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

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 [ABSENT]; Richard Johnson, District 3; Wayne Nader, At-Large West of Sierra Crest.

REPORT FROM THE PLANNING DIRECTOR:  Planning Director, E.J. Ivaldi provided staffing updates: announced retirement of Allen Breuch, Supervising Planner with 21 years of service to the County; new recruitment for a Senior Planner in Tahoe, as well as, a new Tahoe Deputy Director; introduced new Assistant Planner, Kelly Boyle and Civics Sparks Fellow, Rebecca Pope.  The Board of Supervisors approved The Granite Bay Congregate Living project on 9/24; a 40-acre agricultural preserve on 10/8 and the Short-Term Vacation Rental Ordinance was presented on 10/22 and will return to the BOS on 11/5 for adoption.  Planning Commission regularly scheduled meetings on 11/14 and 12/12 are on track.  Two additional special meetings on 11/21 and 12/5 will be added to the schedule on 11/14; one of which is anticipated to occur in Tahoe.  Tentatively, the Sunset Area Plan and Placer Ranch Specific Plan will be heard on 11/21; the Placer County Sustainability Plan in December.  Other projected items in December and January include the Placer County Conservation Plan, Hidden Falls Draft Environmental Report (comments only), the Winery / Farm Brewery ordinance; along with other entitlement projects and Extensions of Time.

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 separate roll call votes.  No items were removed for discussion.

TIMED ITEMS:  The following timed items are to be discussed at the time indicated.
1) 10:05 a.m.  BULLER – THE RESIDENCES AT GRANITE BAY GOLF CLUB (LOT 72)

10:10 – 10:26 a.m.

SUBDIVISION MAP MODIFICATION (PLN19-00290)
CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 4 (UHLER)

Conduct a public hearing to consider a request from Cary Buller, for approval of a Subdivision Map Modification for Lot 72 in The Residences at Granite Bay Golf Club Subdivision. The proposed modification would update the location of the 100-year floodplain and abandon a portion of the eastern Conservation Easement as mapped on Lot 72. The Planning Commission will also consider a finding of Categorical Exemption pursuant to 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).

Project Location: Approximately .15 miles west of the East Roseville Parkway and Barton Road intersection in the Granite Bay community.
APN: 465-140-003-000
Total Acreage: .96 acres
Zoning: RS-AG-B-40 PD = 1.1 (Residential Single-family, combining Agriculture combining minimum Building Site of 40,000 square feet combining Planned residential Development of 1.1 dwelling units per acre)
Community Plan Area: Granite Bay Community Plan
Applicant: Cary Buller
County Staff: Planning Services – Delanie Farnham, Assistant Planner (530) 745-3187

There was no public comment.

1. Find that the project 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) in that the abandonment of a portion of the Conservation Easement and update to 100-year flood plain location will not result in the creation of a new parcel or changes to land use and density.

   Commissioner Cannon moved; Commissioner Nader second

   MOTION VOTE – 6:0:1
   AYE: Cannon, Hauge, Johnson, Nader, Moss, Sevison
   NO: None
   ABSENT: Herzog

2. Approve the request for a Subdivision Map Modification (PLN19-00290) to allow for the abandonment of a portion of a Conservation Easement located along the eastern property line and update the location of the 100-year floodplain on lot 72 of The Residences at Granite Bay Golf Club subdivision, subject to the findings and recommended Conditions of Approval found in the staff report.

   Commissioner Cannon moved; Commissioner Nader second
2) 10:15 a.m.  COMMUNITY DEVELOPMENT RESOURCE AGENCY “SPOTLIGHT”
BUILDING SERVICES DIVISION
Provide an overview of the CDRA’s Building Services Division, presented by Timothy Wegner, Deputy Director of Building Services.
County Staff: Building Services – Timothy Wegner, Deputy Director of Building Services (530) 745-3125

There were no public commenters. NO ACTION TAKEN.

CONSENT AGENDA:

A)  Approve Action Agenda of August 22, 2019 Planning Commission Meeting

1. Approve the Action Agenda.

    Commissioner Nader moved; Commissioner Hauge second

    MOTION VOTE – 5:0:1:1
    AYE: Cannon, Hauge, Johnson, Nader, Moss
    NO: None
    ABSENT: Herzog
    ABSTAIN: Sevison

B)  BRADY ESTATES
EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP (PSUB 20051197)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 1 (GORE)
Consider a request from Intra-Pacific Commercial, Inc. for approval of a two-year Extension of Time for a previously approved Tentative Subdivision Map that allowed for a nine-lot subdivision (minimum lot sizes of 20,000 square feet) on 5.1 acres. The Tentative Subdivision Map was approved by the Planning Commission on August 23, 2007. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA and was adopted 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:  8090 Brady Lane, approximately 50 yards south of Baseline Road in the West Placer area near Roseville.
APN:  473-010-033-000
Total Acreage:  5.1 acres
Zoning:    RS-AG-B-20 (Residential Single Family, combining Agriculture, combining Building Site Minimum of 20,000 square feet)
Community Plan Area: Dry Creek West Placer Community Plan
Applicant:  Intra-Pacific Commercial, Inc.
County Staff:
Planning Services – Delanie Farnham, Assistant Planner (530) 745-3187
1. Approve the Brady Estates Extension of Time Tentative Subdivision Map (PSUB 20051197) in reliance on the previously adopted Mitigated Negative Declaration and modified Conditions of Approval, subject to the findings in the staff report.

Commissioner Nader moved; Commissioner Hauge second

MOTION VOTE – 6:0:1
AYE: Cannon, Hauge, Johnson, Nader, Moss, Sevison
NO: None
ABSENT: Herzog

11:27 a.m. MEETING ADJOURNED