



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

**COUNTY OF PLACER
PLANNING COMMISSION
AGENDA**

**THURSDAY, JUNE 14, 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. **FLAG SALUTE**
10:00 – 10:06 a.m.

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 [ABSENT], District 2; Richard Johnson [ABSENT], District 3; Anders Hauge [ABSENT], District 5.*

REPORT FROM THE PLANNING DIRECTOR: *Planning Director, E.J. Ivaldi noted the two Nuisance Abatement items would be preceded by hearing procedures from County Counsel, Clayton Cook; Leigh Chavez, Environmental Coordinator, will spotlight the Environmental Coordination Services role within the Community Development Resource Agency. The June 28th meeting will be cancelled; July 12th preparing for the Mill Creek Subdivision Draft EIR, Riolo Vineyards – Glen Willow project, workshop on the Tiny House Zoning Text Amendment and an appeal on a Zoning Administrator item.*

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

CONSENT AGENDA: *The items on the Consent Agenda were 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. **COMMUNITY DEVELOPMENT RESOURCE AGENCY “SPOTLIGHT”
ENVIRONMENTAL COORDINATION SERVICES**
10:07 – 10:27 a.m.
Provide an overview of the CDRA’s Environmental Coordination Services, presented by Leigh Chavez, Environmental Coordinator.
County Staff:
Environmental Coordinator: Leigh Chavez (530) 745-3077

NO ACTION WAS TAKEN ON THIS ITEM.

2) 10:15 a.m.
10:28– 11:04 a.m.

**NUISANCE ABATEMENT – TOMMY ALLEN BRIDGES ET AL (32645 CLARK STREET, DUTCH FLAT)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Code Compliance Services to conduct an abatement of nuisance hearing in accordance with Placer County Code (“PCC”) Section 17.62.160, for real property located at 32645 Clark Street, Dutch Flat (APN: 062-102-006-000); Code Compliance Services will request an order to abate the following nuisances: 1) excessive outdoor accessory storage, including inoperative and/or unlicensed vehicles; 2) outdoor storage within a front setback; and 3) cargo container on property zoned single-family residential. This matter is categorically exempt under CEQA Guidelines Section 15321 and Placer County Code Section 18.36.230 (Class 21- Enforcement Actions by Regulatory Agencies). The Planning Commission will be required to make a finding to this effect.

Project Location: 32645 Clark Street in the Dutch Flat area.

APN: 062-102-006-000

Total Acreage: .26 acres

Zoning: RS-Dh (Residential Single-Family, combining Design Historical)

Community Plan Area: Placer County General Plan

County Staff: Estelle Maxwell, Code Compliance Officer (530) 745-3062

County Counsel, Clayton Cook, reviewed the hearing procedures with the Commission for Nuisance Abatement matters. The Board Clerk administered the oath to all those giving testimony. The property owner, Tommy Allen Bridges, related family and neighboring property owners were sworn in, as well as Code Enforcement Officer, Estelle Maxwell. They each provided testimony. After conducting the public hearing on this matter, the Planning Commission closed the hearing, deliberated and took the following actions:

1. **MOTION AS FOLLOWS:** *Find the matter categorically exempt under CEQA Guidelines Section 15321 and Placer County Code Section 18.36.230 (Class 21 – Enforcement Actions by Regulatory Agencies).*

Commissioner Moss moved; Commissioner Roccucci second

MOTION VOTE

AYE: Moss, Nader, Roccucci, Sevison

NO: None

ABSENT: Hauge, Herzog, Johnson

2. **MOTION AS FOLLOWS:** *Approve the issuance of an Abatement Order supported by the Findings contained in the staff report with modifications to read as follows: “The Owners shall completely abate the nuisance within sixty (60) days of the service of this order, unless the property owner provides the County evidence of a valid sales contract (for the property identified as APN 062-102-006-000, located at 32645 Clark Street, Dutch Flat), then Code Compliance has the discretion to extend the abatement of the nuisance another 30 days, for a total allowance of 90 days.”*

Commissioner Moss moved; Commissioner Roccucci second

MOTION VOTE

AYE: Moss, Nader, Roccucci, Sevison

NO: None

ABSENT: Hauge, Herzog, Johnson

- 3. MOTION AS FOLLOWS: Order abatement pursuant to the Conditions contained in the staff report.**

Commissioner Moss moved; Commissioner Sevison second

MOTION VOTE

AYE: Moss, Nader, Roccucci, Sevison

NO: None

ABSENT: Hauge, Herzog, Johnson

- 4. MOTION AS FOLLOWS: Authorize the Chair of the Planning Commission to sign the Abatement Order, as modified.**

Commissioner Moss moved; Commissioner Roccucci second

MOTION VOTE

AYE: Moss, Nader, Roccucci, Sevison

NO: None

ABSENT: Hauge, Herzog, Johnson

3) 10:30 a.m.
11:05 – 11:28 a.m.

