



Planning Commissioners Present: Donald Brewer, Sam Cannon, Robert Dugan, Kim Hoskinson, David Larson

Planning Commissioners Absent: Gordon Hinkle, Audrey Huisking

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Nela Luken, Senior Planner
Kathy Pease, Senior Planner
Mike Isom, Senior Planner
Steve Lindbeck, Project Planner
Derek Ogden, Associate Planner
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

WELCOME and ROLL CALL – 7:00 pm

PLEDGE OF ALLEGIANCE - Led by Commissioner Larson

ORAL COMMUNICATIONS - None.

CONSENT CALENDAR

Chair Cannon asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Cannon asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF SEPTEMBER 24, 2009.

IV-B. CONDITIONAL USE PERMIT – 2501 EUREKA ROAD – SERSP PCL 27 – CLEARWIRE CELL TOWER EXTENSION – FILE # 2009PL-092 (CUP-000057). The applicant requests approval of a Conditional Use Permit to allow a 6-foot extension of an existing 119-foot PG&E tower with three new cellular antennas and three microwave dishes. Applicant: Dale Smith, Clearwire US, LLC. Owner: Kurtis Eid, Pacific Gas and Electric. (Wiley)

IV-C. MINOR GRADING PLAN & TREE PERMIT – 401 ARRAN COURT & 2009 ARRAN ST – SRSP EAST, VILLAGE 9, LOTS 29 & 30 – FILE # 2009PL-096 (GP-000023 & TP-000119). The applicant requests approval of a Minor Grading Plan to allow minimal grading on two no-grade residential lots; and a Tree Permit to remove five native oak trees and to encroach into two native oak trees up to 35%. Applicant/Owner: Tom Gamette, Elliott Homes, Inc. (Wiley)

IV-D. TENTATIVE SUBDIVISION MAP & DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION – 1850 BLUE OAKS BL – WRSP PCL F-17 – FILE #2009PL-095 (PROJECT #SUB-000139, DRP 000315, & DRP-000317).

The applicant requests approval of a Tentative Subdivision Map to revise the interior parcel boundaries of 35 lots within Fiddyment Ranch Parcel F-17, eliminating the “Z-lot” configuration on 35 lots and creating conventional lot lines; a Design Review Permit to modify the approved architectural design of the houses on 57 of the undeveloped lots within Parcel F-17; and a Design Review Permit (under separate application) for house plans to be constructed on the lots controlled by DR Horton. Owner/Applicant: Steve Hicks, Signature Properties (for SUB-000139 & DRP-000315) and Mike Meyer, Western Pacific Housing (for DRP-000317). (Stewart)

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Hoskinson to approve the Consent Calendar as submitted.

The motion passed with the following vote:

Ayes: Dugan, Hoskinson, Brewer, Larson, Cannon

Noes:

Abstain:

NEW BUSINESS

V-A. MAJOR PROJECT PERMIT (STAGE 2) – 11901 GO FOR BROKE RD. – SOUTH PLACER JUSTICE CENTER ADULT CORRECTIONAL FACILITY – FILE #2009PL-078 (MPP-000029). The applicant requests a Stage 2 (architecture & landscaping) approval of a Major Project Permit for the development of a 299,280 square foot County Correctional Facility. Applicant: Placer County, Dennis Salter. (Ogden)

Associate Planner, Derek Ogden, presented the staff report and responded to questions.

Chair Cannon opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Joel Smith, Deputy Director of Planning & Facilities, Placer County, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

There was discussion on the following:

- Potential project effect on intersection of Allentown Dr and Blue Oaks Blvd. and Allentown Dr and Industrial Ave.

Chair Cannon temporarily closed the public hearing and asked for a motion.

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Dugan, to consider the Addendum to the South Placer Justice Center Mitigated Negative Declaration; Adopt the two findings of fact for the Major Project Permit (Stage 2); Approve Stage Two of the Major Project Permit with thirty-four (34) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Hoskinson, Dugan, Brewer, Larson, Brewer, Cannon

Noes:

Abstain:

SPECIAL PRESENTATION / WORKSHOP

VI-A. SIERRA VISTA SPECIFIC PLAN AND ENVIRONMENTAL IMPACT REPORT

(Luken, Pease, Lindbeck)

Nela Luken, Senior Planner, presented an overview of the proposed Sierra Vista Specific Plan.

Kathy Pease, Senior Planner, reviewed with Commission, the 45-day review and comment period for the Draft EIR, and presented an overview and significant impacts as found in the Draft Environmental Impact Report.

Public Comment

Marcus Lo Duca, Lo Duca & Avdis, 3721 Douglas Bl representing the Landowners expressed their support of this project.

Commission Discussion

- Commission appreciated staff extending the review period past the holidays;
- Review of hearing schedule and opportunities for Commission and Public to comment on the project;
- First Public Hearing scheduled for December 10th but can extend to January 7, 2010, if needed.

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- No Planning Commission meeting on November 26, 2009 in observance of the Thanksgiving holiday.
- Design Committee will hear the Sierra Vista Specific Plan Design Guidelines on December 17, 2009, at 4:30pm in the Civic Center Meeting Rooms 1 & 2.

ADJOURNMENT

Chair Cannon asked for a motion to adjourn the meeting.

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Brewer, to adjourn to the meeting of December 10, 2009. The motion passed unanimously at 7:50 PM.