



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA

THURSDAY, SEPTEMBER 13, 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

10:00 – 10:14 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; Richard Johnson, District 3; Anders Hauge, District 5.*

REPORT FROM THE PLANNING DIRECTOR: *Planning Director, E.J. Ivaldi highlighted the new Telecommunication upgrades to the hearing room; recognizing County staff members Jeremy Kelley and Greg Currier, as well as outside consultant, Conti construction staff, for their fine work. The upcoming Board of Supervisors meeting scheduled for September 25 will hear the Dry Creek West Placer Amendment, as well as the FTCRA Appeal that was denied by the Planning Commission; Placer Vineyards Specific Plan Property 15 and comments on the United Auburn Indian Community Tribal School Draft EIR are scheduled for the September 27 Planning Commission meeting. There are two Commission meetings scheduled for October; one each in November and December.*

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

CONSENT AGENDA: *Items A), B), C) and F) were recommended for approval by the Development Review Committee by a single roll call vote. Items D) Kemper Woods Extension of Time; and E) Morgan Knolls Subdivision Extension of Time, were pulled from the Consent Agenda.*

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

1) 10:05 a.m. PLACER COUNTY HOUSING STRATEGY AND DEVELOPMENT PLAN UPDATE

10:33 a.m. – 12:12 p.m.

The Planning Services Division is presenting information on the County's Annual Housing Work Program. The presentation will include an update on the Housing Strategy and Development Plan, the proposed Affordable Housing Fee, and current efforts to assist in streamlining housing project submittals and review processes.

County Staff:

Planning – Shawna Purvines (530) 745-3031

Informational item only. There were nine public commenters.

NO ACTION WAS TAKEN.

2) 10:15 a.m.
10:21 – 10:33 a.m.

**TINY HOUSE ZTA
ZONING TEXT AMENDMENT (PLN18-00286)
STATUTORY EXEMPTION
ALL SUPERVISORIAL DISTRICTS**

The Placer County Planning Services Division will 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 primary and secondary dwelling units, and as caretaker and employee housing, 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 15061(b)(3), Section 15303, and 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

Staff received a number of comments that require attention and response. Director Ivaldi requested the item be continued to an open date.

1. MOTION AS FOLLOWS: *Hold the informational hearing, allowing public comment.*

Commissioner Johnson moved; Commissioner Sevison second

MOTION VOTE

AYE: *Hauge, Johnson, Sevison*

NO: *Herzog, Moss, Nader, Rocucci*

2. MOTION AS FOLLOWS: *Continue the item to an open date, based on the advice of County Counsel.*

Commissioner Herzog moved; Commissioner Moss second

MOTION VOTE

AYE: *Hauge, Herzog, Moss, Nader, Rocucci, Sevison*

NO: *Johnson*

CONSENT AGENDA:

A) Approve Action Agenda of August 9, 2018 Planning Commission Meeting

**B) GRUBER MOUNTAIN ESTATES
EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP (PSUB 20070256)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a request from James and Lois Gruber for approval of a two-year Extension of Time for a previously approved Tentative Subdivision Map that allows for eleven residential lots ranging in size from 4.6 to 5.4 acres. The Tentative Subdivision Map was approved by the Planning Commission on July 9, 2009. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA and was 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: End of Uncle Joes Lane and Reams Road in the Newcastle area

APNs: 031-161-001-000, 031-161-002-000, 031-401-001-000, 031-401-002-000, 031-401-003-000, 031-401-004-000

Total Acreage: 57 acres

Zoning: F-B-X 4.6 Acre minimum (Farm, combining a minimum building site size of 4.6 acres)

Community Plan Area: Placer County General Plan

Applicant / Owner: James and Lois Gruber

County Staff:

Planning – Melanie Jackson (530) 745-3036

**C) KEMPER OAKS UNIT 2
EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE PERMIT
(PSUB 20050842)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a request from 29th Street Single Family Homes, for approval of a two-year Extension of Time for a previously approved Tentative Subdivision Map and Conditional Use Permit for a 47-lot Planned Residential Development. The Tentative Subdivision Map and Conditional Use Permit were approved by the Planning Commission on June 22, 2006. A Mitigated Negative Declaration prepared for the project in accordance with CEQA was 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: 11670 Kemper Road, directly south of the intersection of the intersection of Wildberry Lane and Kemper Road in the North Auburn area

APN: 052-470-001-000

Total Acreage: 24.7 acres

Zoning: RS-B-20-AO PD=2.5 (Residential Single-family, combining minimum Building Site of 20,000 square feet, combining Airport Overflight and a Planned Residential Development of 2.5 dwelling units per acre)

