



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING SERVICES DIVISION

PLANNING COMMISSION
AGENDA
OCTOBER 12, 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. 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

2) 10:20 a.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

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