



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

**PLANNING COMMISSION
AGENDA
DECEMBER 14, 2017**

Any person interested in participating and/or addressing the Commission during the Planning Commission meeting by interactive video may do so at the Placer County Administrative Offices - Tahoe City
775 North Lake Boulevard, Tahoe City, CA 96145

Meeting will be 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

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.

10:00 a.m.

FLAG SALUTE

ROLL CALL: Richard Johnson, District 3 (Chairman); Wayne Nader, At-Large West of Sierra Crest, (Vice Chairman); Jeffrey Moss, District 4; (Secretary); Richard Roccucci, District 1; Fred Arcuri, District 2; Merrill Haber, District 5; and Larry Sevison, At-Large East of Sierra Crest.

REPORT FROM THE PLANNING DIRECTOR: Planning Director to discuss 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: Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

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.

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

- 1) 10:05 a.m. **GARY DAVIS BUILDING PARKING
APPEAL OF THE ZONING ADMINISTRATOR'S DENIAL OF A VARIANCE
MODIFICATION (PLN16-00097)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)
(Continued from October 26, 2017)**
- Consider an appeal filed by the applicant, Gary Davis, of the Zoning Administrator's denial of a variance modification to allow for the removal of Condition of Approval No. 4. This condition requires the applicant to pay an in-lieu parking fee in the amount of \$30,000, or as an alternative, contribute land, transit facilities, or off-site parking of equal value. The project is Categorically Exempt from environmental review pursuant to the provisions of Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3, New Construction or Conversion of Small Structures).
- Project Location:** 165 River Road, in the Tahoe City area
APN: 094-190-006-000
Total Acreage: 9,024 square feet
Zoning: Tahoe City – Mixed Use Town Center
Community Plan Area: Tahoe City Mixed Use Town Center
Applicant/Appellant: Gary Davis Group
Owner: Davis – Gott, LLC
County Staff:
Planning: Steve Buelna (530) 581-6285
Engineering and Survey: Sarah Gillmore (530) 745-7538
Environmental Health: Joey Scarbrough (530) 745-2346
- 2) 10:25 a.m. **PLACER VINEYARDS SPECIFIC PLAN 1st DEVELOPMENT PHASE
PROPERTY 4B SMALL LOT VESTING TENTATIVE SUBDIVISION MAP
(PLN17-00212)
PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT,
CEQA GUIDELINES SECTION 15183 (STREAMLINED CEQA REVIEW) AND
CEQA GUIDELINES SECTION 15182 (EXEMPTION)
SUPERVISORIAL DISTRICT 1 (DURAN)**
- Consider a request from Alan Hersh, LDK-Arep III Placer Owner, LLC, for approval of a Small Lot Vesting Tentative Subdivision Map for Property 4B (SLVTSM-P4B) of the Placer Vineyards Specific Plan (PVSP) Area. The Property 4B Small Lot Vesting Tentative Subdivision Map would create 240 lots, including 225 Medium Density Residential lots (52.2 acres) and 1 Commercial Mixed-Use lot (6.4 acres) with 88 dwelling units. In addition, the Small Lot Vesting Tentative Subdivision Map will create 1 Neighborhood Park (4.0 acres), 3 Open Space lots (15.3 acres), and 10 landscape lots (4.0 acres). The Planning Commission will also consider adoption of a finding that this Small Lot Vesting Tentative Subdivision Map is consistent with the previously certified PVSP Final Environmental Impact Report and meets the criteria in Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 (Streamlined

CEQA review for projects consistent with existing zoning and specific plan policies for which an EIR was certified) and CEQA Guidelines Section 15182 (Exemption for residential projects pursuant to an approved Specific Plan).

Project Location: 2.5 miles west of the intersection of Walerga Road and Baseline Road, abutting the south side of Baseline Road in the unincorporated southwest corner of Placer County, west of the City of Roseville.

APN: 023-200-071-000 (Portion)

Total Acreage: 82.8 acres

Zoning: Placer Vineyards Specific Plan (PVSP)

Community Plan Area: Dry Creek West Placer

Applicant/Appellant: Alan Hersh of McClellan Park

Owner: LDK-AREP III Placer Owner, LLC

County Staff:

Planning: Nick Trifiro (530) 745-3069

Engineering and Survey: Phil Frantz (530) 745-7584

Environmental Health: Joey Scarbrough (530) 745-2346

3) 10:45 a.m. INFORMATIONAL UPDATE ON PLACER COUNTY'S HOUSING ELEMENT IMPLEMENTATION

The Planning Services Division is presenting information on Housing Element Implementation, the Placer County 2017-18 Housing Program Work Plan, the Eastern Placer Nexus Based Fee Study and the Western Placer Nexus Based Fee Study update, and a housing related legislative update.

County Staff:

Planning – Shawna Purvines (530) 745-3031

CONSENT AGENDA:

A) Approve Action Agenda of October 26, 2017 Planning Commission Meeting

B) Approve 2018 Planning Commission Meeting Calendar

**C) BRIAR MEADOWS ESTATES II
EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP AND
VARIANCE (PSUB 20070437)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Oleg Vigdorichik, on behalf of New Airport Road, LLC, for approval of a two-year Extension of Time for a previously approved Vesting Tentative Subdivision Map and Variance (building setbacks) that allowed for the development of 37 single-family residential lots averaging 10,000 square feet in area.

Project Location: South side of New Airport Road between Bell Road and Hwy 49 in the North Auburn area.

APN: 052-080-012-000

Total Acreage: 14 acres

Zoning: RS-B-10-AO (Residential Single Family, combining minimum building site of 10,000 square feet, combining Aircraft Overflight)

Community Plan Area: Auburn / Bowman Community Plan

Applicant / Owner: New Airport Road, LLC – Oleg Vigdorichik

County Staff:

Planning – Bennett Smithhart (530) 745-3039

Engineering and Survey – Phil Frantz (530) 745-7584

**D) CABRAL RANCH
EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP
(PSUB 20080105)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request from Brad Shirhall of TLA Engineering and Planning, on behalf of Cabral Ranch LLC, for approval of a two-year Extension of Time for a previously approved Vesting Tentative Subdivision Map that allowed for the subdivision of a 12.4 acre parcel into 12 single-family residential lots (minimum lot sizes of 40,000 square feet).

Project Location: West side of Cook Riolo Road, 200 yards south of the intersection of Cook Riolo Road and Vineyard Road

APN: 023-240-079-000

Total Acreage: 12.4 acres

Zoning: RS-AG-B-40 PD = 1 (Residential Single Family, combining Agriculture, combining minimum Building Site of 40,000 square feet, combining Planned Residential Development of one dwelling unit per acre)

Community Plan Area: Dry Creek West Placer Community Plan

Applicant: TLA Engineering and Planning, Brad Shirhall

Owner: Cabral Ranch LLC

County Staff:

Planning – Patrick Dobbs (530) 745-3060

Engineering and Survey – Phil Frantz (530) 745-7584