*

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

1) 10:05 a.m. PLACER COMMERCE CENTER
10:05 – 10:29 a.m. LARGE LOT TENTATIVE PARCEL MAP (PLN23-00114)
PREVIOUSLY APPROVED ADDENDUM TO PREVIOUSLY

**CERTIFIED ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 2 (LONDON)**

Consider a request from the property owner, Buzz Oates Construction Inc., for the approval of a Large Lot Parcel Map with no development rights for phasing and financing purposes. The Placer Commerce Center Large Lot Parcel Map will create five parcels ranging in size from 23.524 acres to 125.282 acres for future development and three areas for right-of-way dedication. On December 13, 2022, the Board of Supervisors approved the Placer Commerce Center project, which included a General Plan/Area Plan Amendment, Phased Vesting Tentative Subdivision Map, and Master Conditional Use Permit to develop an 18-lot business park with up to 6,403,773 square feet of space. The Planning Commission will consider a finding of consistency with the approved Addendum to the previously-certified Sunset Area Plan/Placer Ranch Specific Plan Final Environmental Impact Report (SCH# 2016112012) prepared for the Placer Commerce Center project pursuant to CEQA Guidelines Section 15164 and Placer County Environmental Review Ordinance Section 18.20.110.

There were no commenters.

- 1. MOTION AS FOLLOWS: Determine the potential impacts of the proposed Placer Commerce Center Large Lot Tentative Parcel Map, which is part of the Placer Commerce Center project, are within the scope of the analysis of the 2019 Sunset Area Plan/Placer Ranch Specific Plan Environmental Impact Report (SCH# 2016112012) and the subsequent 2022 Addendum prepared for and adopted for the Placer Commerce Center project subject to the findings found in the staff report packet.***

Commissioner Powers moved; Commissioner Herzog seconded.

MOTION VOTE – 7:0:0

AYE: Johnson, DeMattei, Dahlgren, Herzog, Powers, Watts, Woodward

NO: None

Absent: None

- 2. MOTION AS FOLLOWS: Approve the Placer Commerce Center Large Lot Tentative Parcel Map and the Conditions of Approval to create five large lots with no development rights on the 393.7-acre Placer Commerce Center project site subject to the findings and proposed Conditions of Approval found in the staff report packet.***

Commissioner Powers moved; Commissioner Herzog seconded.

MOTION VOTE – 7:0:0

AYE: Johnson, DeMattei, Dahlgren, Herzog, Powers, Watts, Woodward

NO: None

Absent: None

2) 10:15 a.m.
10:29 – 10:38 a.m.

**DNA WINE LOUNGE
CONDITIONAL USE PERMIT MODIFICATION AND DESIGN SITE REVIEW
AGREEMENT (PLN23-00068)
CATEGORICAL EXEMPTIONS
SUPERVISORIAL DISTRICT 4 (JONES)**

Consider a request from Doug Owens for the approval of a Conditional Use Permit modification and Design Site Review Agreement to allow a wine bar and retail wine

shop in the existing Treelake Village Commercial Center. The Planning Commission will also consider a finding that this project is categorically exempt from environmental review pursuant to provisions of Sections 15301, 15302 and 15303 of the California Environmental Quality Act Guidelines and Sections 18.36.030, 18.36.040 and 18.36.050 of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities, Class 2 – Replacement or Reconstruction, and Class 3 - New Construction or Conversion of Small Structures).

There were no commenters.

- 1. MOTION AS FOLLOWS: Find that this project is categorically exempt from environmental review pursuant to provisions of Sections 15301, 15302 and 15303 of the California Environmental Quality Act Guidelines and Sections 18.36.030, 18.36.040, and 18.36.050 of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities, Class 2 – Replacement or Reconstruction, and Class 3, New Construction or Conversion of Small Structures), as the conversion of the existing 2,064 square feet tenant space from office use to a wine bar and retail wine shop does not have the potential to result in adverse environmental impacts.***

Commissioner Woodward moved; Commissioner DeMattei seconded.

MOTION VOTE – 7:0:0

AYE: Johnson, DeMattei, Dahlgren, Herzog, Powers, Watts, Woodward

NO: None

Absent: None

- 2. MOTION AS FOLLOWS: Approve the Conditional Use Permit Modification to allow for the operation of a wine bar and retail wine shop within a 2,064 square foot portion of the Treelake Village Shopping Center, subject to the Conditions of Approval in the staff report packet.***

Commissioner Woodward moved; Commissioner DeMattei seconded.

MOTION VOTE – 7:0:0

AYE: Johnson, DeMattei, Dahlgren, Herzog, Powers, Watts, Woodward

NO: None

Absent: None

- 3. MOTION AS FOLLOWS: Approve the Design Site Review Agreement included as Attachment D to the staff report.***

Commissioner Woodward moved; Commissioner DeMattei seconded.

MOTION VOTE – 7:0:0

AYE: Johnson, DeMattei, Dahlgren, Herzog, Powers, Watts, Woodward

NO: None

Absent: None

CONSENT AGENDA:

**A) BRIAR MEADOWS ESTATES II
EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP AND VARIANCE
(PSUB 20070437)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (GUSTAFSON)**

Consider a request from the property owners, New Airport Road LLC, for approval of a two-year Extension of Time for a previously approved Vesting Tentative Subdivision Map and Variance (building setbacks) for development of a 37 unit single-family residential subdivision. The Planning Commission will also be asked at the hearing to consider a determination that no changes or circumstances have occurred which would result in revisions to the previously adopted Mitigated Negative Declaration pursuant to California Environmental Quality Act Guidelines section 15162.

There was one commenter.

- 1. MOTION AS FOLLOWS: Approve this third and final Extension of Time request for the Briar Meadows Estates II Tentative Subdivision Map and Variance (PSUB 20070437) in reliance on the previously adopted Mitigated Negative Declaration and subject to the modified Conditions of Approval and findings in the staff report.*

Commissioner Woodward moved; Commissioner DeMattei seconded.

MOTION VOTE – 7:0:0

AYE: Johnson, DeMattei, Dahlgren, Herzog, Powers, Watts, Woodward

NO: None

Absent: None

B) Approve Action Agenda of April 27, 2023 Planning Commission Meeting.

- 1. MOTION AS FOLLOWS: Approve item B of the Consent Agenda.*

Commissioner Woodward moved; Commissioner DeMattei seconded.

MOTION VOTE – 7:0:0

AYE: Johnson, DeMattei, Dahlgren, Herzog, Powers, Watts, Woodward

NO: None

Absent: None

11:06 MEETING ADJOURNED