MINUTES OF THE
AUBURN CITY PLANNING COMMISSION MEETING
July 19, 2011

The regular session of the Auburn City Planning Commission was called to order on July 19, 2011 at 6:00 p.m. by Chair Snyder in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Spokely, Vitas, Young & Snyder

COMMISSIONERS ABSENT: Worthington

STAFF PRESENT: Will Wong, Community Development Director
Lance E. Lowe, AICP, Associate Planner

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

None

IV. PUBLIC COMMENT

None

V. PUBLIC HEARING ITEMS

A. <u>VARIANCE PERMIT – 100 BLACKSTONE COURT (GANZ VARIANCE) – FILE VA 11-3.</u> The applicant requests approval of a Variance to allow construction of an 800 sq. ft. garage with a ±1-foot side yard setback in lieu of a 5-foot setback in the Agricultural Residential (AR-20) Zone.

Planner Lowe gave the staff report, summarizing the side yard setback Variance request.

Chairman Snyder asked if the Variance would impact the take line property that may eventually be sold back to private individuals and developed in the future.

Director Wong replied that a side yard setback variance for a garage should not have an impact on future development of the properties to the east, if that were to occur.

Commissioner Young asked why the applicant can not place the location of the garage in a location that met the City standards?

Planner Lowe replied that due to the existing improvements, size and shape of the lot, coupled with the topography, the siting of the garage seemed reasonable and the findings for a Variance could be met.

Director Wong noted that when the lot was created, staff negotiated a condition that all development occurs within 700 feet of the front of the lot.

Maureen Murphy Design, representing the applicant, discussed the location and surroundings of the property and why the applicant is requesting the Variance. Due to the shape of the lot and topography, the proposed location is the best location for the garage.

Chairman Snyder opened the public hearing. No persons spoke on the application and Chairman Snyder closed the public hearing.

Commissioner Young noted that the staff report indicated a ±1-foot side yard setback and the plans showed an 18-inch side yard setback.

Planner Lowe explained that the applicant desires to have the building constructed as close to the property line as possible with a zero setback from the side property line. This would also increase the distance between the garages to allow more room to back out of the garages.

Director Wong noted that we had several neighbors call about the Variance and due to the location of the garage, no concerns have been raised.

Director Wong also discussed the limitations imposed on the properties that limit development to the front portion of the parcels.

Commissioner Young noted that moving the garage further north would impact the neighbors more than the current location.

Commissioner Young asked about the topography of the property.

Maureen Murphy described the topography of the property and described the reasons for the variance request.

Chairman Snyder noted that he is in favor of the 18" side yard setback vs. a lesser distance from the property line.

Commissioner Spokely agreed and **MOVED** to recommend approval of the Side yard Setback Variance provided that a minimum setback of 18 inches is maintained.

Commissioner Young **SECONDED** the motion.

AYES: Spokely, Young & Snyder

NOES: None
ABSTAIN: Vitas
ABSENT: Worthington

The motion was approved.

B. <u>GENERAL PLAN AMENDMENT & PRE-ZONE – 880 & 890 FORESTHILL AVENUE (MEYER ANNEXATION) – FILES # ANN 11-1; GPA 11-2 & RE 11-2.</u> The applicant requests approval of a General Plan Amendment and Pre-zone to change the land use from Urban Low Density Residential (ULDR) to Open Space and Rural Density Residential (OS)(RDR). The Pre-Zone will change the properties to Open Space Conservation (OSC) and Agricultural Residential, Minimum Parcel Size 2.5 acres (AR-2.5).

Planner Lowe gave the staff report, summarizing the General Plan Amendment & Pre-zone and reasons for the applications.

Chairman Snyder asked about the location of the sewer connection.

Planner Lowe described the sewer location.

Chairman Snyder asked about the sewer station on Canyon Drive

Director Wong noted that the Public Works Department has not raised any concerns with the additional sewer connections.

Chairman Snyder open the public hearing.

Dennis Meyer, on behalf of his brother Ron Meyer, addressed the Planning Commission. He described the history of the property and reasons for the General Plan Amendment and Pre-Zone and that his brother is also seeking an Annexation from LAFCO.

Mr. Meyer noted that there are 4 houses on the property that were constructed before 1950. Mr. Meyer noted that the existing sewer line is a 6 inch sewer line and would be adequate to serve all improvements.

Commissioner Spokely **MOVED** to recommend that the City Council approve the General Plan Amendment and Pre-zone as proposed.

Commissioner Young **SECONDED** the motion.

AYES: Spokely, Young & Snyder
NOES: None
ABSTAIN: Vitas
ABSENT: Worthington

The motion was approved.

VI. COMMISSION BUSINESS

None

VII. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

Director Wong noted that the Council will be considering whether or not to dissolve the City's Redevelopment Agency and that a discussion of Blocker Drive will occur at the next City Council meeting.

B. Future Planning Commission Meetings
None

C. Reports
None

VIII. PLANNING COMMISSION REPORTS

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

None

IX. FUTURE PLANNING COMMISSION AGENDA ITEMS

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

None

X. ADJOURNMENT

The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Lance E. Lowe