



**COUNTY OF PLACER
PLANNING COMMISSION
ACTION
AGENDA
DATE
APRIL 9, 2015**

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

REPORT FROM THE PLANNING DIRECTOR - EJ Ivaldi, Deputy Director of Planning, reported on the following: The Board of Supervisors held Tuesday meeting in Tahoe. Commissioners approved the Falkner garage at the Tahoe meeting. No appeal was filed on that project.

Planning Commission schedule. April 23rd PC Hearing to be cancelled, May 7th reconvene and hold “Special Hearing”, may cancel May 14th meeting.

On May 7th tentatively scheduled to hear: The Pond Pavilion & Loft (continued from today’s hearing), The Grove at Granite Bay a subdivision modification, and a Design Review Appeal of an electric fence request also in Granite Bay.

PUBLIC COMMENT - The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda.

Arlene Keeley spoke of her concerns about The Grove at Granite Bay modification. She provided a paper copy that will be placed in the file for future reference when it comes to hearing.

**1) 10:05 AM MORGAN KNOLLS RESIDENTIAL SUBDIVISION
DRY CREEK WEST PLACER COMMUNITY PLAN AMENDMENT/
REZONE/TENTATIVE SUBDIVISION MAP/VARIANCE (PSUB 20130316)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request submitted by the RCH Group, on behalf of the Walegra/PFE Partnership, to 1) amend the Dry Creek West Placer Community Plan to create a new land use designation of Medium Density Residential; 2) amend the Dry Creek West Placer Community Plan land use designation on Assessor’s Parcel Number 023-221-

015-000 from Commercial and Low Density Residential to Medium Density Residential; 3) Rezone Assessor's Parcel Number 023-221-015-000 from the current split zoning of CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) and RS-AG-B-20 PD=2 (Residential Single-Family, combining Agriculture, combining minimum lot size of 20,000 square feet, combining Planned Residential Development with a maximum of 2 residences per acre) to RS-AG-B-X-6,000 (Residential Single-Family, Combining Agriculture, combining Building Site minimum of 6,000 square feet); 4) a Tentative Subdivision Map to allow a 61-lot single-family residential subdivision; and 5) a Variance to Section 17.50.010(E)(1) of the Zoning Ordinance to increase allowable building coverage on residential lots from the maximum 40 percent for one-story homes and 35 percent for two-story homes to 55 percent and 50 percent, respectively. The Planning Commission will also consider adoption of the Mitigated Negative Declaration and Errata prepared for the project.

Project Location: The property is located on the northeast corner of the Walerga Road and PFE Road intersection in the West Roseville area.

APNs: 023-221-015-000

Total Acreage: 16.4 acres

Zoning: CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) and RS-AG-B-20 PD=2 (Residential Single-Family, combining Agriculture, combining minimum lot size of 20,000 square feet, combining Planned Residential Development with a maximum of 2 residences per acre)

Community Plan Area: Dry Creek West Placer Community Plan

MAC Area: West Placer MAC

Applicant: RCH Group

Owner: Walegra/PFE Partnership

County Staff:

Planning: Lisa Carnahan (530) 745-3067

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

Environmental Health: Mohan Ganapathy (530) 745-2300

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

Recommend Board of Supervisors:

1. Adopt the Mitigated Negative Declaration, Errata, and Mitigation Monitoring and Reporting Program for the Morgan Knolls Residential Subdivision Project, subject to findings stated in staff report;

AYE: Gray, Moss, Johnson, Nader, Rocucci, Denio,

NO: none

ABSENT: Sevison

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

Recommend Board of Supervisors:

2. Adopt a resolution approving an amendment to the Dry Creek West Placer Community Plan to create a new land use designation of Medium Density Residential (Two to Four Dwelling Units per acre), subject to findings stated in staff report;

AYE: Gray, Moss, Johnson, Nader, Rocucci, Denio,

NO: none

ABSENT: Sevison

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

Recommend Board of Supervisors:

