COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

ZONING ADMINISTRATOR
ACTION
AGENDA
February 19, 2009

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department 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 accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. 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.

1:30 P.M.
MC

MINOR USE PERMIT/VARIANCE
SWEET MISERY POODLES (PMPB 20080311)
CATEGORICAL EXEMPTION - CLASS 15303

Denied without prejudice

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Beverly Enoch, for the approval of a Minor Use Permit to allow for the operation of a commercial kennel for the keeping and breeding of a maximum of 50 dogs (Toy Poodles) on the subject property. A Variance to the required parking standards of a minimum of asphaltic concrete or portland cement concrete to allow for gravel parking on the subject property. The project is located at the end of Garrett Road, approximately 1.6 miles from the intersection of Garrett Road and Magra Road in the Gold Run area and is zoned RF (Residential-Forest). The Assessor's Parcel Numbers are 063-200-041 and 063-200-042 and the properties are comprised of 10 acres. Depending on the action taken the Zoning Administrator will consider approval of a Categorical Exemption from CEQA.

(Continued from 10/2/08, 12/4/08 & 1/15/09)

1:45 P.M.
CJ

Continued to March 19, 2009 at 1:30 p.m.

MINOR USE PERMIT/VARIANCE
HILTON MANOR ELDERLY CARE FACILITY (PMPB 20070894)
CATEGORICAL EXEMPTION (CLASS 1 – EXISTING FACILITES)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Herb Miller for the approval of a Minor Use Permit to allow for the operation of a 17-bed Elder Care Home Facility in an existing facility previously utilized as an elder care home. The applicant is also requesting a Variance to the front yard setback requirement of 50 feet from edge of easement to allow for 5 feet from edge of easement in order to construct a garage and caregivers unit (over garage) on an existing pad. The project is located on a 5.1-acre parcel on the south side of Hilton Drive, approximately 3/10 of a mile from the intersection of Hilton Drive and Lake Arthur Road, in the Applegate area. The project site is zoned RA-B-X-5 ac. min. (Residential Agricultural, combining minimum Building Site of 5 acres). The Assessor's Parcel Number is 077-100-060. Depending on the action taken the Zoning Administrator will consider approval of a Categorical Exemption from CEQA.

2:00 P.M.
MW

Approved

MINOR USE PERMIT
PCWA (PMPA 20090033)
CATEGORICAL EXEMPTION (CLASS 4)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Doug Veerkamp General Engineering on behalf of Mark Cunningham for the approval of a Temporary Minor Use Permit for a temporary construction materials and equipment storage yard. Proposed in conjunction with a Placer County Water Agency raw water pipeline replacement project, the temporary storage facility is located on a vacant parcel at the southeast corner of Lincoln Way and Silver Bend Way in the Bowman area. The project site is zoned HS-Dc (Highway Service, combining Design Scenic Corridor) and the Assessor's Parcel Number is 054-171-040. Depending on the action taken the Zoning Administrator will consider adoption of a Categorical Exemption from CEQA.