NUISANCE ABATEMENT – MARY ANN MELROSE (228 DOOLITTLE DRIVE, ROSEVILLE)

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 1 (DURAN)

Consider a request from Code Compliance Services, to conduct an abatement of nuisance hearing, in accordance with Placer County Code Chapter 17, Article 17.62, Section 17.62.160 of the Placer County Code, for real property located at 228 Doolittle Drive, in the Roseville area (APN 023-303-029-000). Code Compliance Services will request an order to abate the following nuisances: (1) outdoor storage in excess of 50 square feet, consisting of inoperable vehicles, household items, furniture, appliances, plastic containers, a hot tub, vehicle parts, tires, scrap wood, and other miscellaneous junk and debris; (2) outdoor storage within the front setback; and (3) vehicles stored on the property not registered to an owner/occupant. This matter is categorically exempt under CEQA Guidelines Section 15321 and Placer County Code Section 18.36.230 (Class 21- Enforcement Actions by Regulatory Agencies). The Planning Commission will be required to make a finding to this effect.

Project Location: 228 Doolittle Drive in the Roseville area

APN: 023-303-029-000

Total Acreage: .0825 acres

Zoning: RM-DL8-Dc (Residential Multi-family, combining a Density Limitation of 8 dwelling units per acre, combining Design Scenic Corridor)

Community Plan Area: Dry Creek West Placer Community Plan

County Staff: Marina Jauregui, Code Compliance Officer (530) 745-3012

The Board Clerk administered the oath to Code Enforcement Officer, Marina Jauregui; no others were present to provide testimony. After conducting the public hearing on this matter, the Planning Commission closed the hearing, deliberated and took the following actions.

1. **MOTION AS FOLLOWS:** Find the matter categorically exempt under CEQA Guidelines Section 15321 and Placer County Code Section 18.36.230 (Class 21 – Enforcement Actions by Regulatory Agencies).

Commissioner Sevison moved; Commissioner Roccucci second

MOTION VOTE

AYE: Moss, Nader, Roccucci, Sevison

NO: None

ABSENT: Hauge, Herzog, Johnson

2. **MOTION AS FOLLOWS:** Approve the issuance of an Abatement Order supported by the Findings contained in the staff report.

Commissioner Sevison moved; Commissioner Roccucci second

MOTION VOTE

AYE: Moss, Nader, Roccucci, Sevison

NO: None

ABSENT: Hauge, Herzog, Johnson

3. **MOTION AS FOLLOWS:** Order abatement pursuant to the Conditions contained in the staff report.

Commissioner Sevison moved; Commissioner Roccucci second

MOTION VOTE

AYE: Moss, Nader, Roccucci, Sevison

NO: None

ABSENT: Hauge, Herzog, Johnson

4. **MOTION AS FOLLOWS:** Authorize the Chair of the Planning Commission to sign the Abatement Order.

Commissioner Sevison moved; Commissioner Roccucci second

MOTION VOTE

AYE: Moss, Nader, Roccucci, Sevison

NO: None

ABSENT: Hauge, Herzog, Johnson

4) 10:45 a.m.
11:28 – 11:38 a.m.

**GARY DAVIS BUILDING PARKING
PERMIT REVOCATION – VARIANCE (VAA-3968)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)
(Continued from May 24, 2018)**

