



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

**COUNTY OF PLACER  
PLANNING COMMISSION  
ACTION AGENDA  
THURSDAY, NOVEMBER 8, 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

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**10:00 a.m.**      **FLAG SALUTE**  
*10:00 – 10:20 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) [absent]; 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 possibility of three EIR projects at the December 13<sup>th</sup> hearing; January 10<sup>th</sup> tentatively scheduled in Tahoe and January 24<sup>th</sup> in Auburn. The 2019 Planning Commission hearing schedule to be considered for approval next month.*

**PUBLIC COMMENT:** *The opportunity to comment on matters not included on the current agenda was provided. There were four public commenters.*

**CONSENT AGENDA:** *The item on the Consent Agenda 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.**      **MEADOW VISTA COMMUNITY PLAN AMENDMENT**  
*10:20 – 10:47 a.m.*      **AMENDMENTS TO THE CIRCULATION ELEMENT TO ADDRESS BICYCLE AND PEDESTRIAN SAFETY ON PLACER HILLS ROAD AND AMENDMENTS TO INCORPORATE THE 2018 ADOPTED PLACER COUNTY REGIONAL BIKEWAY PLAN (PLN18-00423)**  
**GENERAL RULE AND STATUTORY EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**  
At the request of the Placer County Planning Services Division and Placer County Department of Public Works and Facilities (DPWF), consider a recommendation to the Board of Supervisors to amend the Meadow Vista Community Plan Circulation Element to address bicycle and pedestrian safety facilities along Placer Hills Road. The proposal includes text changes to create flexibility in future streetscape design improvements for downtown Meadow Vista. Additionally, the Planning Commission will consider amendments to the Meadow Vista Community Plan Circulation and Trail Elements to incorporate references to the 2018 Adopted Placer County Regional

Bikeway Plan (PCRBP). The proposed amendments will clarify bikeway design criteria, add text regarding the purpose of bikeway facilities, and revise the implementation section to accurately identify bikeway locations. Placer County originally adopted the Regional Bikeway Plan in 2002, consistent with the State California Bicycle Transportation Act. On June 27, 2018, the Placer County Transportation Planning Agency accepted the Draft Final Placer County Regional Bikeway Plan as complete pending any recommended changes for purposes of the Caltrans Regional Planning Assistance grant program. On October 9, 2018, the Placer County Board of Supervisors adopted the 2018 PCRBP. The 2018 PCRBP updates and supersedes the 2002 version. The 2018 PCRBP is a policy document that “presents a vision for implementing infrastructure, programs and practices to support biking throughout the unincorporated county. The adopted 2018 PCRBP and the proposed community plan amendments to incorporate the PCRBP do not propose nor commit the County to actual construction of any infrastructure or bikeway paths/lanes or routes. Any such future construction would be subject to separate project and environmental review. The Planning Commission will be requested to make a finding of consistency with the Placer County General Plan to support its recommendations to the Board as well as a recommendation of exemption under CEQA Guidelines Section 15061(b)(3) (General Rule Exemption) and Section 15262 (Feasibility and Planning Study) supported by findings.

**Project Location:** Meadow Vista area

**Community Plan Area:** Meadow Vista Community Plan

**Applicant:** Placer County Community Development Resource Agency

**County Staff:**

Planning – Nikki Streegan (530) 745-3577

Public Works and Facilities – Stephanie Holloway (530) 745-7551

*There was one public comment.*

- 1. MOTION AS FOLLOWS: Find the proposed amendments to the Meadow Vista Community Plan Circulation Element that addresses bicycle and pedestrian safety facilities along Placer Hills Road and incorporates the 2018 Placer County Regional Bikeway Plan to be exempt under CEQA Guidelines Sections 15061(b)(3) (The General Rule) and 15262 (Feasibility and Planning Study)***

***Commissioner Hauge moved; Commissioner Roccucci second***

***MOTION VOTE***

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

***NO: None***

***ABSENT: Sevison***

- 2. MOTION AS FOLLOWS: Adopt a resolution amending the Meadow Vista Community Plan, to enable flexibility in designing future streetscape facility improvements to Placer Hills Road in the town center of Meadow Vista, and to ensure consistency with the 2018 Placer County Regional Bikeway Plan.***

