

COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE

April 22, 2010

OFFICE OF
Planning Department
3091 County Center Drive Suite 140

AUBURN, CALIFORNIA 95603 TELEPHONE: 530/745-3000 FAX: 530/745-3080 www.placer.ca.gov

Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Suite 140, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

10:00 am

FLAG SALUTE

ROLL CALL: Gerry Brentnall (Chairman), Richard Johnson (Vice Chairman), Harry Crabb (Secretary), Jeffrey Moss, Minor Gray, Larry Sevison and Ken Denio (*absent*)

REPORT FROM THE PLANNING DIRECTOR

Paul Thompson for Michael Johnson CDRA Director reported that the May 13 Planning Commission hearing will include amendments to the Subdivision Ordinance Section 16, Auburn Racquet Club Lighting Use Permit modification, the Bunch Creek Rezone and Miner's Ridge Apartments projects. On May 27th, the Planning Commission may hear the Bohemia project. As Commissioner Brentnall and possibly Commissioner Sevison will be absent it was suggested that Bohemia should be push out to a June hearing.

PUBLIC COMMENT – Cari Dawson-Bartley submitted a letter and provided comments on the Bohemia project.

1) 10:05 am 10:10 – 10:13am

Unanimously approved 6:0

Commissioner Denio absent

EXTENSION OF TIME - CONDITIONAL USE PERMIT (PCPC20070762) AUBURN ALZHEIMER'S CARE CENTER (AKA JEA Senior Living Center) CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES)

Consider a request from TSD Engineering, Inc. on behalf of Auburn Investors LP for a two-year extension of time for a previously approved Conditional Use Permit to allow for the construction and operation of a 30,000 square-foot senior living center. The facility would provide housing for approximately 64 residents with Alzheimer's disease and other forms of Dementia. The Planning Commission will also consider a finding of a Categorical Exemption, Section 18.36.030, Class 1 – Minor alteration to existing facilities – Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301).

Project Location: The project is located at 3265 Blue Oaks Drive on the southwest corner of Education Street and Blue Oaks Drive in the North Auburn area.

APN: 051-180-089 **Total Acreage**: 2.0 acres

Zoning: OP-RM-Dc (Office Professional, Residential Multi-Family combining Design

Scenic Corridor)

Community Plan Area: Auburn/Bowman Community Plan

MAC Area: North Auburn MAC **Applicant:** TSD Engineering, Inc.

County Staff:

Planner: Gerry Haas (530) 745-3084

Engineering and Surveying: Sharon Boswell (530) 745-3110

Environmental Health: (530) 745-2300

SUBDIVISION MODIFICATION (SUB-418/PSUB-20100065) 2) 10:15 am

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Black Oak Development LLC, for a modification to the

10:15 - 11:07am **COYOTE RIDGE**

CATEGORICAL EXEMPTION

Permanent gated entry denied; temporary gate approved until 50% of lots (6 lots)

occupied. HOA can re-petition the Commission for a

permanent gate. **Commission** deferred to staff for the design of temporary gate.

4:1:1

Commissioner

Moss - no

Commissioner Gray- abstained

Commissioner Denio - absent

Coyote Ridge Subdivision (SUB-418) to allow for a gated entry feature. The Planning Commission will also consider a finding of a Categorical Exemption, Section 18.36.030, Class 1 - Minor alteration to existing facilities - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301). **Project Location**: The project is located west of Bell Road, north of Joeger Road in the north Auburn area.

APN: 051-010-043, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, and 042 **Total Acreage**: 104.5 acres

Zoning: F 4.6 ac. min. (Farm 4.6 acre minimum)

Community Plan Area: Auburn/Bowman Community Plan

MAC Area: North Auburn MAC

Applicant: Black Oak Development LLC **County Staff:**

Planner: Mike Wells (530) 745-3024

Engineering and Surveying: Phil Franz(530) 745-3110

Environmental Health: (530) 745-2300

3) 10:30 am APPEAL OF A ZONING ADMINISTRATOR DECISION

11:16am VARIANCE/SIGN PERMIT (PVAA 20090261)

QUARRY PONDS

Uphold the Zoning CATEGORICAL EXEMPTION Administrator's **SUPERVISORIAL DISTRICT 4 (UHLER)**

decision to allow two tenant names on three existing

monument signs. **Planning Commission**

allowed different tenant names on each of the monument signs.

3:2 Commissioner

Brentnall and Gray - no

APN: 048-083-024 **Total Acreage**: 5.2 acres **Zoning**: C2-UP-Dc (General Commercial, combining Use Permit required,

Bay area.

combining Design Scenic Corridor)

Community Plan Area: Granite Bay Community Plan MAC Area: Granite Bay MAC

Commissioner Crabb and Denio absent

Owner/Applicant/Appellant: Lisa Powers on behalf of Quarry Ponds, LLC

Consider an Appeal submitted by Lisa Powers on behalf of Quarry Ponds LLC, of the

Zoning Administrator's decision to allow a Variance for two tenant names on the

three existing monument signs where eight names were requested. The Planning

Commission will also consider a finding of a Categorical Exemption Section

18.36.070, Class 5 - Minor alterations in land use limitations - Placer County

Project Location: The project is located at 5520-5550 Douglas Blvd in the Granite

Environmental Review Ordinance (CEQA Guidelines Section 15305).

County Staff:

Planning: Leah Rosasco (530) 745-3091

Engineering and Surveying: Phil Frantz (530) 745-3110 Environmental Health: Jill Kearney (530) 745-2300

4) 10:45 am 11:08-11:10am

ADJUSTMENT (PCPM 20100046)
MINERS RIDGE FAMILY APARTMENTS

Unanimously approved continuance to May 13, 2010 at 10:05 am ADDENDUM TO THE PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION

CONDITIONAL USE PERMIT MODIFICATION/MINOR BOUNDARY LINE

SUPERVISORIAL DISTRICT 3 (HOLMES)5 MONTGOMERY

Consider a request from USA Properties Fund, Inc. for the approval of a modification of the Conditional Use Permit for the Ridge View Villas Planned Residential Development to allow for a 64-unit apartment development in place of the previously approved 64-lot townhome development. The applicant also requests the approval of a Minor Boundary Line Adjustment to consolidate and reconfigure parcels on the site. The Planning Commission will consider adoption of an Addendum to the previously approved Mitigated Negative Declaration for the project.

Project Location: This project is located on the south side of Silver Bend Way, east of Lincoln Way, in the Auburn area.

APN: 054-171-031, 054-171-032, 054-171-035, 054-171-036, 054-171-037 and 054-171-038

Total Acreage: 6.197 acres

Zoning: RM-DL-10 (Residential Multi-Family, Combining Density Limitation of 10 units per

acre)

Community Plan Area: Auburn/Bowman Community Plan

MAC Area: North Auburn MAC Applicant: USA Properties Fund, Inc.

County Staff:

Planner: Mike Wells (530) 745-3024

Engineering and Surveying: Rebecca Taber (530) 745-3110

Environmental Health: Jill Kearney (530) 745-2300