



COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING SERVICES DIVISION
County of Placer

PLANNING COMMISSION
ACTION AGENDA
OCTOBER 12, 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. Interactive video was available at the Placer County Administrative Offices – Tahoe City located at 775 North Lake Boulevard, Tahoe City, CA 96145.

10:00 a.m.
10:02 – 10:15 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 Rocucci, District 1; Fred Arcuri, District 2; Merrill Haber, District 5; and Larry Sevison, At-Large East of Sierra Crest.*

REPORT FROM THE PLANNING DIRECTOR: *The Planning Director, E.J. Ivaldi, thanked the IT Team, Jeremy Kelly and Greg Currier for set up and connection with the Tahoe office. The Water Efficiency Landscape Ordinance was approved by the Board of Supervisors, as recommended by the Commission; the Second Dwelling Unit item was continued. Printed copies of the newly proposed language will be provided to the Commission. Future Planning Commission meetings to include October 26th in Tahoe with an 8 a.m. departure from CDRA for an appeal and comments on the Draft EIR for the Alpine Sierra Subdivision project; November 9th and December 14th meetings are scheduled for Auburn.*

PUBLIC COMMENT: *The opportunity to discuss with the Planning Commission, matters not included on the current agenda. One individual offered public comment.*

CONSENT AGENDA: *All items recommended by the Development Review Committee were approved by a single roll call vote. No items were removed for discussion.*

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

1) 10:05 a.m.
10:15 – 11:55 a.m.

**WOODVISTA REDEVELOPMENT
VESTING TENTATIVE SUBDIVISION MAP / CONDITIONAL USE PERMIT /
VARIANCE (PLN17-00147)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from PR Design and Engineering, on behalf of Wood Vista Lodge LLC, Charles Patrick and Pamela Pinjuv, for approval of a Vesting Tentative Subdivision Map and Conditional Use Permit to allow for a Planned Residential Development that would include up to seven (7) residential condominium units and

one common area lot. The applicant is also requesting a Variance to allow a six-foot tall stone and wrought iron fence with a vehicle gate on State Highway 28 at zero-feet from front property line where 20 feet is required. The Planning Commission will also consider the adoption of a Mitigated Negative Declaration for the project.

Project Location: 265 Beach Street on the northwest corner of Beach Street and North Lake Boulevard (State Highway 28) in Tahoe Vista.

APN: 117-150-040-000

Total Acreage: 0.9635 acres

Zoning: Mixed-Use (North Tahoe East)

Community Plan Area: North Tahoe Community Plan

Applicant: PR Design and Engineering

Owner: Wood Vista Lodge LLC, Charles Patrick and Pamela Pinjuv

County Staff:

Planning – Allen Breuch (530) 581-6284

Engineering and Survey – Sarah Gillmore (530) 745-7538

Two members of the public provided comments from the Tahoe Office location.

1. **MOTION AS FOLLOWS:** *Adopt the Mitigated Negative Declaration, Errata and Mitigation Monitoring Program prepared for the Woodvista Redevelopment project, supported by the findings contained in the staff report.*

Commissioner Moss moved; Commissioner Nader second

MOTION VOTE 7:0

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

NO: None

2. **MOTION AS FOLLOWS:** *Approve the Vesting Tentative Subdivision Map to allow up to seven (7) single-family residential condominium units subject to the conditions of approval with modification to #27; and supported by the findings contained in the staff report.*

Commissioner Moss moved; Commissioner Nader second

MOTION VOTE 7:0

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

NO: None

3. **MOTION AS FOLLOWS:** *Approve the Conditional Use Permit for a Planned Residential Subdivision, subject to the conditions of approval with modification to #27; and supported by the findings contained in the staff report.*

Commissioner Moss moved; Commissioner Nader second

MOTION VOTE 7:0

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

NO: None

4. **MOTION AS FOLLOWS: Approve the Variance to allow for a six-foot tall stone and wrought iron fence on State Highway 28 at zero-feet from front property line, subject to the conditions of approval with modification to #27; and supported by the findings contained in the staff report.**

Commissioner Moss moved; Commissioner Nader second

MOTION VOTE 7:0

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

NO: None

5. **MOTION AS FOLLOWS: Deny the Variance for the proposed vehicle gate and supported by findings contained in the staff report.**

Commissioner Roccucci moved; Commissioner Nader second

MOTION VOTE 6:1

AYE: Arcuri, Haber, Roccucci, Johnson, Nader, Sevison

NO: Moss

11:55 a.m. – 12:03 p.m.

BREAK

2) 10:20 a.m.

12:03 – 12:40 p.m.

INFORMATIONAL UPDATE ON PLANNING SERVICES DIVISION'S LONG RANGE PLANNING WORK PROGRAM

The Planning Services Division's Long Range Planning will provide a presentation on the Division's Long Range Planning work program. The presentation will include a brief overview of each of the County-Initiated projects that the Long Range Planning team is currently undertaking and will include a report on the status and timeline for each project.

County Staff:

Planning – Crystal Jacobsen (530) 745-3085

NO ACTION WAS TAKEN ON THIS INFORMATIONAL ITEM.

CONSENT AGENDA:

A) Approve Action Agenda of September 14, 2017 Planning Commission Meeting

B) **RANCHO DEL ORO ESTATES
EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP / VARIANCE
(PSUB20070032)
PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request for approval of a two-year Extension of Time, for a previously approved Vesting Tentative Subdivision Map and Variance that allowed for the development of an 89-lot single-family residential subdivision (including eight open

space lots and one common lot). The Variance was approved to allow entry gates up to eight feet tall, zero feet from the edge of right of way of Road "B" and "D" at two locations that intersect with Olive Ranch Road. The Vesting Tentative Subdivision Map and Variance were originally approved by the Board of Supervisors on October 5, 2010.

Project Location: North side of Olive Ranch Road, approximately 0.25 mile east of Cavitt-Stallman Road, in the Granite Bay area.

APN: 046-090-012-000

Total Acreage: 119.4 acres

Zoning: RS-B-X-42,000 square feet DL 0.83 (Residential Single-Family, combining minimum Building Site of 42,000 square feet, Density Limitation of 0.83 units per acre).

Community Plan Area: Granite Bay Community Plan

Applicant: Tsakopoulos Investments, LLC – Greg Jones

Owner: Tsakopoulos Investments, LLC – Angelo Tsakopoulos

County Staff:

Planning – Nikki Streegan (530) 745-3577

Engineering and Survey – Rebecca Taber (530) 745-7538

MOTION AS FOLLOWS: Approve the Consent Agenda, Items A) and B)

Commissioner Moss moved; Commissioner Nader second

MOTION VOTE 6:0:1

AYE: Arcuri, Haber, Johnson, Nader, Sevison, Moss

NO: None

RECUSED: Roccucci

12:40 p.m.

MEETING ADJOURNED