3. Adopt a resolution approving an amendment to the Dry Creek West Placer Community Plan to change the land use designation on Assessor's Parcel Number 023-221-015-000

from Commercial and Low Density Residential to Medium Density Residential, subject to findings stated in staff report;

AYE: Gray, Moss, Johnson, Nader, Roccucci, Denio,

NO: none

ABSENT: Sevison

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

Recommend Board of Supervisors:

4. Adopt an ordinance to rezone Assessor's Parcel Number 023-221-015-000 from CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) and RS-AG-B-20 PD=2 (Residential Single-Family, combining Agriculture, combining minimum lot size of 20,000 square feet, combining Planned Residential Development with a maximum of 2 residences per acre) to RS-AG-B-X-6,000 (Residential Single-Family, Combining Agriculture, combining Building Site minimum of 6,000 square feet) , subject to findings stated in staff report;

AYE: Moss, Johnson, Nader, Roccucci, Denio,

NO: Gray

ABSENT: Sevison

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

Recommend Board of Supervisors:

5. Approve the Tentative Subdivision Map, subject to findings stated in staff report;

AYE: Moss, Johnson, Nader, Roccucci, Denio,

NO: Gray

ABSENT: Sevison

MOTION VOTE 5:1 Commissioner Moss moved, Commissioner Nader second;

Recommend Board of Supervisors:

6. Approve the Variance to increase the maximum lot coverage from currently-adopted 40 percent for one-story homes to 50 percent on a maximum 20 lots with 7,500 square feet or less, subject to Planning Commissioners recommended findings as stated on the record.

AYE: Moss, Johnson, Nader, Roccucci, Denio,

NO: Gray

ABSENT: Sevison

Commission directed staff to revise conditions of approval to be consistent with Variance that was approved today and forward for Boards consideration.

One member of public spoke on this item.

2) 10:20 AM

ORCHARD AT PENRYN

REZONE/VESTING TENTATIVE SUBDIVISION MAP/VARIANCE (PLN14-00052)

ADDENDUM TO PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT

SUPERVISORIAL DISTRICT 3 (HOLMES)

Consider a request from Mike Mahoney, on behalf of Penryn Development LLC, for 1) a Rezone of Assessor's Parcel Numbers 043-060-052 and 043-060-053 from RM-DL10 PD=10 (Residential Multi-Family, combining Density Limitation of 10 units per acre, combining Planned Residential Development of 10 units per acre) and C1-UP-Dc (Neighborhood Commercial, combining Use Permit, combining Design Scenic Corridor) to RS-B-4 (Residential Single-Family, combining Building Site of 4,000 square feet); 2) a Vesting Tentative Subdivision Map; and 3) a Variance to Section 17.54.060(B)(5) of the Zoning Ordinance to allow for a reduction in the

required parking standards from 158 to 136 spaces. Requested entitlements would allow for the development of a 54-lot single-family residential subdivision, including two open space lots and one tot lot. The Planning Commission will also consider certifying an Addendum to the previously certified Final Environmental Impact Report (December 11, 2012) for the previously approved 150-unit multi-family residential project proposed on the same site.

Project Location: The project is located on the west side of Penryn Road, approximately 0.30 miles north of Interstate 80, in the Penryn area and part of the Penryn Parkway.

APNs: 043-060-052 and 043-060-053)

Total Acreage: 15.1 acres

Zoning: RM-DL10 PD=10 (Residential Multi-Family, combining Density Limitation of 10 units per acre, combining Planned Residential Development of 10 units per acre) and C1-UP-Dc (Neighborhood Commercial, combining Use Permit, combining Design Scenic Corridor)

Community Plan Area: Horseshoe Bar-Penryn Community Plan

MAC Area: Horseshoe Bar-Penryn MAC

Applicant: Mike Mahoney

Owner: Penryn Development LLC

County Staff:

Planning: Sherri Conway (530) 745-3031

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: Laura Rath (530) 745-2300

MOTION VOTE 6:0 Commissioner Moss moved, Commissioner Johnson second; Recommend Board of Supervisors:

- 1. Adopt the Addendum to the previously Certified Orchard at Penryn Final Environmental Impact Report (State Clearinghouse Number 2010032070) and amended Mitigation Monitoring and Reporting Program;***
- 2. Adopt an ordinance to Rezone the 15.1 acre site from RM-DL10 PD=10 (Residential Multi-Family, combining Density Limitation of 10 units per acre, combining Planned Residential Development of 10 units per acre) and C1-UP-Dc (Neighborhood Commercial, combining Use Permit, combining Design Scenic Corridor) to RS-B-4 (Residential Single-Family, combining Building Site of 4,000 square feet);***
- 3. Approve the Vesting Tentative Subdivision Map; and***
- 4. Approve a Variance to Section 17.54.060(B) (5) of the Zoning Ordinance to allow for a reduction in the required parking standards from 158 to 136 spaces; based on findings, conditions of approval and errata sheet.***

AYE: Gray, Moss, Johnson, Nader, Roccucci, Denio,

NO: none

ABSENT: Sevison

No member of public spoke on this item.

Staff requests to hold a Special Planning Commission Hearing date on May 7, 2015.

MOTION VOTE 6:0 Commissioner Nader moved, Commissioner Johnson second;

AYE: Gray, Moss, Johnson, Nader, Roccucci, Denio,

NO: none

ABSENT: Sevison

3) 10:40 AM

**POND PAVILION & LOFTS
GRANITE BAY COMMUNITY PLAN AMENDMENT/REZONE/PARCEL
MAP/CONDITIONAL USE PERMIT/VARIANCES (PGPA 20120354)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request submitted by Lisa Powers, Powers Equity, Inc., to 1) amend the Granite Bay Community Plan land use designation on Assessor's Parcel Number 048-142-036-000 from Rural Residential (2.3 to 4.6 Acre Minimum) to Professional Office; 2) Rezone Assessor's Parcel Number 048-142-036-000 from RA-B-100 PD 0.44 (Residential Agriculture, combining building site minimum of 100,000 square feet, combining Planned Residential Development of 0.44 dwelling units per acre) to OP (Office and Professional); and also consider 3) a Tentative Parcel Map that would divide the ±5.2 acre property into a 2.495 acre parcel and 2.671 acre parcel; 4) a Conditional Use Permit to allow a ±7,500 square foot Commercial Event Center that would accommodate a maximum of 500 people, and to allow two Craftsman Loft buildings totaling ±23,662 square feet (Building A totals 12,000 square feet and Building B totals 11,662 square feet) that would accommodate uses permitted within the Office and Professional zone district; 5) a Variance to Section 17.54.140(D)(2) of the Zoning Ordinance to allow a reduced pond setback of 15 feet for the proposed Event Center and Loft structures, where a minimum setback of 50 feet is required; 6) a Variance to the Section 17.54.060 (Parking Space Requirements) of the Zoning Ordinance to allow 181 on-site parking spaces (plus an additional 52 valet parking spaces on-site and 57 off-site parking spaces), where a total of 290 parking spaces are required; and 7) a Variance to Section 17.54.180(A)(1) of the Zoning Ordinance to allow for two freestanding signs at the project's entry where only one freestanding is allowed. The Planning Commission will also consider adoption of the Mitigated Negative Declaration prepared for the project.

Project Location: located at 5630 Douglas Blvd. in Granite Bay

APNs: 048-142-036

Total Acreage: 5.2 acres

Zoning: RA-B-100 PD=0.44 (Residential Agriculture, combining a Building Site of 2.3-acre minimum, and Planned Development 0.44 Dwelling Units per acre)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Owner /Applicant: Lisa Powers, Powers Equity, Inc.

County Staff:

Planning: Roy Schaefer (530) 745-3061

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: Mohan Ganapathy (530) 745-2300

***MOTION VOTE 6:0 Commissioner Johnson moved, Commissioner Moss second;
To continue to a Special Meeting on May 7th at a time to be determined.***

AYE: Gray, Moss, Johnson, Nader, Rocucci, Denio,

NO: none

ABSENT: Sevison