Community Plan Area: Auburn / Bowman Community Plan

Applicant / Owner: 29th Street Single Family Homes

County Staff:

Planning – Patrick Dobbs (530) 745-3060

**F) WILSON SUBDIVISION
EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE PERMIT (PSUB 20050440)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION AND ADDENDUM (EIAQ 3794)**

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from MSA Engineering on behalf of Trails End, LP, for approval of a two-year Extension of Time for a previously approved Vesting Tentative Subdivision Map and Conditional Use Permit that allows a 12-lot Planned Residential Development on 78 acres, including one 37-acre open space lot. The Vesting Tentative Subdivision Map and Conditional Use Permit were originally approved by the Planning Commission on June 16, 2005 and a Mitigated Negative Declaration prepared for the project in accordance with CEQA was adopted at the same time. The Planning Commission previously approved a one-year Extension of Time on August 14, 2008 and a two-year Extension of Time on February 23, 2017 where the Planning Commission also adopted an Addendum to the Mitigated Negative Declaration. 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: End of Alton Trail on the south side of Todd Valley Road, approximately two miles from the intersection of Todd Valley Road and Foresthill Road in the Foresthill area

APN: 256-140-001-010

Total Acreage: 78 acres

Zoning: RF-B-X-20 PD-0.22 (Residential Forest, combining Building Site of 20 acre minimum, combining Planned Residential Development of 0.22 dwelling units per acre)

Community Plan Area: Foresthill Divide Community Plan

Applicant: MSA Engineering

Owner: Trails End, LP

County Staff:

Planning – Kally Keding- Cecil (530) 745-3034

1. MOTION AS FOLLOWS: Approve Consent Agenda Items A, B, C and F.

Commissioner Moss moved; Commissioner Sevison second

MOTION VOTE

AYE: Hauge, Herzog, Johnson, Moss, Nader, Rocucci, Sevison

NO: None

**D) KEMPER WOODS PLANNED DEVELOPMENT
EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP (PSUB 20050600)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION (SCH #2006052139)
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a request from Alpha Real Estate Fund, LLC, for approval of a second two-year Extension of Time for a previously approved Tentative Subdivision Map that allows a 23-lot single-family residential subdivision. The Tentative Subdivision Map was approved by the Planning Commission on June 13, 2006. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA, was 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 Roads 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

This item was pulled from the Consent Agenda with a request by Director Ivaldi to properly notice the item, including all of the entitlements.

- 1. MOTION AS FOLLOWS:** *Continue the Kemper Woods Extension of Time item to September 27, 2018 at 10:05 a.m.*

Commissioner Sevison moved; Commissioner Hauge second

MOTION VOTE

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

NO: *None*

**E) MORGAN KNOLLS RESIDENTIAL SUBDIVISION
EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP AND VARIANCE (PSUB 20130316)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION AND ERRATA
SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request from the RCH Group, on behalf of the Walegra / PFE Partnership, for approval of a two-year Extension of Time for a previously approved Vesting Tentative Subdivision Map to allow a 61-lot single-family residential subdivision and a Variance to Section 17.50.010(E)(1) of the Zoning Ordinance to increase allowable building coverage on residential lots from the maximum 40 percent for one-story homes and 35 percent for two-story homes to 55 percent and 50 percent, respectively. The Vesting Tentative Subdivision Map and Variance were approved by the Planning Commission on April 9, 2015 and the Board of Supervisors June 16, 2015. A Mitigated Negative Declaration and Errata were 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: Northeast corner of the Walerga Road and PFE Road intersection, in the West Roseville area

APN: 023-221-015-000

Total Acreage: 16.4 acres

Zoning: RS-AG-B-X-6,000 sq. ft. minimum (Residential Single Family, combining Agriculture, combining a Building Site of 6,000 square feet minimum)

Community Plan Area: Dry Creek / West Placer Community Plan

Applicant: RCH Group

Owner: Walerga / PFE Partnership

County Staff:

Planning – Nick Trifiro (530) 745-3069

This item was pulled from the Consent Agenda and opened for public comment. There were no public commenters.

- 1. MOTION AS FOLLOWS: Approve a two-year Extension of Time request for the Morgan Knolls Tentative Subdivision Map and Variance in reliance on the previously adopted Mitigated Negative Declaration and modified Conditions of Approval as recommended by staff, subject to the amended findings as noted: A Mitigated Negative Declaration was originally adopted for the project on June 16, 2015.***

Commissioner Sevison moved; Commissioner Moss second

MOTION VOTE

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

NO: None

12:33 p.m. MEETING ADJOURNED