

**COUNTY OF PLACER
PLANNING COMMISSION
ACTION
AGENDA
DATE
OCTOBER 13, 2016**

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

*10:00am-
10:14am*

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

REPORT FROM THE PLANNING DIRECTOR – *Planning Director discussed future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.*

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

Jim Cooke – spoke of his concerns of the expansion of storage facility near Tree Lake Village.

CONSENT AGENDA - *Consent Agenda items approved as indicated below.*

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

1) 10:05 am OVATION SENIOR LIVING FACILITY

10:14am-11:50am

REZONE/TENTATIVE PARCEL MAP/ MINOR USE PERMIT (PLN15-00462)

**MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Dean Mattsson and Brad Frost, Ovation Senior Living, LLC., on behalf of Creekside Holdings, LLC, and make a recommendation to the Board of Supervisors for 1) Approval of a Rezone of Assessor’s Parcel Number 466-030-050-000 from RS-AG-B-40 (Residential-Single-Family, combining Agriculture, combining building site minimum of 40,000 square feet) to RA-B-40 (Residential Agriculture, combining building site minimum of 40,000 square feet); 2) Approval of a Tentative Parcel Map to subdivide the ±6.9 acre property into a

4.5 acre parcel and 2.4 acre parcel; and 3) Approval of a Minor Use Permit to allow a ±108,000 square foot, two-story Senior Living residential care facility to be constructed and operated on the 4.5-acre western parcel of the project site.

The Planning Commission will also consider a recommendation to the Board to adopt the Mitigated Negative Declaration prepared for this project.

Project Location: The project is located on the east side of Sierra College Boulevard, 1000 feet south of the intersection of Old Auburn Road and Sierra College Boulevard, in the Granite Bay area.

APN: 466-030-050-000

Total Acreage: 6.9 acres

Zoning: RS-AG-B-40 (Residential-Single-Family, combining Agriculture, combining minimum building site of 40,000 square feet)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Applicant: Dean Mattsson and Brad Frost, Ovation Senior Living

Owner: Creekside Holdings, LLC

County Staff:

Planning Services Division: George Rosasco (530) 745-3065

Engineering and Surveying Division: Sarah Gillmore (530) 745-3110

Environmental Health: Mohan Ganapathy (530) 745-2300

Twelve members of the public spoke.

Motion vote as follows - To recommend the Board of Supervisors :

MOTION VOTE 5:0 Commissioner Nader moved, Commissioner Moss second;

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program prepared for this project in compliance with CEQA, subject to the findings in the staff report;

AYE: Arcuri, Moss, Johnson, Nader, Roccucci,

NO:

ABSENT: Sevison, Gray

MOTION VOTE 5:0 Commissioner Nader moved, Commissioner Moss second;

2. Adopt an Ordinance to Rezone the Western 4.5 acre portion of Assessor's Parcel Number 466-030-050-000 from RS-AG-B-40 (Residential Single Family, combining Agriculture, combining building site minimum of 40,000 square feet) to RA-B-40 (Residential Agriculture, combining building site minimum of 40,000 square feet) subject to the findings in the staff report;

AYE: Arcuri, Moss, Johnson, Nader, Roccucci,

NO:

ABSENT: Sevison, Gray

MOTION VOTE 5:0 Commissioner Nader moved, Commissioner Moss second;

3. Approve the Tentative Parcel Map to subdivide the 6.9 acre property into a 4.5 acre parcel and 2.5 acre parcel, subject to the findings in the staff report and conditions as amended;

AYE: Arcuri, Moss, Johnson, Nader, Roccucci,

NO:

ABSENT: Sevison, Gray

*Break 11:55-
12:00n*

MOTION VOTE 5:0 *Commissioner Nader moved, Commissioner Moss second;*
4. Approve the Minor Use Permit to allow a 108,000 square foot, two-story “Residential Care Home” (Ovation Senior Living Facility) to be constructed and operated on the 4.5-acre western parcel of the project site, subject to the findings and conditions as modified;

AYE: Arcuri, Moss, Johnson, Nader, Roccucci,

NO:

ABSENT: Severson, Gray

County Counsel – Karin Schwab clarified amendment to Condition #53, to add a new subsection (g) that addresses the restriction to allow only one-story buildings on the remaining 2.5 acre parcel, and to clarify that this is going forward to the Board of Supervisors with recommendations, there are no appeal rights of the Planning Commission’s actions.

