



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA
THURSDAY, JULY 12, 2018
10:00 A.M.

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

The meeting was held in the Planning Commission Hearing Room, located at 3091 County Center Drive in Auburn, CA 95603.

10:00 a.m.

10:00 – 10:12 a.m.

FLAG SALUTE

ROLL CALL: *Wayne Nader, At-Large West of Sierra Crest (Chairman); Jeffrey Moss, District 4 (Vice Chairman); Larry Sevison [ABSENT], 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, E.J. Ivaldi noted the 270 planning applications received for the first half of the year, up eighteen percent from last year; seventeen Environmental Impact Reports (EIRs). The division is fully staffed with sixteen planners in Auburn and five in Tahoe; backed by the Environmental Health and Engineering and Surveying Divisions. There are two Commissioner placeholders budgeted to attend the American Planning Association (APA) Conference in San Diego this fall, along with additional Planning staff members. Commissioner Nader suggested the two newest Commission members attend. Newly proposed County budget includes additional funding for technology upgrades in the Planning Commission hearing room. The July 26th Planning Commission meeting to be held in Auburn with interactive video with Tahoe. The agenda includes the Zoning Text Amendment cleanup, the amendment to the Dry Creek / West Placer Community Plan, as well as an Extension of Time item. The August 9th meeting will include an update on the Placer County Conservation Program, as well as other items.*

PUBLIC COMMENT: *The opportunity to comment on matters not included on the current agenda was provided. There was no public comment.*

CONSENT AGENDA: *Item A) Action Agenda of June 14, 2018 was continued for lack of a quorum; Item B) was recommended for approval by the Development Review Committee and approved by a single roll call vote.*

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

1) 10:05 a.m.
10:12 – 10:20 a.m.

**RIOLO VINEYARD SPECIFIC PLAN – PHASE 2, GLEN WILLOW
VESTING TENTATIVE SUBDIVISION MAP (PLN16-00325)
CEQA GUIDELINES SECTION 15183 (STREAMLINED CEQA REVIEW) AND CEQA
GUIDELINES SECTION 15182 (EXEMPTION)
SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request from Jeff Pemstein on behalf of HBT of Riolo Vineyards, LLC, for approval of a Vesting Tentative Subdivision Map for the Glen Willow Phase 2 development of the Riolo Vineyard Specific Plan (RVSP) Area. The proposed Vesting Tentative Subdivision Map would create 187 lots, including 166 Low Density lots and 11 Estate Residential lots. In addition, the Vesting Tentative Subdivision Map would create one Agriculture lot (34.9 acres), one Lift Station site lot (0.6 acres), 2 Neighborhood Parks (10.2 acres), one Open space lot (24.2 acres), one Wetland Preserve lot (45.5 acres), and 2 landscape corridor lots (2.0 acres). Both on and off-site infrastructure such as road, utility, grading, and drainage improvements will also be developed. Two remainder lots (Lot Y and Z) will be created to be developed during future development phases. One approximately 7-acre rural residential parcel, which includes an existing homestead residence, is not a part of this entitlement. The Planning Commission will also consider adoption of a finding that this Vesting Tentative Subdivision Map is consistent with the previously certified RVSP 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: Western Placer County on the north side of PFE Road, between Watt Avenue and Walerga Road; south of Dry Creek in the Dry Creek area.

APN: 023-200-023-000, 023-200-072-000 and 023-200-073-000

Total Acreage: 173.2 acres

Zoning: SPL-RVSP (Specific Plan – Riolo Vineyard Specific Plan)

Community Plan Area: Dry Creek West Placer Community Plan

Applicant / Owner: Jeff Pemstein on behalf of HBT of Riolo Vineyards, LLC

Engineer: King Engineering Inc.

County Planner: Nick Trifiro (530) 745-3069

County Engineer: Rebecca Taber

There was no public comment.

- 1. MOTION AS FOLLOWS: Determine the potential impacts of the proposed Vesting Tentative Subdivision Map, which is part of the Riolo Vineyard Specific Plan, are within the scope of the analysis of the 2009 certified Riolo Vineyard Final Environmental Impact Report, supported by the findings contained within the Staff Report.***

Commissioner Moss moved; Commissioner Rocucci second

MOTION VOTE

AYE: Hauge, Herzog, Johnson, Moss, Nader, Rocucci

NO: None

ABSENT: Sevison

2. MOTION AS FOLLOWS: *Approve the Glen Willow Vesting Tentative Subdivision Map that will create 187 lots within the previously approved Riolo Vineyard Specific Plan area, subject to the conditions of approval, and supported by the findings contained within the Staff Report.*

Commissioner Moss moved; Commissioner Herzog second

MOTION VOTE

AYE: *Hauge, Herzog, Johnson, Moss, Nader, Roccucci*

NO: *None*

ABSENT: *Sevison*

2) 10:20 a.m.
10:20 – 10:53 a.m.

