

Granite Bay MAC Agenda

(9/6/17)

ACTION ITEM:

Placer County Zoning Text Amendments:

“The Planning Services Division is proposing changes to the Placer County Zoning Ordinance (Placer County Code, Chapter 17) to implement a new State regulation and make additional changes that will clarify and simplify implementation and interpretation of the Zoning Ordinance.”

Award-Winning Granite Bay Community Plan – Let’s Keep it That Way

Zoning Changes Coming To Granite Bay!

NEW - Zoning Text Amendment to be discussed at MAC – **Nov 1st**

The proposed Zoning Text Amendment, noted as a Granite Bay MAC “Action” item on the September 6 MAC agenda, was presented at that time but no vote was taken due to many concerns raised by residents at that meeting. **It will be back at MAC on Nov. 1.**

“A Zoning Text Amendment is a change to the text in the Zoning Ordinance.”

The Zoning Text Amendment (ZTA) presented to MAC in September is definitely a change to the text of our Zoning Ordinance, but it is NOT AT ALL as described.

Presented at MAC as something required to comply with state law with respect to regulations for Secondary Dwelling Units, the Zoning Text Amendment itself, all 86 pages of it, has NO language in it whatsoever about Secondary or Accessory Dwelling Units.

Please email me at willcall@vfr.net if you would like a copy of the proposed ZTA.

What IS contained in the proposed ZTA are changes to setbacks, lot coverage, height restrictions, expanded uses for temporary events, increased extensions of time to exercise an approved permit, and more benefits for projects that are presented by the developers as Planned Developments (PDs).

On lots of 10,000 to 15,000 square feet, in a PD, the lot coverage goes from 30% to 50%

for single story units and from 25% to 50% for two-story units. On lots of less than 10,000 square feet (in a PD), the limits on lot coverage are also increased to 50%, which is quite a benefit to developers when existing residential lots are held to a stricter standard.

Of even greater concern are the changes that modify existing **REQUIRED** zoning standards to offer instead a mere formality of an administrative approval with a new designation that simply says “as determined by CUP or MUP.” (A “CUP” is a Conditional Use Permit; “MUP” is a Minor Use Permit.)

This new discretionary approval completely **ELIMINATES** the required setbacks, height limits and site coverage for projects and leaves these items to the arbitrary decision (in most cases) of our Zoning Administrator, George Rosasco. (If you were at the September MAC meeting, he was the County planner that presented the Zoning Text Amendment.)

Without specific required standards there would be no continuity for setbacks, height limits or lot coverage. Any project that would otherwise have needed a variance to currently required Zoning Ordinance limits would no longer have to ask for a one – just ask George to accept the project as presented . . . because any limits would now be “as determined.”

Without definitive required standards the Zoning Administrator could accept ANY setbacks, height limits or lot coverage presented by developers. No standards, no limits. And the County is trying to pass these changes off as nothing more than regulatory compliance . . . **seriously?!**



Diane Will

willcall@vfr.net

A large part of Placer County is incorporated and governed by their own (city or town) planning regulations, so these changes do NOT affect them. Granite Bay is an unincorporated area and is completely at the mercy of County leaders who have no vested interest in our community.

The changes proposed by this ZTA apply to ALL of Granite Bay where developers have been voracious in their efforts to build projects at far greater densities than that allowed by our Granite Bay Community Plan.

There has been NO environmental review with respect to these changes; no EIR (Environmental Impact Report) or any other analysis of the potential impacts of these changes. These changes NEED an analysis of their impacts on our community: **this ZTA is NOT just regulatory compliance**

If you have any questions about the ZTA please email ALL of the following County staff members and our Supervisor – our questions need to be answered:

George Rosasco, Zoning Administrator
GRosasco@placer.CA.gov

EJ Ivaldi, Deputy Director – Planning
EJvaldi@placer.ca.gov

Steve Pedretti, Planning Director
SPedrett@placer.ca.gov

Supervisor Kirk Uhler, District 4
anbrown@placer.ca.gov

The Zoning Text Amendment will be back on MAC’s agenda on November 1st. Please join me at MAC to share your concerns about these proposed changes.

Hawk Homestead "SUSPENDED"

"The applicant has requested the County suspend processing of the application due to a contractual dispute with the seller." Christopher Schmidt, Senior Planner, Placer County Planning Department (11/16/2016).

It's NOT over, it's just on hold.

(This may not be new information to you, but I get questions about this project ALL the time so I thought an update was in order.)



In November 2016, the County agreed to a one-year suspension of the project, during which time the applicant and/or the owners could resume processing of the project application at any time.

