



Serving the Community

Granite Bay

Alert

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GRANITE BAY MAC
February 6, 2019 - 7:00 p.m.
Eureka School – 5455 Eureka Road

The MAC agenda is unavailable at this time. Check the Granite Bay MAC website for information re February meeting.

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GBCA Appeals Chabad of Roseville – UPDATE The Board of Supervisors will hear the Granite Bay Community Association’s appeal to the Planning Commission’s approval of the Chabad on **February 5 at 9:45 a.m., 175 Fulweiler Avenue, Auburn.**

*** If you can’t attend, written comments may be submitted to: **bos@placer.ca.gov** prior to the hearing. The meetings are streamed live – just type in Placer County Board of Supervisors.

You will recall that GBCA felt it necessary to defend and support the integrity of **the Granite Bay Community Plan and paid \$602** to appeal the Planning Commission’s approval of the Chabad to the Board of Supervisors. Issues cited in the appeal include the following: Setback Variances; Adequacy of the Environmental Review; Aesthetic Impacts; Traffic; Design; Lot Coverage; and Height.

The proposal to construct two, two-story buildings totaling 23,300 square feet on a 1.3 acre parcel located at 4410 Douglas Boulevard on southeast corner of Douglas Boulevard and Woodgrove Way was presented on two occasions at MAC. Both times attendees expressed numerous concerns about the size of the proposed buildings on the relatively small parcel, closeness to Douglas Boulevard, access, and the building design featuring a 3 story façade in traditional Gothic architecture to mirror circa 1920 style of **the Chabad in Brooklyn, New York.**

The GB Community Plan Design Elements and Landscape Goals for Douglas Corridor includes a list of 14 design features suggested to enhance the natural **attributes of the area** and to foster a rural and social community environment. The goal of the Design Element is not strict Craftsman design, but the construction and/or refurbishment of buildings so as to incorporate the use of the Craftsman elements which include low-pitched rooflines with gabled or hipped roofs, overhanging eaves, attractive use of quality materials such as wood, brick and stone, exposed rafters, beams, etc. The first item on the list notes **single story buildings** are recommended.

To read the text of the appeal go on line at www.granitebay.com and click on the link.

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Tiny Houses on Wheels – UPDFATE – The Board of Supervisors hearing on this item was December 18. When the timed item came up on the agenda, Supervisor Montgomery asked that it be pulled for further study and Supervisor Uhler agreed. The Board unanimously voted to take no action on the item at this time.

In addition to several types of affordable housing County proposed an amendment to the Zoning Text, to include Tiny Houses on Wheels. When this concept was presented at the MAC meeting for information in August, the response from the audience was **very negative.** When the Planning Commissioner heard the item they added Park Trailers at the last minute and passed it on to the Board of Supervisors.

Because of the many issues raised about the concept, and the fact that only unincorporated areas (Granite Bay) of the County would be affected **GBCA hired legal counsel to submit a letter** questioning county’s position that Tiny Houses ZTA is exempt from CEQA and cited legal cases stating otherwise. The letter also noted that county must analyze the Zoning Text Amendment’s consistency with the established Granite Bay Community Plan and its long-range land use planning goals. As proposed, with 78% of incorporated Placer County being exempt, the ZTA threatens to funnel tiny homes on wheels away from certain communities and into others (Granite Bay), potentially altering the character of those neighborhoods and

community plans. **Review the Attorney's letter at www.granitebay.com.**

Zoning Text Amendments – UPDATE - The Board of Supervisors Public Hearing on December 18, to consider repealing and amending Chapter 17 of the Zoning Text Ordinance was postponed the week before the scheduled hearing.

NOTE -When the item was presented to the Board of Supervisors on November 20, Supervisor Montgomery asked that it be deferred to a future date to allow the Board more time to read through the 300+ page proposal which did not track the proposed changes and it was rescheduled for December 18 (and postponed again.)

Staff plans to break Chapter 17 of the Zoning Text Ordinance into smaller segments and track the proposed changes for future presentations.