**MILL CREEK SINGLE FAMILY RESIDENTIAL PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT (PLN16-00103)
PUBLIC REVIEW AND COMMENT
SUPERVISORIAL DISTRICT 1 (DURAN)**

Conduct a public hearing to receive comments on the Draft Environmental Impact Report (Draft EIR) for the Mill Creek Single Family Residential project, a proposal by Meritage Homes to develop 308 detached single-family residential lots on 110.1 acres. Home sites would range in size from 6,044 to 15,374 square feet and would be located along private roads in three “villages” with the smallest average lot size in the East Village and largest average lot size in the West Village. Additionally, the proposed project would include 4.6 acres for landscape corridors, 2.4 acres of internal roadways, a 0.4-acre sewer lift station and flow meter station lot, three park lots totaling 4.2 acres, and a 16.8-acre open space lot. Approximately 19 percent of the project site would remain as open space and 2,980 linear feet of multi-purpose trails are planned in the open space preserve on the eastern portion of the site and within the Central Village. Requested entitlements include 1) a General Plan Amendment/Community Plan Amendment (Dry Creek West Placer Community Plan or DCWPCP) from Low Density Residential, Industrial, Commercial and Greenbelt and Open Space to Medium Density Residential and Greenbelt and Open Space, 2) a General Plan Amendment/Community Plan Amendment to remove the proposed fire station site at the northeastern corner of the project site shown on the Dry Creek West Placer Community Plan’s Land Use Diagram, 3) an Amendment of the Placer County General Plan to modify the County’s industrial/residential buffer standards, 4) a Rezone from RS-AG-B-20, INP-Dc, IN-UP-Dc OP-Dc and O to RS-B-6 (Residential Single Family, minimum Building Site of 6,000 square feet) and O (Open Space), 5) a Vesting Phased Tentative Subdivision Map for the subdivision of 110.1 acres into a 308-lot subdivision with multiple open space/common area lots, parks, and trails, 6) a Conditional Use Permit to allow parks/playgrounds within the O zoning district, 7) a Variance to allow for 50 percent lot coverage for one-story residential units where 40 percent is normally permitted, and 8) an Exception from the Placer County Noise Ordinance exterior noise level standard (Section 9.36.060 of the Placer County Code).

A copy of the Draft EIR is available for review (public review period is open from June 18, 2018 through August 1, 2018) during normal business hours at the Rocklin Public Library (4890 Granite Drive, Rocklin) and the Roseville Public Library (225 Taylor Street, Roseville), the Placer County Community Development Resource Agency offices in Auburn (3091 County Center Drive, Auburn, CA), and the County Clerk’s Office (2954 Richardson Drive, Auburn, CA).

The Draft EIR is also available online at:

<https://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/millcreekresidential>

Project Location: The project site is located on the east and west sides of Antelope Road, south of PFE Road and north of the Placer County/Sacramento County line in the southeast portion of the Dry Creek-West Placer Community Plan area.

APNs: 474-130-007, -009, -010, -017, -018, -022, -024 and 474-120-017

Total Acreage: 110.0 acres

Zoning: RS-AG-B-20 (Residential Single Family, combining Agriculture, Minimum Building Site of 20,000 square feet), INP-Dc (Industrial Park, combining Design Scenic Corridor), OP-Dc (Office and Professional, combining Design Scenic Corridor, and O (Open Space).

Community Plan Area: Dry Creek West Placer Community Plan

Applicant / Owners: Meritage Homes

County Planner: Christopher Schmidt (530) 745-3076

Four individuals provided public comment. NO ACTION WAS TAKEN ON THIS ITEM.

3) 11:00 a.m.

11:03 – 11:35 a.m.

FTCRA, LLC VARIANCE

APPEAL OF THE ZONING ADMINISTRATOR'S DENIAL OF A VARIANCE

(PLN17-00391)

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 3 (HOLMES)

Consider an appeal filed by the applicant FTCRA, LLC, represented by Christy Dawn, of the Zoning Administrator's denial of a proposed Variance to 1) reduce the side-yard setback requirement of 30 feet from the property line to allow for the retention of two existing unpermitted structures, consisting of a.) an 898 square-foot covered patio attached to the primary residence located approximately 7 feet from the east side property line, and b.) a detached 900 square-foot two-story secondary dwelling unit located approximately 14½ feet from the east side property line; and 2) a Variance to the height limit for fencing located within the front setback to allow an "as-built" 8 foot tall solid privacy fence, where 3 feet is typically the maximum height limit for opaque fences located within the front setback in the Residential Agricultural zone district. The proposed action to deny the appeal is exempt from environmental review pursuant to Public Resources Code Section 21080(b)(5), projects which a public agency rejects or disapproves.

