



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA
THURSDAY, MARCH 8, 2018

The meeting was 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

10:00 a.m. FLAG SALUTE

10:00 – 10:03 a.m.

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; Richard Johnson, District 3; Vacant, District 2; Vacant, District 5.*

REPORT FROM THE PLANNING DIRECTOR: *Principal Planner, George Rosasco for Planning Director E.J. Ivaldi, noted the March 22nd meeting will be cancelled and the April 12th meeting is to be held in Auburn.*

PUBLIC COMMENT: *The opportunity to discuss with the Planning Commission, matters not included on the current agenda. There was no public comment.*

CONSENT AGENDA: *The item on the Consent Agenda was recommended for approval by the Development Review Committee and was 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. VENTURA AT GRANITE BAY

10:05 – 10:58 a.m.

**MINOR BOUNDARY LINE ADJUSTMENT / VESTING TENTATIVE SUBDIVISION MAP / VARIANCES (PLN17-00131)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Ron Higgins of L & H Construction, Inc. for approval of a Minor Boundary Line Adjustment, Vesting Tentative Subdivision Map, and Variances for a 33-lot detached single-family residential subdivision. Variances are being requested to 1) reduce front and side yard minimum setbacks required in the Residential Single Family (RS) zoning district from 75 feet of centerline for front setbacks and 20 feet from side to 68.5 feet and 10 feet respectively and 2) reduce side yard minimum setbacks for two-story residences in the Residential Multi-Family (RM) zoning district to five feet for the first floor where 7.5 feet is normally required. The Planning Commission will also consider adoption of a Mitigated Negative Declaration prepared in accordance with CEQA for this project.

Project Location: 6832 Eureka Road in Granite Bay

APNs: 050-160-026-000, 050-160-034-000 and 050-160-077-000

Total Acreage: 6.11 acres

Zoning: RM-DL10-DC (Residential Multi-Family, combining Density Limitation of 10 Dwelling Units/acre, combining Design Scenic Corridor) and RS-AG-B-40 PD = 1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet, combining Planned Residential Development of 1.0 unit per acre).

Community Plan Area: Granite Bay Community Plan

Applicant: L & H Construction, Inc., Ron Higgins

Owner: Ridgeview Asset Partners LP, McKay Florence

County Staff:

Planning: Christopher Schmidt (530) 745-3076

Engineering and Survey: Phil Frantz (530) 745-7584

Environmental Health: Joseph Scarbrough (530) 745-2346

Three members of the public provided comments.

- 1. MOTION AS FOLLOWS: Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for the Ventura at Granite Bay project, supported by the findings contained in the staff report.***

Commissioner Moss moved; Commissioner Roccucci second

MOTION VOTE

AYE: Roccucci, Moss, Johnson, Nader

NO: None

ABSENT: Sevison

- 2. MOTION AS FOLLOWS: Approve the Minor Boundary Line Adjustment to transfer approximately 4.76 acres of vacant land from parcel 050-160-077-000 (Ridgeview Mobile Home Park) to the project site, supported by the findings and attached conditions contained in the staff report.***

Commissioner Moss moved; Commissioner Johnson second

MOTION VOTE

AYE: Roccucci, Moss, Johnson, Nader

NO: None

ABSENT: Sevison

- 3. MOTION AS FOLLOWS: Approve the Vesting Tentative Subdivision Map for the subdivision of 6.11 acres into 33 single-family lots, supported by the findings and attached conditions contained in the staff report.***

Commissioner Moss moved; Commissioner Roccucci second

MOTION VOTE

AYE: Roccucci, Moss, Johnson, Nader

NO: None

ABSENT: Sevison

- 4. MOTION AS FOLLOWS: Approve the Variance to front and side yard minimum setbacks on Lot 1, normally required in the RS district, supported by the findings and attached conditions contained in the staff report.***

Commissioner Moss moved; Commissioner Roccucci second
MOTION VOTE

AYE: Roccucci, Moss, Johnson, Nader

NO: None

ABSENT: Sevison

- 5. MOTION AS FOLLOWS: Approve the Variance to side yard minimum setbacks for two-story residences on Lots 2 through 33, supported by the findings and attached conditions contained in the staff report.**

