



REGULAR MEETING AGENDA

Wednesday, November 2, 2016 7:00 PM
Eureka School District Office, Board Room
5455 Eureka Road, Granite Bay, CA

1. **Call to Order & Pledge of Allegiance**
2. **Welcome, Introduction of Members & Statement of Meeting Procedures**
3. **Approval of November 2, 2016 Agenda**
4. **Approval of October 5, 2016 Minutes**
5. **Public Safety Reports:**
 - A. Placer County Sheriff's Office
 - B. California Highway Patrol
 - C. South Placer Fire District
6. **Public Comment:** Let us hear from you! Do you wish to share something that's NOT already on this agenda? We welcome your input at this time and kindly ask that you keep your comments to 3 minutes or less (or as determined by the chairman).
7. **Supervisor Report** (If Supervisor Kirk Uhler is not present, Ashley Brown will present)
8. **Information Item:**
 - A. **Placer Retirement Residences**

The Placer Retirement Residence is proposed to be a 145-suite facility for elderly seniors. Our elderly senior housing concept is designed for those who are still ambulatory, but in need of some personal services in their daily routine. The identified site is located at 3905 Old Auburn Road and consists of approximately 8.93 acres.

Individual suites include studio, one, and two bedroom options. The proposed suite design only includes a small refrigerator, sink and microwave in the unit. No cooking appliances are provided, or allowed to be installed, in individual suites, including hot plates. The square footage of suites varies from a minimum of 380 SF for smaller studios to over 1000 SF for larger two bedrooms. (15 minutes) Presented By: Mark Lowen, Lenity Architecture, Inc., Sam Thomas, Lenity Architecture, Inc. and Al Johnson, Al Johnson Consulting, LLC

9. **Action Item:**
 - A. **Barton Ranch Planned Residential Development**

The applicant is requesting approval of a Rezone and a Planned Residential Development (Tentative Subdivision Map and Conditional Use



Permit). The Rezone would modify the existing zoning of RS-AG-B-40 (Residential Single-family, combining Agriculture, combining minimum Building Site designation of 40,000 square feet) to include a combining district designation of PD=1 (Planned Residential Development, 1 unit per acre). The rezone would allow a 10-unit Planned Residential Development (PD) on the project site. The PD would create ten residential parcels ranging in size from 21,849 square feet to 34,000 square feet and would include two open space areas consisting of 79,981 square feet (Lot A) and 24,200 square feet (Lot B). Lot A would be located on the northwest portion of the property and Lot B would be located on the southeast corner of the property. (20 minutes)
Presented by: Melanie Jackson, Associate Planner

10. **Adjournment** to next regular meeting on December 7, 2016