NOTE: The public had asked for a staff report tracking proposed changes prior to the hearing so it wouldn't be necessary to compare the 300+ existing Zoning Text with proposed changes. Tracking the changes will make it easier for everyone to understand what changes are proposed.

Whitehawk I and II – The DEIR for these two projects is available for public review and comments which were due **January 14, 2019**. Whitehawk I seeks 24 homes where zoning allows for 8. Whitehawk II seeks 56 homes where zoning allows 13. The property is on the south side of Douglas east of Woodgrove Way. Many issues were raised in response to the Mitigated Negative Declarations for the projects leading to County requiring an EIR to respond to the concerns. GBCA submitted written comments to the DEIR for the two projects. The DEIR is on line – just type in Whitehawk I and II DEIR. (These projects may be an action item at the March MAC meeting.)

Placer Retirement Residence DEIR – This project proposes to construct a Residential Care Home for Seniors on 8.9 acres located on west side of Sierra College Blvd. and Old Auburn Road. It would consist of a single, three-story building with a height of 34' 4", containing 145 congregate living suites two manager dwelling units and an overall building footprint of approximately 51,000 square feet.

Applicant seeks a Rezone to accommodate 160 residents in 145 units on a parcel zoned for 3 single family lots. The property is surrounded by homes on lots from 1 acre to 4.6 acres. When the first submittal was presented for this project, GBCA responded that the proposal is a complete end run around the intent of the Zoning Code in Placer County as it is basically a commercial apartment. Unfortunately, Residential Care Facilities of 7 or more with a Minor Use Permit are allowed in Residential/Agricultural Zoning. If submitted in Roseville, it would require a Conditional Use Permit and only be allowed in R3 and RMU zoning districts. Roseville describes this use as Community Care Facility which includes any facility serving as a residence where non-medical care is provided on a 24 hour basis with central or private kitchen facilities, dining, recreational and other facilities.

GBCA also responded to the Notice of Preparation of the EIR for the project highlighting a number of areas the EIR should address. That DEIR has been released for public input and is available for review at the Granite Bay Library and on line by typing Placer Retirement Residences DEIR.

Comments should be sent to Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603 or email cdraecs@placer.ca.gov no later than 5:00 on February 4, 2019.

Note - The Well Quest of Granite Bay (formerly Ovation), consisting of 108,000 square feet for 85 assistant care and 29-40 memory care residents was approved in November 2016. It is located 1000 feet south of Old Auburn Road on the east side of Sierra College Boulevard (almost across from the above facility) and plans to start construction around March.

Granite Bay has 8 other large care facilities in addition to about 30 private homes that provide seniors care.

Quarry Ridge Office Park DEIR – Four office buildings totaling 17,260 square feet are proposed on a 3.23 acre parcel at the northeast corner of Douglas Boulevard and Berg Street. The DEIR has identified potentially significant project impacts with respect to Noise and Transportation.

The DEIR is available on line at Quarry Ridge Office Park or the Granite Bay Library. Comments are due by March 7. Written comments should be mailed to Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603 or email cdraecs@placer.ca.gov

Granite Bay Transportation Workshops – There have been two workshops asking for input/solutions from community re traffic concerns. The next workshop is February 6 at 6:00 (prior to MAC meeting) at 5455 Eureka Road in the gym at the back of the property, and will address Options Analysis//Cost Results. The final workshop to discuss Select Preferred Options(s) and Next Steps is February 20 at 6:00. For email copies of the power point presented, contact Katie Jackson at kjackson@placer.ca.gov

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ANNUAL GBCA DUES – The tax deductible \$20 dues to continue receiving the ALERT through December 2019 are due. The money is used 100% for costs such as legal fees, traffic studies, appeal fees, postage surveys, printing, postage, etc. It is essential to have a sound treasury on hand to be able to respond quickly if the need arises.

Make checks payable to GBCA, P.O. Box 2704, Granite Bay, CA 95746. For your convenience you may also use PayPal GBCA1987@gmail.com