The Environmental Impact Report (EIR) for the project was never completed, but it was close. If the project resumes during the suspension period, the environmental review could pick up where it left off; it does NOT have to start over.

The Hawk Homestead project is a residential development of 109 homes on a parcel zoned for 37 homes at the northwest corner of Cavitt Stallman and Barton Roads. The project is seeking a land use designation change from 4.6-acre **minimum** lot size to parcels of **less than a half-acre per lot**.

There was overwhelming opposition to the project when it was presented to our Granite Bay MAC in September 2016.

As noted above, the County agreed to a one-year suspension of this project application and we are closing in on that one-year "deadline." I recently emailed Chris Schmidt, Senior Planner on this project to find out what happens next – he said "we granted a one-year pause and I haven't heard anything from them about an extension."

Please feel free to call (530-745-3076) or email Chris Schmidt, (crschmid@placer.ca.gov) Senior County Planner on this project with your questions and concerns.

Colina Estates - NEW

Located on 5.4 acres at 8137 Joe Rodgers Road, this proposed 10-lot subdivision is zoned Low-Density Residential and plans to

build 10 single-family homes on lots ranging in size from 20,000 to 26,873 square feet (about a half-acre lot).

The property is bordered by Joe Rodgers Road on the north and Sturm Lane on the west. Vargas Lane is to the east of this property but does not share a common border. The property is undeveloped land that has experienced significant flooding in the past. Neighboring residents raised this issue at a recent MAC meeting.

The property was purchased in 2013 and initially presented for development in late 2014 as a "Minor Land Division" dividing the 5.4-acre parcel into FOUR separate parcels (about 1 1/4-acre each).

The environmental document prepared for the project at that time, a Mitigated Negative Declaration (MND), noted "The project will route runoff in a northerly direction via new drainage swales and ditches along the periphery of each parcel and along the outer edge of the new parcel map access roadway." (Please email me if you would like a copy of that MND).



And that was for a project of FOUR homes. The new proposal for TEN homes on this site will create even greater impervious surfaces and more runoff directed toward neighboring residents on the north side of Joe Rodgers Road, across the street from the project site.

According to Placer County Flood Control maps, the area on the north side of Joe Rodgers road, where ALL of the project runoff will be directed, is in a flood plain. Those neighbors have already experienced significant flooding issues in the past. Directing more water toward those homes is a significant concern.



Neighbors of the proposed project recently went door-to-door to let other neighbors know about the proposed development and found that less than 50% of the other neighbors even knew about the project and less than 4% of the neighbors knew the proposed project was for TEN homes.

This proposed project is still in the early stages of development and no environmental review has yet been done. If you have any concerns about this project, or want to share any information about the project site (flooding) or the proposed development area, please email Chris Schmidt, Senior County Planner on this project at crschmid@placer.ca.gov.

If you would like to connect with your neighbors about this project, please contact Al Hardoy at Al_Hardoy@yahoo.com.

Secondary Dwelling Units

The proposed changes to our Zoning Ordinance, noted at the beginning of this newsletter, suggested changes with respect to Secondary Dwelling Units. There is a SEPARATE Zoning Text Amendment for this which has already been presented to the Board of Supervisors.

The proposed changes are intended to comply with State regulations, solely with respect to Secondary Dwelling Units (also referred to as Accessory Dwelling Units, ADUs, in the State code), to "relax" compliance requirements with respect to these units and provide more available housing options.

One concern with the new regulations is whether or not an owner of the property needs to occupy either the primary residence on the property OR the secondary dwelling unit. If the owner of the property is NOT required to be an onsite occupant, this simply becomes a rental property and our neighborhoods could be transformed from owner-occupied housing with accessory uses to a completely rental housing area.

Another concern was about Guesthouses. A provision in our Zoning Ordinance states you can't have more than TWO dwellings on any lot, unless the property is zoned for Multi-Family Housing. However, there is currently a proposed project before the County for a property that has a primary residence, a Guesthouse (that someone is living in) AND a proposed Secondary Dwelling Unit. When asked why this project can have more than TWO dwellings on the lot, the County responded that the Guesthouse is not a dwelling unit.

This issue will be addressed by the Board of Supervisors at their meeting on November 24 (tentative).

Granite Bay MAC

- **Nov 1 – Granite Bay MAC**
7 pm at Eureka School
5455 Eureka Road, Granite Bay
Zoning Text Amendment

Please join me at MAC and feel free to share my email address willcall@vfr.net with any other concerned neighbors.