



**COUNTY OF PLACER
PLANNING COMMISSION
ACTION
AGENDA
December 10, 2015**

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

REPORT FROM THE PLANNING DIRECTOR - EJ Ivaldi, Deputy Planning Director, reported on the following:

January 14, 2015 is the next Planning Commission hearing. Plan to hear the Winery Ordinance. Currently there are no items for the January 28th Planning Commission hearing.

On Tuesday the Board of Supervisors considered the Bickford Ranch and voted to approve the addendum to the project with a 4:1 vote.

Jackie Tsan was introduced as he is a new engineer for Engineering and Surveying Division.

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

CONSENT AGENDA - *No items on the consent agenda*

TIMED ITEMS: The following timed items are to be discussed at the time indicated.

1) 10:05 am **WILLOW CREEK SHOPPING CENTER**
10:08am-10:21am **CONDITIONAL USE PERMIT MODIFICATION (PLN15-00379)**
ADDENDUM TO A PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 3 (HOLMES)

Consider a request from Willow Creek Center, LLC, for approval of a Modification of the previously approved Conditional Use Permit to allow for an approximately 3,000 square foot increase in the floor area of Building 5 from approximately 12,000 square feet to approximately 15,000 square feet to accommodate a potential second anchor tenant. The total square footage of the shopping center building would increase from 64,715 square feet to 67,825 square feet. The Planning Commission will also consider adoption of an Addendum to a previously adopted Mitigated Negative Declaration that was prepared for this project.

Project Location: The project is located at the northwest corner of State Route 49 and Willow Creek Drive in the North Auburn area.

APN: 052-041-007, -008, -009, -010 and -011

Total Acreage: 7.51 acres

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

Community Plan Area: Auburn/Bowman Community Plan

MAC Area: North Auburn MAC
Applicant: Willow Creek Center, LLC
County Staff:

Planning: Gerry Haas (530) 745-3084
Engineering and Surveying: Rebecca Taber (530) 745-7538
Environmental Health: Justin Hansen (530) 745-2340

MOTION VOTE 4:0 Commissioner Moss moved, Commissioner Johnson second;
To take the following actions:

1. *Adopt the Addendum to the Mitigated Negative Declaration*
2. *Approve the proposed Conditional Use Permit Modification to allow for an increase in floor area subject to the Findings and revised Conditions of Approval, including CEQA findings in staff report.*

AYE: Moss, Johnson, Roccucci, Denio,
NO: none
ABSENT: Sevison, Gray, Nader

No one from the public spoke at hearing on this item.

Appeal rights were read.

2) 10:10 am
10:21am-10:58am

CODDING FENCE VARIANCE
APPEAL OF THE ZONING ADMINISTRATOR'S DENIAL OF A VARIANCE (PLN15-00332)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider an Appeal filed by Gideon Coddling, of the Zoning Administrator's denial of a Variance to allow for a solid, eight-foot high fence along the southern (front) and western (side) boundaries of his property, where three feet and six feet, respectively, are allowed by the Zoning Ordinance. The Planning Commission will also consider a finding of Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and Section 18.36.050 (E) of the Placer County Environmental Review Ordinance (Class 3 – New Construction of accessory structures).

Project Location: The project is located at 13861 Dry Creek Road in the Auburn area.

APN: 076-211-013-000

Total Acreage: 2.2 acres

Zoning: RA-B-100 (Residential Agricultural, combining minimum Building Site of 100,000 square feet or 2.3 acres minimum)

Community Plan Area: Auburn/Bowman Community Plan

MAC Area: North Auburn MAC

Applicant/Appellant: Gideon Coddling

County Staff:

Planning: Lisa Carnahan (530) 745-3067
Engineering and Surveying: Jackie Tsan (530) 745-3022
Environmental Health: Laura Rath (530) 745-2355

MOTION VOTE 4:0 Commissioner Moss moved, Commissioner Johnson second;
To take the following actions:

1. *Deny the appeal filed by Gideon Coddling.*
2. *Uphold the Zoning Administrator's decision to approve a Variance to the front fence height to allow a solid six-foot fence along that property boundary.*
3. *Uphold the Zoning Administrator's decision to deny a Variance to allow for solid, eight-foot high, corrugated metal fence along the southern (front) and western (side) boundaries of the subject property, where three-foot and six-foot heights, respectively, are allowed by the Zoning Ordinance, including findings in staff report.*

AYE: Moss, Johnson, Roccucci, Denio,
NO: none
ABSENT: Sevison, Gray, Nader

Appeal rights were read.

Three members of the public spoke on this item.

3) 10:30 am
10:58am-12:26pm

RICKEY – REESE ESTATES
WILLIAMSON ACT CONTRACT CANCELLATION (AGP-145)/MINOR LAND DIVISION

(PMLD 20140162)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)

Consider providing a recommendation to the Board of Supervisors of an application filed by Terry Reese and Aaron Rickey for partial cancellation of a Williamson Act Contract in order to facilitate approval of a Minor Land Division. The proposed Minor Land Division would divide a 37.7 acre parcel into four separate parcels ranging in area from 6.1 to 12.3 acres. The partial cancellation of a Williamson Act Contract would affect 37.7 acres of a total of 86.4 acres currently under contract (Williamson Act Contract AGP-145). The Planning Commission will also recommend that the Board of Supervisors consider adoption of the Mitigated Negative Declaration prepared for this project.

Project Location:

The subject property is located on the west side of Auburn Folsom Road, one-quarter mile south of the intersection of Auburn Folsom Road and Cavitt Stallman Road in the Granite Bay area.

APN's: 035-120-027-000

Total Acreage: 37.7 acres

Zoning: RA-B-X 4.6 (Residential Agriculture combining a minimum building site of 4.6 acres)

Community Plan Area: Granite Bay

MAC Area: Granite Bay MAC

Applicant: Terry Reese and Aaron Rickey

County Staff:

Planning: Alex Fisch (530) 745-3081

Engineering and Surveying: Sarah Gillmore (530) 745-7518

Environmental Health: Laura Rath (530) 745-2355

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

To take the following actions:

Recommend that the Board of Supervisors:

- 1. ADOPT the proposed Mitigated Negative Declaration, the Errata thereto and the Mitigation Monitoring Reporting Plan***
- 2. APPROVE this Minor Land Division (PMLD 20140162) in accordance with the findings and proposed Conditions of Approval***
- 3. APPROVE the cancellation of this Williamson Act Contract subject to the cancellation findings in staff's report.***

AYE: Moss, Johnson, Roccucci, Denio,

NO: none

ABSENT: Sevison, Gray, Nader

Three members of the public spoke on this item, that includes Ag Commissioner Josh Huntsinger.

MEETING ADJOUNED 12:26 PM