Pursuant to Placer County Code Section 17.62.170, the Planning Commission will consider the Revocation of the Variance (VAA-3968) that allows a reduction to the number of parking spaces required for the 594 square foot expansion of a commercial building. At a meeting on October 17, 2002, the Placer County Zoning Administrator approved the Variance (VAA-3968) subject to the findings and conditions of approval as required by Placer County Code Section 17.60.100.D.2. The permittee, Gary Davis, is not in compliance with Condition of Approval #4, which states: *“The applicant shall contribute to the provision of new public parking in the Tahoe City area through payment of an amount equal to the estimated cost of providing 3 parking spaces in the area (the 3 parking spaces are based on the proposed addition of 594 square feet of office space being added, with a ratio of 1 space per 250 square feet). The estimated cost is \$15,000 per parking space and shall be paid to Placer County and used solely for the provision of new parking spaces in the area. An alternative contribution of land, transit facilities, or off-site parking of equal value may be considered in lieu of the payment of \$45,000. The DRC shall consider any such alternative and approve or deny it.”* The Zoning Administrator later reduced the cost per space from \$15,000 to \$10,000 (\$30,000 total). A Building Permit was issued and construction was completed, but to date, this fee has not been paid. The project is Categorically Exempt from environmental review pursuant to the provisions of Section 15321 of the California Environmental Quality Act Guidelines and Section 18.36.230 of the Placer County Environmental Review Ordinance (Class 21, Enforcement Actions by Regulatory Agencies). The Planning Commission will be required to make a finding to this effect.

Project Location: 165 River Road, in the Tahoe City area

APN: 094-190-006-000

Total Acreage: 9,024 square feet

Zoning: Tahoe City Mixed Use Town Center

Community Plan Area: Tahoe Basin Area Plan

Applicant / Owner: Gary Davis

County Staff:

Planning: Steve Buelna (530) 581-6285

There was no public comment.

1. MOTION AS FOLLOWS: The modification of the Variance (VAA-3968) is merited pursuant to Placer County Code section 17/62.170(C)(2) and amend Condition No. 4 of the Variance (VAA-3968) as contained within the staff report.

Commissioner Sevison moved; Commissioner Moss second

MOTION VOTE

AYE: Moss, Nader, Rocucci, Sevison

NO: None

ABSENT: Hauge, Herzog, Johnson

CONSENT AGENDA:

A) Approve Action Agenda of May 24, 2018 Planning Commission Meeting

B) BROOKWOOD ESTATES

**EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE PERMIT (PSUB 20040812)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request from Dave Cook of Cook Development Consulting Services on behalf of S.O.S. Marketing, LLC, for approval of a two-year Extension of Time, for a previously approved Vesting Tentative Subdivision Map and Conditional Use Permit that allows a 17-lot Planned Residential Development. The Vesting Tentative Subdivision Map and Conditional Use Permit were approved by the Planning Commission on April 27, 2006. The map received automatic extensions from the State, bringing the expiration date to May 8, 2016. A two-year extension of time was later approved by the Planning Commission on July 14, 2016 bringing a new expiration date of May 8, 2018. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA and was also adopted by the Planning Commission on April 27, 2006. The Planning Commission is asked to make a determination pursuant to CEQA Guidelines section 15162 that no changes have occurred to the project or to existing circumstances that would warrant additional environmental analysis for the Extension of Time Request.

Project Location: 3771 PFE Road, to the east of Walerga Road in the Roseville area.

APN: 023-260-034-000

Total Acreage: 8.3 acres

Zoning: RS-AG-B-20 PD = 2 (Residential Single-family, combining Agriculture, combining minimum Building Site designation of 20,000 square feet, combining a Planned Residential Development of two units per acre)

Community Plan Area: Dry Creek West Placer Community Plan

Applicant: Dave Cook of Cook Development Consulting Services

Owner: S.O.S. Marketing, LLC

County Staff:

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

Environmental Health: Joseph Scarbrough (530) 745-2346

**C) HIDDEN CREEK SUBDIVISION
EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE PERMIT (PSUB 20060380)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a request from Vance Jones, of MacKay & Soms, on behalf of Atwood 20, LLC, for approval of a two-year Extension of Time for a previously approved Vesting Tentative Subdivision Map and Conditional Use Permit that allowed an 18-lot Planned Residential Development. The Vesting Tentative Subdivision Map and Conditional Use Permit were originally approved by the Planning Commission on April 9, 2009. The map received automatic extensions from the State, bringing the expiration date to April 20, 2016. A two-year extension of time was later approved by the Planning Commission on July 14, 2016 bringing a new expiration date of April 20, 2018. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA and was also adopted by the Planning Commission on April 9, 2009. The Planning Commission is asked to make a determination pursuant to CEQA Guidelines section 15162 that no changes have occurred to the project or to existing circumstances that would warrant additional environmental analysis for the Extension of Time Request.

Project Location: On the north side of Atwood Road, approximately 0.4 miles west of Richardson Drive, in the North Auburn area.

