



COUNTY OF PLACER PLANNING COMMISSION

ACTION AGENDA DATE

January 8, 2015

OFFICE OF Planning Services Division

3091 County Center Drive Suite 140
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; Ken Denio (Vice Chairman), District 2; Richard Rocucci (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 were present*

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

Congratulations of re-appointed Planning Commissioners Larry Sevison, Ken Denio, and Richard Rocucci. Look forward to working with all of the Commissioners in 2015.

Board of Supervisors action: On Tuesday the Board of Supervisors approved the Placer Vineyard Specific Plan amendment. We are already starting work with the first phase development group on the first phasing plan. Six property owner groups in that area are getting ready to submit large lot and small lot maps. We will continue to process these applications as they are submitted. The other item was the Sheridan Community Plan update which was approved with four highlights: 1) remove the United Auburn Indian Community 1,178 acres; 2) modified the proposed rezoning of a 33-acre of land previously zoned INP (Industrial Park) at the northeast corner of Sheridan Lincoln Boulevard and N. Nader Road from F-B-X 20 acre minimum (Farm, 20-acre minimum) to F-B-X 10 acre minimum (Farm, 10-acre minimum); 3) added new language regarding the desire of extending bus service to Sheridan as suggested by the Placer County Transportation Planning Agency, and 4) added new language recognizing a significant portion of the Plan area south of the townsite is within the Lincoln Airport overflight zone and any new development in the area must comply with the requirements of the Placer County Airport Land Use Compatibility Plan.

Upcoming Planning Commission meeting: We were talking about going to Tahoe on January 22nd, but the Tahoe projects have stalled so we won't make a trip up to Tahoe. We will hold meeting on January 22nd it will be here in Auburn. Just a couple of items; and extension of time and an appeal of a Variance.

Karin Schwab, County Counsel regarding the swearing in of Commissioners. We couldn't notice Larry Sevison appointment because it didn't happen until yesterday. In order to swear him in, she would like to have the Planning Commission make a motion to add Mr. Sevison's name to the next item so we can swear him in with others.

MOTION VOTE: 6:0:1 Commissioner Denio move to add Larry to next item and Commissioner Johnson second.

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

ABSTAINED: Sevison

OATH OF OFFICE FOR 2015 APPOINTED PLANNING COMMISSIONERS:

Commissioners were Sworn-in by Kathi Heckert, Planning Commission Clerk

Commissioner Ken Denio

Commissioner Richard Roccucci

Commissioner Larry Sevison

PLANNING COMMISSION – SELECTION OF OFFICERS

A) Selection of 2015 Chairman.

Action: *Approved Ken Denio, as Chairman for 2015*

MOTION VOTE 7:0 Commissioner Johnson move, Commissioner Moss second

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

B) Selection of 2015 Vice-Chairman.

Action: *Approved Richard Roccucci, as Vice Chair for 2015*

MOTION VOTE 7:0 Commissioner Johnson move, Commissioner Denio second

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

C) Selection of 2015 Secretary.

Action. *Wayne Nader, as Secretary for 2015*

MOTION VOTE 7:0 Commissioner Denio move, Commissioner Johnson second

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

Commissioner Sevison handed over gavel to Commission Denio to Chair the remainder of this meeting.

PLANNING COMMISSION 2015 MEETING CALENDAR:

Approval of Planning Commission meeting schedule for 2015.

February 5, November 5 and November 19th changes.

MOTION VOTE 7:0 Commissioner Moss move, Commissioner Sevison second

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

PUBLIC COMMENT: *The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. There were no comments.*

1) 10:05 am
10:15 a-10:17a

**ROGERS VARIANCE (PVAA 20120154)
APPEAL OF THE ZONING ADMINISTRATORS DENIAL OF A VARIANCE
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 3 (HOLMES)
(APPELLANT IS REQUESTING A CONTINUANCE TO NEXT AVAILABLE
DATE)**

Consider an Appeal from the property owner, Daryl Rogers, of the Zoning Administrator's denial of a Variance to allow for 1) construction of an approximately 396 square foot shed one foot from the east side property line (where 30 feet is normally required), 2) construction of an approximately 420 square foot barn eight feet from the east side property line (where 30 feet is normally required), 3) placement of an animal enclosure zero feet from the east property line (where 30 feet is normally required), and 4) placement of an animal enclosure closer to the common property line (east), than the distance from the property line to the adjacent residence (Zoning Ordinance Section 17.56.020(c)(1) (Accessory Buildings and Uses - Animal Enclosures). The Planning Commission will also consider a finding of Categorical Exemption [Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction or Conversion of Small Structures)].

Project Location: The project is located at 8555 Irish Lane in the Newcastle area.

APN: 032-152-041-000

Total Acreage: 2.4 acres

Zoning: zoned RA-B-100–SP [Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre minimum), combining Special Purpose]

Community Plan Area:

MAC Area: Newcastle/Ophir MAC

Appellant/Owner: Daryl Rogers

County Staff:

Planning: Melanie Jackson (530) 745-3036

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

Environmental Health: Mohan Ganapathy (530) 745-2300

MOTION VOTE 7:0 Commissioner Moss moved, Commissioner Rocucci second;

To approve the continuance of this item to January 22, 2015 at 10:05 am

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

NO: none

Member of public were offered opportunity to speak: No member of public spoke on this item.

2) 10:10 am
10:17a-11:14a

**SUNSET INDUSTRIAL AREA PLAN UPDATE – INTRODUCTORY
WORKSHOP**

Conduct a Public Workshop with the Planning Commission to review the Sunset Area Plan work program, schedule, and obtain input from the Planning Commission and general public about the update.

Project Location: Sunset Area of unincorporated Placer County; bounded to the north by the City of Lincoln, to the east by Highway 65 and the City of Rocklin, to the south by the City of Roseville, and to the west by South Dowd Road.

County Staff:

Planning: Sherri Conway (530) 745-3031

Conducted a Public Workshop with the Planning Commission to review the Sunset Area Plan Update work program, schedule, and obtain input from the Planning Commission and general public about the update.

NEXT STEPS:

Staff is currently working closely with the consulting team to provide them a myriad of documents, research, data, and information to enable the development of Existing Conditions and Constraints Analysis. Once this Analysis is complete and has been reviewed by staff, the next step will be to conduct a Public Workshop with the Planning Commission in early June 2015.

Two members from the public provided verbal comments.

MEETING ADJOURNED: 11:15 AM