

## COUNTY OF PLACER PLANNING COMMISSION

Corrected
ACTION
AGENDA
DATE
OCTOBER 28, 2010

## OFFICE OF Planning Department 3091 County Center Drive Suite 140

091 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, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

10:00 am

10:00 am meeting began

## **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 the Board of Supervisors at their October 5<sup>th</sup> hearing considered the appeal of the Rancho Del Oro project and approved the project and allowed for the construction of gates at both subdivision entrances with public access, authorized the Rezone without the combining Agricultural district overlay, and granted public easement from Olive Ranch Road through project site to Miners Ravine area. On October 19<sup>th</sup>, the Board met in Tahoe and approved the Caldwell Rezone project, Zoning Text Amendment for an automatic two year extension of time on Conditional Use Permits and Variances, and the approved Zoning Text Amendment for a new administration citation hearing process. On November 23<sup>rd</sup> the Board of Supervisors will consider The Enclave at Granite Bay appeal which was on hold while waiting on the Granite Bay Community Plan moving forward.

No Planning Commissioner hearings in November. The next Planning Commission hearing will be heard in Tahoe on December 9<sup>th</sup> and there may be a special December 16<sup>th</sup> Planning Commission hearing.

PUBLIC COMMENT - No public comment received.

1) 10:05 am

**WORKSHOP - ACCESSIBILITY STANDARDS** 

10:05 - 10:45 am

ALL SUPERVISORIAL DISTRICTS

Discussion only

At the request of the Planning Commission, staff has prepared a presentation on Accessibility Standards to help clarify the questions and discussions that have come up in recent Commission hearings.

**County Staff:** 

Engineering and Surveying: Rick Eiri (530) 745-3110

Planning: Crystal Jacobsen (530) 745-3085 Environmental Health: (530) 745-2300

2) 10:20 am 10:43 -11:37 am

**ZONING TEXT AMENDMENT (ZTA 20080448)** 

10:43 -11:37 am

EMERGENCY SHELTERS, TRANSITIONAL AND SUPPORTIVE HOUSING

**NEGATIVE DECLARATION** 

ALL SUPERVISORIAL DISTRICTS

Consider a request from the Planning Services Division to consider providing a recommendation to the

Board of Supervisors on revisions to the Placer County Zoning Ordinance to bring the Ordinance into compliance with State housing law for emergency shelters, transitional, and supportive housing. The proposed amendments will establish definitions for emergency shelters, transitional housing, and supportive housing as well as identify appropriate zoning designations where these uses will be allowed. The proposed amendments will implement Housing Element Program G-2 and Program G-3. The Planning Commission will also consider providing a recommendation to the Board of Supervisors on a Negative Declaration prepared for the Zoning Text Amendment.

On May 14, 2009, the Planning Commission held a workshop to discuss potential changes to the Zoning Ordinance and on October 8, 2009, the Planning Commission held a hearing on the proposed Zoning Text Amendment (ZTA) and several changes have been made to the proposed text amendment based on comments received at that hearing.

Project Location: Countywide

**Applicant:** Placer County Planning Services Division

**County Staff:** 

Planning: Christopher Schmidt (530) 745-3076

MOTION VOTE 5:2 (Commissioner Moss and Commissioner Crab - No) to forward a recommendation to the Board of Supervisors for approval of the proposed Zoning Text Amendment as set forth in Attachment A subject to the findings included in the staff report. Larry Sevison seconded the motion with an amendment to attach a memo to the Board of Supervisors expressing the Commission's concerns: emergency shelters may not be a good fit in residential neighborhoods; the facilities are open to non-Placer County residents; and, there may be more appropriate land use designations besides Multi-Family where emergency shelters could be permitted as-right.

BREAK 11:37 am - 11:47 am

3) 10:45 am 11:47-2:25am

Break 1:40-1:46

**COMMUNITY PLAN AMENDMENT(PEIR 20070805)** 

UPDATE TO THE DRY CREEK/WEST PLACER COMMUNITY PLAN

TRANSPORTATION ELEMENT

FINAL ENVIRONMENTAL IMPACT REPORT (State Clearinghouse #2007122051) SUPERVISORIAL DISTRICT 1 (ROCKHOLM)

Consider a request from the Department of Public Works for the Planning Commission to recommend to the Board of Supervisors the approval of the proposed update to the Dry Creek/West Placer Community Plan Transportation Element. The subject properties affected by the update include all properties located within the Dry Creek/West Placer Community Plan area, which is located in southwestern Placer County and encompasses approximately 9,200 acres. The update boundaries include Baseline Road to the north, the Placer/Sutter County line to the west, the Placer/Sacramento County line to the south, and the City of Roseville to the east. Regional vehicular access to the Community Plan area is from Baseline Road, Watt Avenue, and Walerga Road. The proposed update to the Circulation Element includes extensively revising the goals and policies of the element including Level of Service revisions, defining the Future Transportation System and revising the Capital Improvement Program. The Planning Commission will also consider a

**Total Acreage:** 9,200 acres

Community Plan Area: Dry Creek/West Placer Community Plan

finding for adoption of the Final Environmental Impact Report.

MAC Area: West Placer

Owner/Applicant: Placer County Dept. of Public Works

**County Staff:** 

Public Works Department: Andrew Gaber/Phillip Vassion (530) 745-7500

Planning: Alex Fisch (530) 745-3081 Engineering and Surveying: (530) 745-3110 Environmental Health: (530) 745-2300

> MOTION VOTE 4:2 (Commissioner Sevison, Moss, Johnson, and Brentnall – Aye, and Commissioner Gray and Crabb - No; Commissioner Denio recused and left meeting) to accept staff's recommendation as stated in the staff report including: (1) considering the Focused EIR prepared for this project; (2) finding the Update is consistent with the objectives,

policies, general land uses and programs otherwise specified in the Placer County General Plan and in the Dry Creek/West Placer Community Plan and supports and enhances the general health safety and welfare of the residents of the County, and; (3) recommending to the Board of Supervisors the approval of the Update to the Transportation Element of the Dry Creek/West Placer Community Plan.

ADJOURNMENT - 2:25 am