



COMMUNITY DEVELOPMENT RESOURCE AGENCY  
PLANNING DIVISION

PLANNING COMMISSION  
ACTION AGENDA  
MARCH 23, 2017

The 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**

*10:02 am - 10:08 am*

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

**REPORT FROM THE PLANNING DIRECTOR:** *Deputy Planning Director, E.J. Ivaldi, noted there were no CDRA items on the previous Board agenda. At the upcoming April 4<sup>th</sup> Board of Supervisor meeting, Staff will request a continuance for the Barton Ranch Subdivision item due to ongoing communications with neighbors regarding easements and setbacks. Phase 1 of the Bickford Ranch project will be heard, as well as the Tahoe Cedars project at the April 27<sup>th</sup> Planning Commission meeting scheduled at the Domes on Fulweiler with live feed to Tahoe.*

*Introduction of new department staffing, Principal Planner leading the Housing and Economic Development Division, Shawna Purvine.*

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

**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 item is to be discussed at the time indicated.

**1) 10:05 am**                    **PLACER COUNTY EMERGENCY SHELTER**  
*10:08 am – 12:42 pm*           **CONDITIONAL USE PERMIT (PLN17-00049)**  
**CATEGORICAL EXEMPTION**  
**SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider an application from the Placer County Department of Public Works and Facilities to make a recommendation to the Placer County Board of Supervisors on a request for a Conditional Use Permit (“CUP”) to allow an emergency shelter for homeless individuals. The emergency shelter would be located in existing facilities (approximately 16,725 square feet of Building 303A/B including 6,020 square feet of outdoor courtyard area) within the Placer County Government Center, the same location where the current temporary emergency shelter is operating. The proposed term of the CUP is five years and, if approved, would operate 24 hours per day and

seven days per week, and accommodate up to 100 men and women including shelter staff. The emergency shelter would provide sleeping facilities, meals, bathroom and shower facilities, and laundry access. In addition to shelter and meals, the facility would provide referrals and access to services including mental health, substance abuse treatment, medical care, legal services, public assistance and job training. The proposed emergency shelter also requires an operating agreement and a site access agreement, or similarly titled agreements (the "Agreements"), between the shelter operator and the County of Placer, both of which Agreements are subject to consideration by the Board of Supervisors at a future Board meeting. The Agreements would outline the obligations, regulations and requirements of the operator selected to run such a facility. The CUP and the Agreements are connected. As a result, the Planning Commission will serve as a recommending body on this CUP so that the recommendation can be moved forward to the Board for its consideration of the same concurrently with the Agreements during the same future public meeting. The Planning Commission will also consider and make a recommendation to the Board of Supervisors that the project is Categorically Exempt [Section 15301 of the CEQA Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities)].

**Project Location:** 11442 E Avenue, Auburn (Building 303A/B, approximately 450 feet north of the intersections of F Avenue and Atwood Road) in the Placer County Government Center.

**APN:** 051-120-010-000

**Total Acreage:** 110 acres

**Zoning:** C3-Dc (Heavy Commercial, combining Design Corridor)

**Community Plan Area:** Placer County General Plan

**County Staff:**

Planning: Nikki Streegan (530) 745-3577

Public Works and Facilities: Eric Findlay (530) 886-4944

***Twenty-one members of the public and Jeff Brown, Director of Health and Human Services, provided comments.***

- 1) MOTION AS FOLLOWS: Recommend the Board of Supervisors find the proposed Conditional Use Permit categorically exempt from environmental review (CEQA Guidelines Section 15301, County Code Chapter 18, section 18.36.030).***

***Commissioner Rocucci moved; Commissioner Moss second***

***MOTION VOTE 4:0:3***

***AYE: Arcuri, Rocucci, Johnson, Moss***

***NO: None***

***ABSENT: Nader, Sevison, District 5 Seat Vacant***

- 2) MOTION AS FOLLOWS: Recommend the Board of Supervisors approve the Conditional Use Permit for a maximum of five years. Also recommend the Board conduct an annual review of compliance with conditions of approval including Attachment B (Security Plan). Also recommend the County consider inclusion of the North Auburn MAC Ad Hoc Committee***

*Recommendations (Attachment E) into the operating agreement to the extent feasible. The Commission's recommendations are subject to the findings in the staff report and Conditions of Approval.*

*Commissioner Roccucci moved; Commissioner Moss second*

**MOTION VOTE 3:1:3**

**AYE: Roccucci, Johnson, Moss**

**NO: Arcuri**

**ABSENT: Nader, Sevison, District 5 Seat Vacant**

**CONSENT AGENDA:**

**A) HIDDEN RAVINE ESTATES  
EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP AND  
CONDITIONAL USE PERMIT (PSUB 20060791 / PSM 20080325)  
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION (EIAQ 3794)  
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider on its consent agenda a request from Robert Hoffman, for approval of a two-year Extension of Time, for a previously approved Vesting Tentative Subdivision Map and Conditional Use Permit that allowed a 11-lot Planned Residential Development on 12.5 acres, including a 2.51-acre open space lot. The Planning Commission will also consider the previously adopted Mitigated Negative Declaration.

**Project Location:** Southwest corner of Richardson Drive and Kemper Road, in the Auburn area.

**APN:** 051-100-069-000

**Total Acreage:** 12.5 acres

**Zoning:** RS-AG-B-40 PD = 1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet)

**Community Plan Area:** Auburn / Bowman Community Plan

**Applicant:** Robert Hoffman

**Owner:** Robert Hoffman

**County Staff:**

Planning: Kally Keding-Cecil (530) 745-3034

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

Environmental Health: Justin Hansen (530) 745-2340

**MOTION AS FOLLOWS: Approve Consent Item A) Hidden Ravine Estates Extension of Time – Vesting Tentative Subdivision Map and Conditional Use Permit (PSUB 20060791 / PMS 20080325), and previously adopted Mitigated Negative Declaration (EIAQ 3794).**

*Commissioner Moss moved; Commissioner Roccucci second*

**MOTION VOTE 4:0:3**

**AYE: Arcuri, Roccucci, Johnson, Moss**

**NO: None**

**ABSENT: Nader, Sevison, District 5 Seat Vacant**