



**COUNTY OF PLACER
PLANNING COMMISSION**

**ACTION
AGENDA
DATE
July 8, 2010**

**OFFICE OF
Planning Department**
3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
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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
(All Present)

REPORT FROM THE PLANNING DIRECTOR

Michael Johnson CDRA Director reported that on July 13 the Board of Supervisors will hear an appeal of the Quarry Ponds signs. The July 22nd Planning Commission hearing will include Rancho Del Oro Estates, Nyack Temporary Batch Plant Conditional Use Permit, Draft EIR allow public comments for Dry Creek Community Plan Transportation update and several Zoning Text Amendment's including Surface Mining & Reclamation Act, Code Enforcement Citation process, and Fowl and Poultry. The August 10, the Board of Supervisors hearing includes the Bunch Creek Rezone, Miners Ridge Family Apartment appeal, and Celebration Church appeal.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public was offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. *No comments received.*

1) 10:03 am
10:03-10:06am

*Approved
Subdivision
Modification
based on project
findings and
conditions in the
staff report.*

*5:0
Commissioner
Johnson and
Commissioner
Sevison abstained*

**SUBDIVISION MODIFICATION (PSM 20100133)
TAHOE CITY INDUSTRIAL PARK
GARAGE SECOND STORY ADDITION – SCHAEFER
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Eric Schaefer, for a Subdivision Modification to the mapped setback of 20 feet to allow a zero foot setback in order to construct a second story living area over the existing two-car garage. The Planning Commission will also consider a finding for Categorical Exemption in accordance with section 18.36.050 (Class 3 – New construction or conversion of small structures) of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303).

(This item was continued from the June 24th PC Hearing)

Project Location: The project is located at 410 Cynos Way, in the Tahoe City area.
APN: 093-280-012

Total Acreage: 1.5 acres
Zoning: PAS-007 (Plan Area Statement-007 Lake Forest Glen-Residential)
Community Plan Area: Tahoe City Area General Plan
MAC Area: North Tahoe Regional Advisory Council
Owner/Applicant: Eric Schaefer
County Staff:
Planning: Stacy Wydra (530) 581- 6288
Engineering and Surveying: Sharon Boswell (530) 745-3110
Environmental Health: (530) 745-2300

2) 10:05 am

*Start 10:06 am
Break 11:04-11:12
Break 12:28-12:38
End 1:38 pm*

Certified Final EIR including findings as written on page 18, I. A. in the staff report and adopt the Statement of Overriding Considerations as stated in Attachment A and approve the Mitigation Monitoring Plan as included in the FEIR

6:1
Commissioner
Gray – no

Motion to adopt findings and approve Conditional Use Permit as stated on page 18, I. B, with modifications to the conditions: correct condition #131 delete “Home Depot” and replace with “Bohemia”; add a condition regarding tree preservation including the following wording “To the extent feasible the applicant to work with DRC to preserve large oak trees along the southeast portion of the site.”; and add “Sound wall

**CONDITIONAL USE PERMIT (PCPA20080157)/ MINOR USE PERMIT(PMPA20100058)
BOHEMIA RETAIL PROJECT AND OFF-SITE SIGN
FINAL ENVIRONMENTAL IMPACT REPORT (FEIR 20080235)
/CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a request from Bohemia Properties LLC, for a Conditional Use Permit to allow for a 155,000 square-foot retail building and accessory nine-pump fueling station to be constructed on the site of the former Bohemia Lumber Company. The Planning Commission will consider certification of a Final Environmental Impact Report for the Bohemia Retail project.

The Planning Commission will also consider a request for a Minor Use Permit from the same applicant, for an off-site sign. The off-site sign would direct State Route 49 traffic east onto Hulbert Way and up to the proposed Bohemia Project site. The Planning Commission will consider a finding of a Categorical Exemption, Section 18.36.050, Class 3 – New construction or conversion of small structures – Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303) for the off-site sign.

Project Location: The Bohemia Retail project is located approximately 2.3 miles north of downtown Auburn, just east of State Route 49 and The Plaza retail center and north of Luther Road in the Auburn area. The off-site sign proposal is located is located on the east side of State Route 49 at its intersection with Hulbert Way, in the Auburn area.

APN: 052-102-012, 052-102-013, 052-102-017, and 052-102-053 (for CUP); 052-102-056 (for MUP)

Total Acreage: 18.6 acres (for CUP) and 9.7845 (for MUP)

Zoning: CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) (for CUP); CPD-Dc (for MUP)

Community Plan Area: Auburn/Bowman Community Plan

Mac Area: North Auburn Mac

Owner/Applicant: Bohemia Properties LLC

County Staff:

Planning: Gerry Haas (530) 745-3084

Engineering and Surveying: Sarah Gillmore (530) 745-3110

Environmental Health: Jill Kearny (530) 745-2300

along canal street shall be constructed or surfaced with graffiti-resistant material and any graffiti shall be removed from the wall within three days.”

6:1

*Commissioner
Gray - no*

Motion to approve the Minor Use Permit as stated on page. 18, II. A & B including findings and conditions 1-7 in Attachment E

6:1

*Commissioner
Gray - no*

MEETING ADJOURNED – 1:38 PM