COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

ZONING ADMINISTRATOR
AGENDA
MARCH 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.
CJ

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. (Continued from 2-19-09)

1:45
NT

VARIANCE
MALFATTI (PVAA 20090038)
CATEGORICAL EXEMPTION (CLASS 5 (A) (1)

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 Rob and Heather Malfatti, for the approval of a Variance to the side (east) yard setback requirement of 20 feet from property line to structure to allow for a setback of 5 feet to structure, in order to construct a detached garage on a property that contains an existing residence. The proposed garage would provide indoor storage necessary for a boat, tools, and other equipment. The Assessor's Parcel number is 074-180-010 and is comprised of 0.88 acres. The parcel is zoned RS-AG-B-40 (Residential Single Family, combining Agriculture with 40,000 Square Feet minimum parcel size). Depending on the action taken the Zoning Administrator will also consider approval of Categorical Exemption.