



**COUNTY OF PLACER
PLANNING COMMISSION
ACTION
AGENDA
DATE
December 11, 2014**

**OFFICE OF
Planning Services
Division**
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AUBURN, CALIFORNIA 95603
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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: Larry Sevison (Chairman), At-Large East of Sierra Crest[*absent*]; Ken Denio (Vice Chairman), District 2; Richard Roccucci (Secretary), District 1; Richard Johnson, District 3; Jeffrey Moss, District 4[*absent*]; Wayne Nader, At-Large West of Sierra Crest; and Miner “Mickey” Gray, District 5[*absent*]

REPORT FROM THE PLANNING DIRECTOR -

EJ Ivaldi, Deputy Director of Planning, reported on the following updates to the Commission:

The Board of Supervisors continued the Placer Vineyard Specific Plan to January 6th. They also continued the Sheridan Community Plan to January 6th.

The next Planning Commission meeting will be January 8. It should be a light meeting. There will be Zoning Administrator Appeal and a workshop for the Sunset Industrial Area Plan.

Commissioners are invited to the December 18th Community Development Holiday party.

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 CAMBRIDGE ESTATES SUBDIVISION – GATED ENTRANCE
SUBDIVISION MAP MODIFICATION (PLN14-00027)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 3 (SUPERVISOR HOLMES)**

Consider a request from Riverside Management & Financial Services on behalf of Cambridge Estates Community Association, for approval of a Subdivision Map Modification to modify Condition #71 to allow for a gated entrance. 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 the Placer County Environmental Review Ordinance (Class 3 New Construction). The Planning Services Division contact is Sherri Conway, who can be reached at (530) 745-

3031.

Project Location: The properties are located at 3490 Ashley Creek Drive and 3485 Ashley Creek Drive, just north of the intersection of King Road and Ashley Creek Way in the Loomis area.

APN: 037-330-005-000 and 037-330-007-000

Total Acreage: 8 acres

Zoning: RA-B-100 (Residential Agriculture, combining a minimum building site size of 100,000 square feet)

Community Plan Area: Horseshoe Bar-Penryn CP

MAC Area: Horseshoe Bar-Penryn Municipal Advisory Council

Applicant: Riverside Management & Financial Services

Owner: Cambridge Estates Community Association

County Staff:

Planning: Sherri Conway (530) 745-3031

Engineering and Surveying: Rebecca Taber (530) 745-3110

Environmental Health: (530) 745-2300

MOTION VOTE 3:1 Commissioner Nader moved, Commissioner Rocucci second; To accept the Subdivision Map Modification of Condition #71 to allow a private gate to be constructed on Ashley Creek Drive subject to the findings and attached recommended conditions of approval and Categorically Exempt this project from the CEQA process.

AYE: Nader, Rocucci, Denio,

NO: Johnson

ABSENT: Sevison, Moss, and Gray

2) 10:15 am

MILE RESIDENTIAL CARE HOME

THIRD PARTY APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF A MINOR USE PERMIT (PMPB 20120102)

MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 3 (HOLMES)

Consider a third party Appeal from Dena DeLapp of the Zoning Administrator's approval on September 18, 2014 of a request from Petre Mile, the property owner, for a Minor Use Permit to allow a residential care facility. The residential care facility would include the use of two existing structures consisting of 1,187 square feet and 3,260 square feet that would accommodate up to six residents each, for a total of twelve. On September 18, 2014, the Zoning Administrator also granted a variance to allow for a setback of 41 feet from the front property line (where 50 feet is normally required) to bring the existing guest house into compliance with County Code. The Zoning Administrator's decision to approve the setback variance was not appealed. The Planning Commission will also consider adoption of the Mitigated Negative Declaration prepared for this project.

Project Location: The project is located at 7968 Rasmussen Road in the Loomis area.

APN: 043-164-062-000

Total Acreage: 5.1 acres

Zoning: RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres)

Community Plan Area: Horseshoe Bar-Penryn CP

MAC Area: Horseshoe-Penryn Municipal Advisory Council

Appellant: Dena DeLapp

Owner: Petre Mile

County Staff:

Planning: Melanie Jackson (530) 745-3036

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

Environmental Health: Laura Rath (530) 745-2300

MOTION VOTE 4:0 Commissioner Johnson moved, Commissioner Nader second;

1) To deny the third-party appeal filed by Dena DeLapp.

AYE: Nader, Johnson, Roccucci, Denio,

NO:

ABSENT: Sevison, Moss, and Gray

MOTION VOTE 4:0 Commissioner Johnson moved, Commissioner Nader second;

2) To adopt the Mitigated Negative Declaration and Mitigation Monitoring Program that has been prepared for the project and has been finalized pursuant to CEQA.

AYE: Nader, Johnson, Roccucci, Denio,

NO:

ABSENT: Sevison, Moss, and Gray

MOTION VOTE 4:0 Commissioner Johnson moved, Commissioner Nader second;

3) Uphold the Zoning Administrator's Decision to approve a Minor Use Permit to allow for the operation of a residential care facility on the subject property, subject to the attached Conditions of Approval.

AYE: Nader, Johnson, Roccucci, Denio,

NO:

ABSENT: Sevison, Moss, and Gray