Project Location: 10385 Atwood Road, in the Auburn area

APN: 051-080-056-000

Total Acreage: 1.5 acres

Zoning: RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet [or 2.3 acre])

Community Plan Area: Auburn/Bowman Community Plan

Applicant / Owner: Christy Dawn of FTCRA, LLC

County Planner: Patrick Dobbs (530) 745-3060

There was no public comment.

1. MOTION AS FOLLOWS: Continue the item to the next available meeting. Commissioner Herzog moved; Commissioner Hauge second

MOTION VOTE

AYE: Hauge, Herzog

NO: Johnson, Moss, Nader, Roccucci

ABSENT: Sevison

2. **MOTION AS FOLLOWS:** Deny the appeal filed by FTRCA, LLC, supported by the findings in the staff report.

Commissioner Johnson moved; Commissioner Moss second

MOTION VOTE

AYE: Hauge, Herzog, Johnson, Moss, Nader, Roccucci

NO: None

ABSENT: Sevison

3. **MOTION AS FOLLOWS:** Uphold the Zoning Administrator's decision and deny the Variance (PLN17-00391), supported by the findings stated in the staff report.

MOTION VOTE

AYE: Hauge, Herzog, Johnson, Moss, Nader, Roccucci

NO: None

ABSENT: Sevison

4) 11:20 a.m.
11:35 a.m. – 12:20
p.m.

**WORKSHOP - TINY HOUSE ON WHEELS (ZONING TEXT AMENDMENT)
ALL SUPERVISORIAL DISTRICTS**

Receive a presentation and seek input on the proposed Tiny House on Wheels Zoning Text Amendment (ZTA). This ZTA looks to diversify the types and affordability of housing and would amend the Zoning Ordinance to allow tiny houses as primary and secondary dwelling units in zone districts where those land uses are already allowed. A tiny house on wheels would be defined as a separate, independent living quarters that is less than 400 square feet; includes basic functional areas that support normal daily routines, including a bathroom, a kitchen, and a sleeping area; is mounted on a wheeled trailer chassis; and is titled, licensed and insured to tow legally under the California Department of Motor Vehicles. Tiny houses on wheels would require Zoning Clearance in Residential Single-Family, Residential Multi-Family, Residential-Agricultural, Residential-Forest, Resort, Agricultural Exclusive, and Farm zone districts. The proposed zoning code changes do not apply to the Tahoe Basin.

County Planner: Emily Setzer, Associate Planner (530) 745-3067

Eight individuals offered public comment. NO ACTION WAS TAKEN ON THIS ITEM.

CONSENT AGENDA:

- A) Approve Action Agenda of June 14, 2018 Planning Commission Meeting

Item A) was continued to the July 26, 2018 Planning Commission meeting for lack of a quorum.

**B) 6731 TAHOE
EXTENSION OF TIME – TENTATIVE PARCEL MAP AND CONDITIONAL USE PERMIT
(PCPA 20090078 / PLN16-00330)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider on its consent agenda, a request from Gary Davis, JKAE on behalf of PFK Development Group, Paul Kapper, for approval of a one-year Extension of Time for a previously approved Tentative Parcel Map and Conditional Use Permit. The Conditional Use Permit allows for the replacement of a previous motel facility with ten new timeshare duplexes (20 units total) and a 1,757 square foot clubhouse with a two bedroom manager's unit above on the property located at 6731 North Lake Boulevard (APN: 117-071-015-000) and to replace an existing single family residence with three detached employee housing units on an adjacent property located to the east at 215 Anderson Road (APN: 117-071-044-000). The approved Tentative Parcel Map and Conditional Use Permit would create a total of four separate lots, three lots for each employee housing unit (1,357 square feet for Parcel One, 1,246 square feet for Parcel Two, and 2,023 square feet for Parcel Three) and one common area lot (12,152 square feet for Parcel A), in a Planned Residential Development. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA and was adopted on February 9, 2012. The Planning Commission will be asked to consider adoption of a finding pursuant to CEQA Guidelines section 15162 of no changes to the project, or circumstances or new information that would require preparation of subsequent environmental review.

Project Location: 6731 North Lake Boulevard and an adjacent property located to the east at 215 Anderson Road in the Tahoe Vista area.

APN: 117-071-015-000, 117-071-044-000

Total Acreage: 5.2 acres and 15,706 square feet respectively

Zoning: Mixed-Use Gateway West (MU-GW), North Tahoe West: Mixed Use Subdistricts, within the Tahoe Basin Area Plan

Community Plan Area: North Tahoe Community Plan

Applicant: Gary Davis, JKAE

Owner: PFK Development Group, Paul Kapper

County Planner: Allen Breuch (530) 581-6284

MOTION AS FOLLOWS: Approve Consent Agenda Item B)

Commissioner Moss moved; Commissioner Hauge second

MOTION VOTE

AYE: Hauge, Herzog, Johnson, Moss, Nader, Roccucci

NO: None

ABSENT: Sevison

12:20 PM MEETING ADJOURNED