***Commissioner Hauge moved; Commissioner Roccucci second***

**MOTION VOTE**

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

**NO: None**

**ABSENT: Sevison**

**2) 10:20 a.m.**  
*10:48 a.m. – 12:40 p.m.*

**CHABAD OF ROSEVILLE**

**MINOR USE PERMIT / VARIANCE / ADMINISTRATIVE APPROVAL (PLN17-00316)**

**MITIGATED NEGATIVE DECLARATION**

**SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from The Jewish Community Center Chabad of Roseville, Inc. for approval of a Minor Use Permit, Variance, and Administrative Approval for a two-building, 23,300 square foot house of worship and community center with accessory uses including an elementary school and a preschool. Variances to reduce the front setbacks along Douglas Boulevard and Woodgrove Way from 50 feet from edge of right-of-way to 12'6" from edge of right-of-way along Douglas Boulevard and 21' along Woodgrove Way; and side setback from 30 feet on the western property line to 10 feet will also be considered. An Administrative Approval has been requested to allow a maximum building height of 37'4" for the community center building where 36 feet is normally permitted. The Planning Commission will also consider adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that was prepared pursuant to the California Environmental Quality Act for the project.

**Project Location:** 4410 Douglas Boulevard in the Granite Bay area

**APN:** 462-010-030-000

**Total Acreage:** 1.3 acres

**Zoning:** RS-AG-B-100 PD = 1 (Residential Single Family, combining Agriculture, combining minimum Building Site of 100,000 square feet, combining Planned Residential Development of 1 unit per acre) and RS-AG-B-100 PD = 0.44 (Residential Single Family, combining Agriculture, combining minimum Building Site of 100,000 square feet, combining Planned Residential Development of 0.44 unit per acre)

**Community Plan Area:** Granite Bay Community Plan

**Applicant / Owner:** Chabad of Roseville

**County Staff:**

Planning Services – Senior Planner, Christopher Schmidt (530) 745-3076

*There were nine public commenters.*

- 1. MOTION AS FOLLOWS: Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Chabad of Roseville Project, subject to the findings in the staff report.**

*Commissioner Moss moved; Commissioner Roccucci second*

**MOTION VOTE**

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

**NO: None**

**ABSENT: Sevison**

- 2. MOTION AS FOLLOWS: Approve the Minor Use Permit for a House of Worship/Community Center with accessory elementary school and preschool uses in the Residential Single-Family zoning district, subject to the findings in the staff report.**

*Commissioner Moss moved; Commissioner Roccucci second*

**MOTION VOTE**

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

**NO:** None

**ABSENT:** Sevison

3. **MOTION AS FOLLOWS:** Approve the Variances to front and side setbacks: 12'6" along Douglas Boulevard, 21 feet along Woodgrove Way where 50 feet is normally required, and 10' along the western property line, subject to the amended findings (specifically, 3b, where 'Due to restricted access to Douglas Boulevard, a full-access driveway is required from Woodgrove Way a safe distance from the intersection adding further constraints on the site, pushing the buildable area to the north and west.' was added) in the staff report.

*Commissioner Moss moved; Commissioner Roccucci second*

**MOTION VOTE**

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

**NO:** None

**ABSENT:** Sevison

4. **MOTION AS FOLLOWS:** Approve an Administrative Approval to allow a 37'4" building height for the main building where 36 feet is normally allowed, subject to the findings in the staff report.

*Commissioner Moss moved; Commissioner Roccucci second*

**MOTION VOTE**

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

**NO:** None

**ABSENT:** Sevison

**CONSENT AGENDA:**

- A) Approve Action Agenda of October 25, 2018 Planning Commission Meeting

1. **MOTION AS FOLLOWS:** Approve the Consent Agenda.

*Commissioner Roccucci moved; Commissioner Moss second*

**MOTION VOTE**

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

**NO:** None

**ABSTAIN:** Johnson

**ABSENT:** Sevison

12:40 p.m.      **MEETING ADJOURNED**