



**COUNTY OF PLACER
PLANNING COMMISSION
DRAFT ACTION
AGENDA
DATE
April 11, 2013**

**OFFICE OF
Planning Services
Division**

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Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

10:00 am FLAG SALUTE

ROLL CALL: Miner Gray(Chairman), Larry Sevison (Vice Chairman)*[absent]*, Ken Denio(Secretary), Richard Roccucci, Richard Johnson, Jeffrey Moss, and Wayne Nader

REPORT FROM THE PLANNING DIRECTOR – *Michael Johnson, Agency Director, reported on the following updates to the Commission: At the Board of Supervisor meeting Tuesday, the Placer County Housing Element Update was considered by the Board. The Board recommended that the staff submit that document to the State for its review. After the state review the document will be presented to the Planning Commission and the Board for final approval.*

Also on Tuesday, the Board adopted the Conditions of Approval and took final action to approve the Minor Use Permit for the community center associated with the Gold Hill Gardens project.

The Board also adopted an Interim Ordinance that established a moratorium on applications for community centers. The Board directed staff to address the issue and the first step that staff will take is conducting a workshop before the Planning Commission where we can bring forward the issues that have been presented to date and allow for the public to help formulate some insight on how to move forward with addressing community centers and private event centers.

- A) SWEAR-IN COMMISSIONER WAYNE NADER NEW APPOINTEE BY BOARD OF SUPERVISORS:** *Commissioner Wayne Nader took the oath of office.*
- B) SOLID WASTE LOCAL TASK FORCE**
Request for Planning Commissioner to fill seat.
Rebecca Lillis representing Facility Services gave background on the Solid Waste Local Task Force.

MOTION VOTE 6:0 Commissioner Moss moved, Commissioner Denio second;

(Commissioner Sevison absent) To appoint Commissioner Richard Johnson to fill the seat of the Solid Waste Local Task Force.

C) PUBLIC COMMENT - The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. No public comment.

1) 10:05 am
10:05 am – 12:29 pm
11:35am-11:45am
break

**APPEAL OF A ZONING ADMINISTRATOR DECISION
MINOR USE PERMIT (PMPB 20120347)
ELIM GLEN RESIDENTIAL CARE HOME
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a third party Appeal from the Granite Bay Community Association of the Zoning Administrator's approval of a request from John Higgins on behalf of James and Susan Lee, for a Minor Use Permit for the expansion of Elim Glen Residential Care Home to allow an increase in the resident patient population from 6 to 20, and to allow the construction of a 3,800 square foot addition to an existing 2,800 square foot residential care home. The Planning Commission will also consider a finding of Categorical Exemption pursuant to Sections 15301 and 15303 of the California Environmental Quality Act Guidelines and Section 18.36.030 and 18.36.050 of the Placer County Environmental Review Ordinance, Class 1 E.2. - Existing facilities and Class 3 - New construction or conversion of small structures.

(This item was continued from the March 28th hearing.)

Project Location: The project is located at 6257 Eureka Road in the Granite Bay area.

APN: 048-290-022

Total Acreage: approximately 1.8 acres

Zoning: RA-B-100 (Residential Agriculture, combining minimum Building Site of 2.3 acres)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Appellant: Granite Bay Community Association

Applicant /Owner: John Higgins on behalf of James and Susan Lee

County Staff:

Planning: Roy Schaefer (530) 745-3061

Engineering and Surveying: Sharon Boswell (530) 745-3110

Environmental Health: Laura Rath (530) 745-2300

MOTION VOTE 5:1 Commissioner Denio moved, Commissioner Moss second (Commissioner Nader – no); (Commissioner Sevison absent) To deny the Appeal and uphold the Zoning Administrator's decision to approve the Minor Use Permit request to allow a 3,800 square foot addition to the existing Elim Glen Residential Care home subject to all CEQA findings and Minor Use Permit findings and conditions as modified; modification of condition #2 relating to the landscaping, modification of condition #28 relating to the state licensing, delete condition #29 and #30, and modification of condition #36 to change "14" parking spaces to "10" parking spaces.

Chairman Gray read the Appeal rights.

