



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

**COUNTY OF PLACER
PLANNING COMMISSION
AGENDA
THURSDAY, AUGUST 9, 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 775 North Lake Boulevard in Tahoe City, CA 96145.

10:00 a.m. **FLAG SALUTE**
10:01 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); Richard Roccucci, District 1; Nathan Herzog, District 2 [ABSENT]; Richard Johnson, District 3; Anders Hauge, District 5.*

REPORT FROM THE PLANNING DIRECTOR: *Principal Planner, Crystal Jacobsen, provided the Planning Director report in E.J. Ivaldi's absence. The August 23rd meeting will be cancelled; technology upgrades to be installed in the Planning Commission hearing room; the next meeting is scheduled in Auburn on September 13th; and live-streaming today with Tahoe.*

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 with modification to the July 26th Action Agenda.*

TIMED ITEMS: The following timed items are to be discussed at the time indicated.

1) 10:05 a.m. **CHAPTER 17 ZONING TEXT AMENDMENT**
10:05-11:00 a.m. **ZONING TEXT AMENDMENT (PLN18-00284)**
 STATUTORY EXEMPTION
 ALL SUPERVISORIAL DISTRICTS
 (Continued from July 26, 2018)

The Placer County Planning Services Division is requesting that the Planning Commission consider a recommendation to the Board of Supervisors to repeal and replace Placer County Code, Chapter 17 (Zoning Ordinance) to incorporate amendments to the same. The proposed zoning text amendments (ZTA) are intended to clarify and simplify implementation and interpretation of the Zoning Ordinance. The most significant changes in the proposed ZTA include the creation of a Street-Side Setback requirement and revisions to the nuisance abatement process. Additionally, the proposed ZTA would include revisions to the "Definitions", "Allowable Land Uses

and Permit Requirements”, “General Development Regulations”, “Antennae and Communications Facilities” and “Solar”. The Planning Commission will also consider amendments to Section 17.040.030 - Definitions of Land uses, Specialized Terms and Phrases; Section 17.060.060 - Zone District Regulations; Section 17.080.010 – Agricultural Exclusive (AE); Section 17.10.010 – Farm (F) District; Section 17.12.010 – Forestry (FOR); Section 17.14.010 – Open Space (O); Section 17.16.010 – Timberland Production (TPZ); Section 17.18.010 – Water Influence (W); Section 17.20.010 – Commercial Planned Development (CPD); Section 17.22.010 – General Commercial (C2); Section 17.24.010 – Heavy Commercial (C3); Section 17.26.010 – Highway Service (HS); Section 17.30.010 – Neighborhood Commercial (C1); Section 17.32.010 – Office Professional (OP); Section 17.34.010 – Resort (RES); Section 17.36.010 – Airport (AP); Section 17.38.010 – Business Park (BP); Section 17.40.010 – Industrial (IN); Section 17.42.010 – Industrial Park (INP); Section 17.44.010 – Residential Agriculture (RA); Section 17.46.010 – Residential Forest (RF); Section 17.48.010 – Residential Multi Family (RM); Section 17.50.010 – Residential Single Family (RS); Section 17.52.040 – Building Site (-B); Section 17.52.060 – Density Limitation (-DL); Section 17.54.010 – General Development Regulations; 17.54.020 – Height Limit Exceptions; Section 17.54.040 – Minimum Parcel Standards; Section 17.54.070 – Design and Improvement of Parking; Section 17.54.130 – Setbacks and Yards; Section 17.54.140 – Exceptions to Front, Side and Rear Setbacks; Section 17.54.150 – Projections into Required Setbacks – Building Features and Equipment; Section 17.54.160 – Interior Setbacks; Section 17.54.180 – On Premise Signs; Section 17.56.010 – Specific Use Requirements; Section 17.56.060 – Antennae, Communications Facilities; Section 17.56.110 – Explosive Manufacturing and Storage; Section 17.56.240 – Snow Tunnels, Seasonal; Section 17.56.250 – Storage, Accessory – Indoor and Outdoor; Section 17.56.300 – Ground Mounted Solar Electric Generating Systems; Section 17.58.160 – Permit Time Limits, Exercising of Permits, and Extensions; and Section 17.62.160 – Nuisance Abatement. Additionally, the Planning Commission will consider providing a recommendation to the Board of Supervisors on a finding of a Statutory Exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

Project Location: Unincorporated Placer County
Applicant: Placer County Planning Services Division
County Planner: George Rosasco (530) 745-3065

There were three public commenters.

1. MOTION AS FOLLOWS: Reopen the public comment.

Commissioner Hauge moved; Commissioner Roccucci second

MOTION VOTE

AYE: Hauge, Johnson, Moss, Nader, Roccucci, Severson

NO: None

ABSENT: Herzog

2. MOTION AS FOLLOWS: Forward a recommendation to the Board of Supervisors to find the proposed Zoning Text Amendment to be statutorily exempt under Section 15061(b) of the California Environmental Quality Act Guidelines, based on the findings presented in the Staff Report.

Commissioner Moss moved; Commissioner Hauge second

MOTION VOTE

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

NO: None

ABSENT: Herzog

3. **MOTION AS FOLLOWS:** *Forward a recommendation to the Board of Supervisors to adopt an Ordinance to repeal and replace Placer County Code, Chapter 17 (Zoning Ordinance) to incorporate amendments as set forth in Attachment A, based on the findings presented in the Staff Report; with corrections to the Neighborhood Commercial zoning setbacks; the Nuisance Abatement hearing body to continue with the Planning Commission and the Density Limitation section to remain unchanged.*

Commissioner Moss moved; Commissioner Sevison second

MOTION VOTE

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

NO: None

ABSENT: Herzog

2) 10:15 a.m.
11:00-11:32 a.m.

PLACER COUNTY CONSERVATION PROGRAM – UPDATE

The Community Development Resources Agency is providing an update and PowerPoint presentation on the overall status of the Placer County Conservation Program (PCCP). No action is being requested, as this update is intended to initiate discussion and feedback from the Planning Commission regarding the PCCP prior to the summer/fall 2018 release of the Public Review Draft Western Placer County Habitat Conservation Plan and Natural Community Conservation Plan, the Public-Review Draft Western Placer County Aquatic Resources Program, and the Public-Review Draft Placer County Conservation Program Draft Environmental Impact Statement/ Environmental Impact Report.

Program Administrator: Gregg McKenzie (530) 745-3074

County Planner: Jen Byous, Supervising Planner (530) 745-3008

NO ACTION TAKEN

CONSENT AGENDA:

- A) Approve Action Agenda of July 26, 2018 Planning Commission Meeting

1. **MOTION AS FOLLOWS:** *Approve the Consent Agenda, with corrections.*

Commissioner Roccucci moved; Commissioner Sevison second

MOTION VOTE

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

NO: None

ABSENT: Herzog

11:32 A.M. MEETING ADJOURNED