



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA

**THURSDAY, OCTOBER 25, 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; with interactive video available at the Placer County Administrative Offices located at 774 North Lake Boulevard, Tahoe City, CA 96145.

10:00 a.m. FLAG SALUTE

*10:00 – 10:39 a.m.
(including a five
minute recess and
a 20 minute hold
while addressing
technical issues
with new
audio/visual
equipment)*

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 [absent]; Anders Hauge, District 5.*

REPORT FROM THE PLANNING DIRECTOR: *Planning Director, E.J. Ivaldi discussed future agenda scheduling including the Derifield Caretakers Housing Unit MUP and Variance Appeal denied by the Commission, and that an appeal was filed; the item will be considered at a future BOS meeting. The November 8th Planning Commission meeting includes the Meadow Vista Community Plan Amendment relating to the Circulation Element and a house of worship in Granite Bay. The December 13th meeting will have a full agenda, scheduled for Auburn. No additional meetings are scheduled in December.*

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

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. KEMPER WOODS PLANNED DEVELOPMENT
EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP AND
CONDITIONAL USE PERMIT (PSUB 20050600)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
(SCH #2006052139)
SUPERVISORIAL DISTRICT 3 (HOLMES)
(Continued from September 27th)**

Consider a request from Alpha Real Estate Fund, LLC, for approval of a two-year Extension of Time for a previously approved Tentative Subdivision Map and Conditional Use Permit that allows a 23-lot single-family residential subdivision. The Tentative Subdivision Map and Conditional Use Permit were approved by the Planning Commission on June 13, 2006. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA and adopted at the same time. The Planning Commission will be asked to assess the prior environmental review documents and to make a finding that no changes have occurred in the project or to existing circumstances that would warrant additional environmental analysis for the extension of time.

Project Location: Southeast corner of Kemper and Bean Road in the North Auburn area.

APN: 051-090-031-000

Total Acreage: 24.3 acres

Zoning: RS-B-40 PD=1 (Residential Single-Family, combining Minimum Building Site of 40,000 square feet, combining Planned Residential Development of one unit per acre).

Community Plan Area: Auburn/Bowman Community Plan

Applicant / Owner: Alpha Real Estate Fund, LLC

County Staff:

Planning – Nick Trifiro (530) 745-3069

There was no public comment in Auburn or Tahoe.

- 1. MOTION AS FOLLOWS: Approve a two-year Extension of Time request for the Kemper Woods Tentative Subdivision Map and Conditional Use Permit in reliance on the previously adopted Mitigated Negative Declaration and modified Conditions of Approval as recommended by staff, based on the findings contained in the Staff Report.***

Commissioner Hauge moved; Commissioner Sevison second

MOTION VOTE

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

NO: None

ABSENT: Johnson

2) 10:10 a.m.
10:47 – 11:18 a.m.

GENERAL AND COMMUNITY PLAN AMENDMENTS TO INCORPORATE ADOPTED 2018 PLACER COUNTY REGIONAL BIKEWAY PLAN (PLN18-00411) MINOR AMENDMENTS TO PROGRAMS, POLICIES AND BIKEWAY NETWORKS, INCLUDING DIAGRAMS, IN THE AUBURN/BOWMAN COMMUNITY PLAN, DRY CREEK/WEST PLACER COMMUNITY PLAN, FORESTHILL DIVIDE COMMUNITY PLAN, HORSESHOE BAR/PENRYN COMMUNITY PLAN, OPHIR GENERAL PLAN, SHERIDAN COMMUNITY PLAN, AND WEIMAR/APPLEGATE/CLIPPER GAP GENERAL PLAN

STATUTORY EXEMPTION

ALL SUPERVISORIAL DISTRICTS

Consider a recommendation to the Board of Supervisors to amend existing policies, programs, and bikeway networks in the following General and Community Plans to incorporate the 2018 adopted Placer County Regional Bikeway Plan (“2018 PCRBP”): Auburn/Bowman Community Plan, Dry Creek/West Placer Community Plan, Foresthill Divide Community Plan, Horseshoe Bar/Penryn Community Plan, Ophir General Plan, Sheridan Community Plan, and Weimar/Applegate/Clipper Gap General Plan. 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 15262 (Feasibility and Planning Study) supported by findings.

