



## COUNTY OF PLACER PLANNING COMMISSION

**AGENDA  
DATE  
SEPTEMBER 25, 2014**

### OFFICE OF Planning Services Division

3091 County Center Drive Suite 140  
AUBURN, CALIFORNIA 95603  
TELEPHONE: 530/745-3000  
FAX: 530/745-3080  
[www.placer.ca.gov](http://www.placer.ca.gov)

Meeting will be 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

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.)*

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**10:00 am      FLAG SALUTE**

**ROLL CALL:** Larry Sevison (Chairman), At-Large East of Sierra Crest; Ken Denio (Vice Chairman), District 2; Richard Roccucci (Secretary), District 1; Richard Johnson, District 3; Jeffrey Moss, District 4; Wayne Nader, At-Large West of Sierra Crest; and Miner "Mickey" Gray, 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 ITEM:** Planning Commission to consider reappointment of Ken Denio as the Planning Commission representative to the Wastewater Advisory Board Committee.

1) 10:05 am

**WILLOW CREEK SHOPPING CENTER  
PARCEL MAP/CONDITIONAL USE PERMIT/VARIANCE (PCPA 20140057)  
MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a request from Carl E. Best, on behalf of Best Development Group, for approval of a Conditional Use Permit to allow for the construction of a retail shopping center, consisting of five new buildings that would total approximately 65,000 square-feet of floor area on a vacant site (previously developed with an automobile sales and repair facility). The applicant also requests approval of a Parcel Map to reconfigure and divide the three existing commercial parcels into five parcels, one for each proposed structure, and a Variance to Section 17.54.180(A)(1)(E) of the Zoning Ordinance to allow for multiple tenant names to appear on two proposed monument signs, as well as Section 17.54.180(A)(2) to increase the maximum aggregate wall sign area for the major anchor tenant to allow for a maximum 1.5 square feet of sign area for every linear foot of the width of the building frontage, where currently 1 square foot of sign area is allowed with an additional 0.5 square feet for each linear foot of building frontage over 100 feet. The Planning Commission will also consider adopting a Mitigated Negative Declaration prepared for this project.

**Project Location:** The project is located at the northwest corner of Highway 49 and Willow Creek Drive in the Auburn area.

**APN's:** 052-041-004, 052-041-005, and 052-041-006

**Total Acreage:** 7.23 acres

**Zoning:** CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor)

**Community Plan Area:** Auburn/Bowman Community Plan

**MAC Area:** North Auburn MAC

**Owner/Applicant:** Carl E. Best, Best Development Group

**County Staff:**

Planning: Gerry Haas (530) 745-3084

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

Environmental Health: Justin Hansen (530) 745-2300

2) 10:15 am

**HILL TOP CENTER  
EXTENSION OF TIME – CONDITIONAL USE PERMIT (PCPA 20080204)  
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Hoss Bozorgzad, for a three-year Extension of Time for a previously approved Conditional Use Permit that allowed a 142-room hotel complex with retail, commercial and restaurant uses. The Conditional Use Permit was originally approved by the Planning Commission on September 25, 2008. A Mitigated Negative Declaration (MND) was prepared pursuant to CEQA and adopted on the same date. In addition to consideration of the extension of time request, the Planning Commission will consider reliance on the previously adopted MND and adoption of findings pursuant to CEQA Guidelines Section 15162.

**Project Location:** The project is located approximately 900 feet north of the

Bowman Road/Luther Road intersection in the Bowman area.

**APN's:** 053-103-047; 053-103-048 and 053-103-049

**Total Acreage:** 7.5 acres

**Zoning:** HS-Dc (Highway Service, combining Design Scenic Corridor).

**Community Plan Area:** Auburn Bowman Community Plan

**MAC Area:** North Auburn

**Applicant:** Hoss Bozorgzad on behalf of Shiraz Development LLC, James and Carol Babcock, and Norman R Nedde, MD, Inc.

**County Staff:**

Planning: Gerry Haas (530) 745-3084

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

Environmental Health: Justin Hansen (530) 745-2300

3) 10:20 am

**FOREST GLEN SUBDIVISION NO. 2 – FORTE RESIDENCE**

**SUBDIVISION MODIFICATION (PLN 14-00110)**

**CATEGORICALLY EXEMPT**

**SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Gary Davis Group on behalf of Michelle Forte, for approval of a Subdivision Modification of the Forest Glen Subdivision No. 2 Map (Lot #3 and a portion of Lot #4) to reduce the front mapped setback from 20 feet to a 7 foot setback to allow for construction of a detached garage and covered entryway providing access to the existing single-family residence. The Planning Commission will also consider a finding of a Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance Class 3 E (New construction or conversion of small structures).

**Project Location:** The project is located at 940 Squaw Valley Road in the Olympic Valley area.

**APN:** 096-200-036

**Total Acreage:** 21,314 square feet (0.489 acres),

**Zoning:** LDR DF= 4 (Low Density Residential Density Factor of 4)

**Community Plan Area:** Squaw Valley Community Plan

**MAC Area:** Squaw Valley MAC

**Applicant:** Gary Davis Group

**Owner:** Michelle Forte

**County Staff:**

Planning: Stacy Wydra (530) 581-6288

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

Environmental Health: Justin Hansen (530) 745-2300