2) 10:30 am
12:29 pm-12:42pm

**CONDITIONAL USE PERMIT/MINOR BOUNDARY LINE ADJUSTMENT
(PCPM 20130003)
ROCK CREEK PLAZA SHOPPING CENTER MODIFICATION
ADDENDUM TO THE PREVIOUSLY APPROVED MITIGATED NEGATIVE
DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from De Kleer and Associates on behalf of LF2 Rock Creek LP, a California Limited Partnership, for approval of a Conditional Use Permit Modification and a Minor Boundary Line Adjustment to allow for a revision of Phase IV of the Rock Creek Plaza Expansions and Remodel project. The proposed revision includes the construction of two free standing pad buildings totaling approximately 10,000 square feet in floor area in place of a 17,252 square-foot drug store that was previously approved for construction on the project site. The project also includes the demolition of an existing 8,121 square-foot former Citibank building on the same parcel. The new/replacement buildings would be constructed adjacent to east side of State Route 49, north of the AT&T/Starbucks building and south of the vacant Citibank building. The subject properties, Assessor's Parcel Numbers 052-040-035-000; 052-040-036-000; 052-040-039-000; 052-040-045-000; 052-040-046-000; 052-040-047-000; 052-040-069-000; 052-040-071-000; 052-040-072-000; 052-040-076-000; 052-040-081-000 and 052-040-082-000, comprise approximately 22 acres and are currently zoned CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor). The subject properties are commonly known as the Rock Creek Plaza Shopping Center and are located at the southeast corner of Bell Road and State Route 49 in the Auburn area. The Planning Commission will also consider an Addendum to the previously adopted Mitigated Negative Declaration and a new Mitigation Monitoring and Reporting Program for the project.

(This item was continued from the March 28th hearing.)

Project Location: The project is located at the southeast corner of Bell Road and State Route 49 in the Auburn area.

APN's: 052-040-035, -036, -039, -045, -046, -047, -069, -071, 072, -076, -081 and -082

Total Acreage: approximately 22 acres

Zoning: CPD-Dc (Commercial Planned Development combining Design Scenic Corridor)

Community Plan Area: Auburn/Bowman Community Plan

MAC Area: North Auburn MAC

Applicant: RFE Engineering, Inc., William McKinney

Owner: LF2 Rock Creek LP, a California Limited Partnership

County Staff:

Planning: Gerry Haas (530) 745-3084

Engineering and Surveying: Sarah Gillmore (530) 745-3110

Environmental Health: Justin Hanson (530) 745-2300

MOTION VOTE 6:0 Commissioner Nader moved, Commissioner Johnson second; (Commissioner Sevison absent) To adopt the Addendum to the previously adopted Mitigated Negative Declaration and adopt the Mitigation Monitoring and Reporting Program and approve the Conditional Use Permit modification and a Minor Boundary Line Adjustment as shown on Attachment E with the CEQA findings and Conditional Use permit findings and recommended Conditions of Approval on Attachment A.

3) 10:45 am
12:42pm-1:00pm

**GENERAL PLAN AMENDMENT (PGPA 20120356)
PLACER COUNTY TARGETED GENERAL PLAN AMENDMENT
NEGATIVE DECLARATION
ALL SUPERVISORIAL DISTRICTS**

Consider a request from the Placer County Planning Services Division, for a recommendation to the Board of Supervisors for approval of amendments to the 1994 Placer County General Plan. A number of targeted amendments that consist of edits, corrections, status updates, revised figures, and several new programs and policies necessary to comply with new state and federal laws are proposed. The proposed amendments do not modify General Plan land use designations, the land use map or capital improvement program. The Planning Commission will also consider recommending to the Board of Supervisors adoption of the Negative Declaration for the amendments to the General Plan.

(This item was continued from the March 28th hearing.)

Community Plan Area: Placer County General Plan

MAC Area: All

Applicant: Placer County Planning Services Division

County Staff:

Planning: Christopher Schmidt (530) 745-3076

MOTION VOTE 6:0 Commissioner Johnson moved, Commissioner Denio second; (Commissioner Sevison absent) To forward a recommendation to the Board of Supervisors to adopt a Negative Declaration as set forth in Attachment 4 and adopt a resolution adopting amendments to the Placer County General Plan as set forth in Attachment 2 subject to the CEQA findings and General Plan Amendment findings.

MEETING ADJOURNED 1:00 PM