APN: 051-120-007-000

Total Acreage: 19.5 acres

Zoning: RS-AG-B-40 PD-1.0 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square feet, combining Planned Residential Development of 1 unit per acre)

Community Plan Area: Auburn / Bowman Community Plan

Applicant: Vance Jones of MacKay & Soms

Owner: Atwood 20, LLC

County Staff:

Planning: Christopher Schmidt (530) 745-3076

Environmental Health: Joseph Scarbrough (530) 745-2346

D) MORGAN PLACE SUBDIVISION

**EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP AND VARIANCE (PSUB 20060309)
PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2004062141)
SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request from Moser Ventures Inc., on behalf of CNC Stoneridge LLC, for approval of a two-year Extension of Time, for a previously approved Tentative Subdivision Map and Variances that allowed for the subdivision of a 11.85 acre parcel into 91 single-family residential lots and 6 common area lots. The Tentative Subdivision Map was later revised on November 19, 2013 under a substantial conformance finding to allow 80 single-family residential lots and 5 common area lots. The approved Variances allow for the following development standards: Lot Size – 2,750 square feet, Coverage – 45% (two-story structures), Side yard setback – 5 feet (two-story structures), Front setback – 18 feet from back of walk to face of garage for Lots 37 and 38 only; all other lots to meet minimum 20 feet from back of walk to face of garage, Rear setback – 10 feet (two-story structures). The Tentative Subdivision Map and Variances were approved by the Planning Commission on May 25, 2006. The map received automatic extensions from the State, bringing the expiration date to June 5, 2016. A two-year extension of time was later approved by the Planning Commission on July 14, 2016 bringing a new expiration date of June 5, 2018. A Final Environmental Impact Report (State Clearing House #2004062141) was prepared for the project in accordance with CEQA and was certified by the Planning Commission on May 25, 2006. The Planning Commission is asked to make a determination pursuant to CEQA Guidelines section 15162 that no changes have occurred to the project or to existing circumstances that would warrant additional environmental analysis for the Extension of Time Request.

Project Location: Approximately 200 feet from the southeast corner of the intersection of Walerga Road and PFE Road, in the West Roseville area.

APN: 023-221-013-000

Total Acreage: 11.85 acres

Zoning: RM-DL8-Dc (Residential Multi-Family, combining Density Limitation of 8 units/acre, combining Design Scenic Corridor)

Community Plan Area: Dry Creek West Placer Community Plan

Applicant: Dennis Moser, Moser Ventures, Inc.

Owner: CNC Stoneridge LLC

County Staff:

Planning: Patrick Dobbs (530) 745-3060

Environmental Health: Joseph Scarbrough (530) 745-2346

E) ORCHARD AT PENRYN

**EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP AND VARIANCE
(PLN14-00052)**

**PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT AND ADDENDUM
(SCH# 2010032070)**

SUPERVISORIAL DISTRICT 3 (HOLMES)

Consider a request from Mike Mahoney, on behalf of Penryn Development LLC, 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 a 54-lot single-family residential subdivision, including two open space lots and one tot lot. The Vesting Tentative Subdivision Map and Variance were approved by the Board of Supervisors on May 19, 2015. A Final Environmental Impact Report and Addendum was prepared for the project in accordance with CEQA and was certified at the same time. The Planning Commission is asked to make a determination pursuant to CEQA Guidelines section 15162 that no changes have occurred to the project or to existing circumstances that would warrant additional environmental analysis for the Extension of Time Request.

Project Location: On the west side of Penryn Road, approximately 0.30 miles north of Interstate 80, in the Penryn area.

APNs: 043-060-052-000 and 043-060-053-000

Total Acreage: ±15.1 acres

Zoning: RS-B-4 (Residential Single-Family, combining minimum Building Site of 4,000 square feet)

Community Plan Area: Horseshoe Bar / Penryn Community Plan

Applicant: Mike Mahoney

Owner: Penryn Development LLC

County Staff:

Planning: Patrick Dobbs (530) 745-3060

Environmental Health: Joseph Scarbrough (530) 745-2346

MOTION AS FOLLOWS: Approve the Consent Agenda

Commissioner Moss moved; Commissioner Roccucci second

MOTION VOTE

AYE: Moss, Nader, Roccucci, Severson

NO: None

ABSENT: Hauge, Herzog, Johnson

11:38 AM MEETING ADJOURNED