



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, SEPTEMBER 13, 2018
10:00 A.M.

MEETING LOCATION:
PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603

Any person interested in participating and/or addressing the Commission during the Planning Commission meeting by interactive video may do so at the Placer County Administrative Offices located at 775 North Lake Boulevard, Tahoe City, CA 96145

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. **PLACER COUNTY HOUSING STRATEGY AND DEVELOPMENT PLAN UPDATE**
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
- 2) 10:15 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

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

**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

**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 Walegra 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: Walegra / PFE Partnership

County Staff:

Planning – Nick Trifiro (530) 745-3069

**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