



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, AUGUST 9, 2018
10:00 A.M.

MEETING LOCATION:
PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603

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

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: Wayne Nader, At-Large West of Sierra Crest (Chairman); Jeffrey Moss, District 4 (Vice Chairman); Larry Sevison, At-Large East of Sierra Crest (Secretary); Richard Roccucci, District 1; Nathan Herzog, District 2; Richard Johnson, District 3; Anders Hauge, District 5.

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. CHAPTER 17 ZONING TEXT AMENDMENT
ZONING TEXT AMENDMENT (PLN18-00284)
STATUTORY EXEMPTION
ALL SUPERVISORIAL DISTRICTS
(Continued from July 26, 2018)**

The Placer County Planning Services Division is requesting that the Planning Commission consider a recommendation to the Board of Supervisors to repeal and replace Placer County Code, Chapter 17 (Zoning Ordinance) to incorporate amendments to the same. The proposed zoning text amendments (ZTA) are intended to clarify and simplify implementation and interpretation of the Zoning Ordinance. The most significant changes in the proposed ZTA include the creation of a Street-Side Setback requirement and revisions to the nuisance abatement process. Additionally, the proposed ZTA would include revisions to the “Definitions”, “Allowable Land Uses and Permit Requirements”, “General Development Regulations”, “Antennae and Communications Facilities” and “Solar”. The Planning Commission will also consider amendments to Section 17.040.030 - Definitions of Land uses, Specialized Terms and Phrases; Section 17.060.060 - Zone District Regulations; Section 17.080.010 – Agricultural Exclusive (AE); Section 17.10.010 – Farm (F) District; Section 17.12.010 – Forestry (FOR); Section 17.14.010 – Open Space (O); Section 17.16.010 – Timberland Production (TPZ); Section 17.18.010 – Water Influence (W); Section 17.20.010 – Commercial Planned Development (CPD); Section 17.22.010 – General Commercial (C2); Section 17.24.010 – Heavy Commercial (C3); Section 17.26.010 – Highway Service (HS); Section 17.30.010 – Neighborhood Commercial (C1); Section 17.32.010 – Office Professional (OP); Section 17.34.010 – Resort (RES); Section 17.36.010 – Airport (AP); Section 17.38.010 – Business Park (BP); Section 17.40.010 – Industrial (IN); Section 17.42.010 – Industrial Park (INP); Section 17.44.010 – Residential Agriculture (RA); Section 17.46.010 – Residential Forest (RF); Section 17.48.010 – Residential Multi Family (RM); Section 17.50.010 – Residential Single Family (RS); Section 17.52.040 – Building Site (-B); Section 17.52.060 – Density Limitation (-DL); Section 17.54.010 – General Development Regulations; 17.54.020 – Height Limit Exceptions; Section 17.54.040 – Minimum Parcel Standards; Section 17.54.070 – Design and Improvement of Parking; Section 17.54.130 – Setbacks and Yards; Section 17.54.140 – Exceptions to Front, Side and Rear Setbacks; Section 17.54.150 – Projections into Required Setbacks – Building Features and Equipment; Section 17.54.160 – Interior Setbacks; Section 17.54.180 – On Premise Signs; Section 17.56.010 – Specific Use Requirements; Section 17.56.060 – Antennae, Communications Facilities; Section 17.56.110 – Explosive Manufacturing and Storage; Section 17.56.240 – Snow Tunnels, Seasonal; Section 17.56.250 – Storage, Accessory – Indoor and Outdoor; Section 17.56.300 – Ground Mounted Solar Electric Generating Systems; Section 17.58.160 – Permit Time Limits, Exercising of Permits, and Extensions; and Section 17.62.160 – Nuisance Abatement. Additionally, the Planning Commission will consider providing a recommendation to the Board of Supervisors on a finding of a Statutory Exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

Project Location: Unincorporated Placer County
Applicant: Placer County Planning Services Division
County Planner: George Rosasco (530) 745-3065

2) 10:15 a.m. PLACER COUNTY CONSERVATION PROGRAM – UPDATE

The Community Development Resources Agency is providing an update and PowerPoint presentation on the overall status of the Placer County Conservation Program (PCCP). No action is being requested, as this update is intended to initiate discussion and feedback from the Planning Commission regarding the PCCP prior to the summer/fall 2018 release of the Public Review Draft Western Placer County Habitat Conservation Plan and Natural Community Conservation Plan, the Public-Review Draft Western Placer County Aquatic Resources Program, and the Public-Review Draft Placer County Conservation Program Draft Environmental Impact Statement/ Environmental Impact Report.

Program Administrator: Gregg McKenzie (530) 745-3074
County Planner: Jen Byous, Supervising Planner (530) 745-3008

CONSENT AGENDA:

- A)** Approve Action Agenda of July 26, 2018 Planning Commission Meeting