



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER  
PLANNING COMMISSION  
AGENDA

THURSDAY, NOVEMBER 8, 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.*

---

**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. MEADOW VISTA COMMUNITY PLAN AMENDMENT  
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

**2) 10:20 a.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

#### **CONSENT AGENDA:**

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