Commissioner Moss moved; Commissioner Roccucci second

MOTION VOTE

AYE: Roccucci, Moss, Johnson, Nader

NO: None

ABSENT: Sevison

**2) 10:20 a.m. PLACER COUNTY SUSTAINABILITY PLAN UPDATE
ALL SUPERVISORIAL DISTRICTS**

Conduct a public hearing to receive a report on the progress of the Placer County Sustainability Plan (PCSP) Work Program, to present the updated Greenhouse Gas Emissions (GHG) inventory, and to discuss the next steps to completing the PCSP. The PCSP is a comprehensive roadmap that outlines various programs and policies within the County's General Plan that will be undertaken by the community and the County as a whole, to achieve the largest and most cost-effective GHG emission reductions.

County Staff:

Planning: Angel Green (530) 745-3084

One member of the public offered comments.

NO ACTION WAS TAKEN ON THIS INFORMATIONAL WORKSHOP ITEM.

**3) 10:45 a.m. APPEAL OF AMOUNT OF PENALTIES IMPOSED BY HEARING OFFICER
11:32 – 12:42 a.m. CHRISTOPHER M. LULL, APPELLANT
10890 OPHIR ROAD, AUBURN, CA 95603
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Conduct a public hearing to consider the appeal of Mr. Lull on the amount of the administrative penalties imposed by the hearing officer (PCC § 8.10.120 (H)(7)). This appeal is categorically exempt from environmental review pursuant to provisions of Section 15321 (Enforcement Actions by Regulatory Agencies) of the California Environmental Quality Act, and Section 18.36.230 of the Placer County Environmental Review Ordinance (Enforcement Actions by Regulatory Agencies). The Planning Commission will be required to make a finding to this effect.

County Staff:

Cannabis Code Compliance: Ryan Zender (530) 745-3019

There was no public comment.

1. **MOTION AS FOLLOWS:** Find this appeal categorically exempt from the provisions of the California Environmental Quality Act under CEQA Guidelines Section 15321 (Enforcement Actions by Regulatory Agencies).

Commissioner Johnson moved; Commissioner Moss second

MOTION VOTE

AYE: Roccucci, Moss, Johnson, Nader

NO: None

ABSENT: Sevison

2. **MOTION AS FOLLOWS:** Deny Christopher M. Lull's appeal in its entirety based on the following finding that all grounds of appeal lack merit for the reasons set forth in the staff report.

Commissioner Johnson moved; Commissioner Roccucci second

MOTION VOTE

AYE: Roccucci, Moss, Johnson, Nader

NO: None

ABSENT: Sevison

3. **MOTION AS FOLLOWS:** Affirm the hearing officer's decision imposing administrative penalties in the amount of thirty-two thousand two hundred dollars (\$32,200) on Appellant Christopher M. Lull for the outdoor cultivation of three hundred twenty two (322) non-medical cannabis plants on the Property in violation of Placer County Code Section 8.10.040(A)(2) based on the following findings:

(a) The hearing officer's findings of fact as to the fines (Attachment D) are supported by substantial evidence in the administrative record.

(b) Each cannabis plant exceeding the limits set forth in Placer County Code Section 8.10.040(A)(2) constitutes a distinct and separate violation of that section and is subject to a separate fine. The County appropriately fined Appellant for 322 violations observed on the Property during Code Enforcement's inspection on October 27, 2017. Code Enforcement's re-inspection on January 31, 2018 revealed no violations on the Property at present.

Commissioner Johnson moved; Commissioner Roccucci second

MOTION VOTE

AYE: Roccucci, Moss, Johnson, Nader

NO: None

ABSENT: Sevison

CONSENT AGENDA:

- A) Approve Action Agenda of February 22, 2018 Planning Commission Meeting

MOTION AS FOLLOWS: Approve Consent Agenda

**Commissioner Johnson moved; Commissioner Moss second
MOTION VOTE**

AYE: Roccucci, Moss, Johnson, Nader

NO: None

ABSENT: Sevison

12:42 P.M. MEETING ADJOURNED