



**COUNTY OF PLACER  
PLANNING COMMISSION**

**ACTION  
AGENDA  
DATE**

**November 13, 2014**

**OFFICE OF  
Planning Services  
Division**

3091 County Center Drive Suite 140  
AUBURN, CALIFORNIA 95603  
TELEPHONE: 530/745-3000  
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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

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**10:00 am FLAG SALUTE**

**ROLL CALL:** Larry Sevison (Chairman), At-Large East of Sierra Crest; Ken Denio (Vice Chairman), District 2; Richard Roccucci (Secretary), District 1; Richard Johnson, District 3; Jeffrey Moss, District 4; Wayne Nader, At-Large West of Sierra Crest; and Miner “Mickey” Gray, District 5 (*All Commissioners Present*)

**REPORT FROM THE PLANNING DIRECTOR - EJ Ivaldi, Deputy Director of Planning, reported on the following updates to the Commission:**

*Board of Supervisors action: On November 4<sup>th</sup> the Board considered the Sheridan Community Plan and continued discussion on the rezone of a 33-acre parcel zoning from Industrial to Farm-10-acre minimum. This item was continued and will be back for final consideration at the November 18<sup>th</sup> Board of Supervisors meeting.*

*Upcoming Planning Commission: Reminder there will be a Special Planning Commission hearing November 20<sup>th</sup> to hear the Placer Vineyard Specific Plan Amendments and the Riolo Vineyard Specific Plan Amendments. On December 11<sup>th</sup> the Planning Commission to hear a Third Party Appeal of a Residential Care Facility and a Cambridge Estates gated entry.*

**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**  
*10:05a-10:49a*

**WORKSHOP – PROPOSED UPDATE TO THE COUNTY WINERY ORDINANCE (PCPJ 20130151) AND DISCUSSION OF UPDATES TO TEMPORARY USES AND EVENTS SECTION OF ZONING ORDINANCE** The Planning Services Division requests the Planning Commission conduct a workshop to seek public input and provide direction to staff regarding the updating of the Winery Ordinance. This is the fourth workshop in the series. The previous workshop was conducted on July 24, 2014.

**County Staff:**

Planning: George Rosasco (530) 745-3065

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

*Six members from the public participated in the workshop and provided comments.*

*Next steps: present a draft Ordinance to the MACs, return to the Planning Commission for consideration and recommendation to the Board of Supervisors.*

**2) 10:20 am**  
10:54a-12:36p

**THE BOULDERS SUBDIVISION - TSE RESIDENCE  
SUBDIVISION MAP/CONDITIONAL USE PERMIT MODIFICATION (PSM  
20130233)**

**CATEGORICAL EXEMPTION**

**SUPERVISORIAL DISTRICT 4 (SUPERVISOR UHLER)**

**(Continued from October 23, 2014 hearing)**

Consider a request from Nick G. Alexander, on behalf of Dr. Kelvin Tse and Dr. Cindy Tse, for approval of a Subdivision Map/Conditional Use Permit Modification of the Boulders Subdivision (Los Lagos Unit No. 5) in order to 1) allow open fencing to be installed ten (10) feet from the westerly property line (Moss Lane), where twenty-five (25) feet is currently required, and 2) allow an existing entry feature with six foot high walls to be located within the 35 foot front setback and partially within a private road and utility easement (Avenida Robles). The Planning Commission will also consider a finding of a Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance Class 3 E (New construction or conversion of small structures).

**Project Location:** The property is located at 5758 Avenida Robles in the Granite Bay area.

**APN:** 036-180-069-000

**Total Acreage:** 2.07 acres

**Zoning:** RA-B-X 20 ac. min. PD = 44 (Residential Agriculture, combining a minimum building site size of 20 acres, combining Planned Residential Development of .44 dwelling units per acre)

**Community Plan Area:** Granite Bay Community Plan

**MAC Area:** Granite Bay MAC

**Applicant:** Nick G. Alexander, on behalf of owners

**Owner:** Dr. Kelvin Tse and Dr. Cindy Tse

**County Staff:**

Planning: E.J. Ivaldi (530) 745-3000

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

*Eleven members from the public provided verbal comments.*

***MOTION VOTE 5:1 Commissioner Moss, Commissioner Johnson second;***

***To deny the Subdivision Map/Conditional Use Permit Modification for fencing on Lot 11 to be installed 10 feet from the westerly property line (Moss Lane), and approve the modification to allow the existing entry feature on Lot 11, with six foot high walls to be located within the 35 foot front setback and partially within a private road and utility easement, subject to the following findings and recommended conditions of approval and to find project Categorically Exempt from CEQA***

***AYE: Moss, Johnson, Roccucci, Denio, Severson***

***NO: Gray***

***ABSENT: Nader***

***MEETING ADJOURNED 12:36 pm***