COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

ZONING ADMINISTRATOR
ACTION
AGENDA
JUNE 4, 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.
LC

VARIANCE (PVAA 20090130)
BRASHER GATE
CATEGORICAL EXEMPTION

Approved

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Larry F. Brasher for a Variance to the front setback requirement of 75 feet from the center of the existing traveled way (ingress/egress easement) to allow for a setback of 0 feet in order to complete the construction of an electronic entry gate within the easement. The subject property, Assessor's Parcel Number 031-270-086, comprises approximately 9.1 acres, is located on the south side of Highway 193 on Grapevine Ravine Lane, directly opposite of Fowler Road in the Newcastle area, within Supervisorial District # 2 - Supervisor Weygandt, and is currently zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres). The Zoning Administrator will also consider a finding of a Categorical Exemption Class 3 - New construction of accessory structures (CEQA Guidelines Section 15303, Placer County Environmental Review Ordinance Section 18.36.050(E)).

1:45
MJ

VARIANCE MODIFICATION (PVAM 20090147)
GUERRA
CATEGORICAL EXEMPTION

Approved

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Jesus & Therese Guerra, to modify Variance PVAA 20070593 in order to allow an approximately 792 square foot addition to the existing single-family residence to be constructed at 30 feet from the centerline of Pine Lane where 42 feet from the centerline was previously approved. The subject property, Assessor's Parcel Number 072-090-056, comprises 0.94 acres, is located at 20920 Pine Lane in the Colfax area, (within Supervisorial District #5 - Supervisor Montgomery), and is currently zoned RS-AG-B-43 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 43,560 sq ft (or a 1.0 acre min). The Zoning Administrator will also consider a finding of a Categorical Exemption Class 5 – Minor Alterations in Land Use Limitations (CEQA Guidelines Section 18.36.050)