**2) 10:20 am EMERGENCY SHELTER
ZONING TEXT AMENDMENT (PLN16-00162)
NEGATIVE DECLARATION
ALL SUPERVISORIAL DISTRICTS**

Consider a request from the Placer County Planning Services Division to consider and recommend the Board of Supervisors revise Placer County Code, Chapter 17 (Zoning Ordinance), Article 17.06, Section 17.06.050 and Article 17.56, Section 17.56.295, relating to emergency shelters. The Zoning Text Amendment would revise Section 17.06.050 of the Zoning Ordinance to add Emergency Shelters as an allowable land use in three additional Zone Districts with approval of a Conditional Use Permit: Heavy Commercial (C3), Industrial (IN) and Industrial Park (INP). The proposed amendments to Section 17.56.295, would add additional development standards for emergency shelters. The Planning Commission will also consider and make a recommendation to the Board of Supervisors on adoption of a Negative Declaration prepared pursuant to the California Environmental Quality Act.

Project Location: Countywide

Community Plan Area: Placer County General Plan

MAC Area: All MACs

Applicant: Placer County

County Staff:

Planning Services Division: Nikki Streegan (530) 745-3577

Engineering and Surveying Division: (530) 745-3110

Environmental Health: (530) 745-2300

Nineteen members of the public spoke.

Motion vote as follows - To recommend the Board of Supervisors :

MOTION VOTE 5:0 *Commissioner Nader moved, Commissioner Moss second;*

1. Find that the Negative Declaration prepared for this Zoning Text Amendment is adequate and in compliance with the California Environmental Quality Act,

supported by findings in the staff report;
AYE: Arcuri, Moss, Johnson, Nader, Roccutti,
NO:
ABSENT: Severson, Gray

MOTION VOTE 5:0 Commissioner Nader moved, Commissioner Arcuri second;
1. Amend the Zoning Text relating to the emergency shelters to add the
Industrial and Industrial Park zoning designations;
AYE: Arcuri, Moss, Johnson, Nader, Roccutti,
NO:
ABSENT: Severson, Gray

MOTION VOTE 5:0 Commissioner Nader moved, Commissioner Arcuri second;
1. Amend the Zoning Text Amendment to revise the Development Standards in
Section 17.56.295 as set forth in Pgs. 8-9 of the staff report with the changes to C.
4. Last sentence to change “may” to “shall”, and in E. second sentence to change
“may” to “shall”.
AYE: Arcuri, Moss, Johnson, Nader, Roccutti,
NO:
ABSENT: Severson, Gray

Commissioner Johnson moved for reconsideration of the Zoning Text Amendment
related to the- 2nd motion above to include the C3 zoning. The motion failed for lack of
a second.

County Counsel – Karin Schwab reminded Commission, this matter is going forward to
the Board of Supervisors with recommendations, there are no appeal rights of the
Planning Commission’s actions.

CONSENT AGENDA - All items on the Consent Agenda have been recommended for approval by the Development Review Committee. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be moved for discussion.

A) Approved Action Agenda of September 22, 2016 Planning Commission Meeting

MOTION VOTE 5:0 Commissioner Johnson moved, Commissioner Moss second;
To Approve Consent Agenda
AYE: Arcuri, Moss, Johnson, Nader, Roccutti
NO: none
ABSENT: Severson, Gray

MEETING ADJOURNED 2:03 PM