



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

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.*

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**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. COMMUNITY DEVELOPMENT RESOURCE AGENCY “SPOTLIGHT” ENVIRONMENTAL COORDINATION SERVICES**  
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
- 2) 10:15 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
- 3) 10:30 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

4) 10:45 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

**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 Keding-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