Project Location: County-wide

Community Plan Areas: Auburn/Bowman Community Plan, Dry Creek/West Placer Community Plan, Foresthill Divide Community Plan, Horseshoe Bar/Penryn Community Plan, Ophir General Plan, Sheridan Community Plan, and Weimar/Applegate/Clipper Gap General Plan.

County Staff:

Planning – Crystal Jacobsen, Supervising Planner (530) 745-3085

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

There was no public comment in Auburn or Tahoe.

1. ***MOTION AS FOLLOWS: Recommend to the Board of Supervisors to find the proposed Community Plan Amendments to be categorically exempt under CEQA Guidelines Section 15262 (Feasibility and Planning Study);***

Commissioner Herzog moved; Commissioner Roccucci second

MOTION VOTE

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

NO: None

ABSENT: Johnson

2. ***MOTION AS FOLLOWS: Recommend to the Board of Supervisors to adopt resolutions amending the Auburn / Bowman Community Plan, Dry Creek / West Placer Community Plan, Foresthill Divide Community Plan, Horseshoe Bar / Penryn Community Plan, Ophir General Plan, Sheridan Community Plan, and the Weimar / Applegate / Clipper Gap General Plan, to ensure consistency with the adopted 2018 Placer County Regional Bikeway Plan.***

Commissioner Herzog moved; Commissioner Roccucci second

MOTION VOTE

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

NO: None

ABSENT: Johnson

3) 10:30 a.m.
11:18 – 11:22 a.m.
(five minute break)

**TINY HOUSE ZTA
ZONING TEXT AMENDMENT (PLN18-00286)
STATUTORY EXEMPTION
ALL SUPERVISORIAL DISTRICTS
(Continued from September 13th)**

11:23 – 12:36 p.m.

Consider a recommendation to the Board of Supervisors to amend Placer County Code, Chapter 17, Articles 17.04, 17.56, and adding Article 17.56, Section 17.56.350 to establish regulations for Tiny Houses as secondary dwelling in zone districts where those land uses are already allowed. A tiny house would be defined as a separate, independent living quarters that is no larger than 400 square feet; includes basic functional areas that support normal daily routines, including a bathroom, a kitchen, and a sleeping area; is mounted on a wheeled trailer chassis; is designed and built to look like a conventional building structure, using conventional building materials, and is thus architecturally distinct from traditional mobile homes and recreational vehicles; and is titled and registered to tow legally under the California Department of Motor Vehicles. The proposed zoning text amendment does not apply to the Tahoe Basin. Additionally, the Planning Commission will consider providing a recommendation to the Board of Supervisors on a finding of Exemption pursuant to Section 15282(h) of the California Environmental Quality Act Guidelines.

Project Location: Unincorporated Placer County, with the exception of the Tahoe Basin.

Applicant: Placer County Planning Services Division

County Staff:

Planning – Emily Setzer (530) 745-3067

There were six public comments in Auburn; there was no public comment in Tahoe.

1. ***MOTION AS FOLLOWS: Recommend to the Board of Supervisors to find the proposed code amendments to be exempt under CEQA Guidelines Section 15282(h).***

Commissioner Hauge moved; Commissioner Roccucci second

MOTION VOTE

AYE: Hauge, Herzog, Moss, Nader, Roccucci

NO: None

ABSTAIN: Sevison

ABSENT: Johnson

2. ***MOTION AS FOLLOWS: Recommend to the Board of Supervisors to amend Placer County Code, Chapter 17, Articles 17.04, 17.56, and adding Article 17.56, Section 17.56.350 to establish regulations for Tiny Houses in zone districts where those land uses are already allowed, subject to the findings contained in the staff report, and to identify “Park Model” trailers as potentially acceptable tiny houses.***

Commissioner Hauge moved; Commissioner Roccucci second

MOTION VOTE

AYE: Hauge, Herzog, Nader, Roccucci, Sevison

NO: Moss

ABSENT: Johnson

CONSENT AGENDA:

- A) Approve Action Agenda of October 11, 2018 Planning Commission Meeting

1. MOTION AS FOLLOWS: Approve the Consent Agenda.

Commissioner Hauge moved; Commissioner Roccucci second

MOTION VOTE

AYE: Hauge, Herzog, Moss, Nader, Roccucci

NO: None

ABSTAIN: Severson

ABSENT: Johnson

12:36 p.m.

MEETING ADJOURNED