COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

ZONING ADMINISTRATOR
ACTION
AGENDA
May 21, 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.
NT

MINOR USE PERMIT & VARIANCE (PMPC 20090149)
QUARRY PONDS FOOTHILL FARMERS MARKET
CATEGORICAL EXEMPTION

Approved with modified conditions

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 Quarry Ponds, LLC. for a Minor Use Permit to allow for the operation of a Farmers Market at an existing shopping center (Quarry Ponds Outdoor Retail Sales) and a Variance for a reduction in the parking requirement. The subject property, Assessor's Parcel Number 048-083-024, comprises 5 acres, is located at 5520-5550 Douglas Blvd in the Granite Bay area, within Supervisorial District # 4 - Supervisor Uhler and is currently zoned C2-UP-Dc (General Commercial, combining Use Permit required, combining Design Scenic Corridor). The Zoning Administrator will also consider a finding of a Categorical Exemption Class 4(E) - (Minor Alterations to Land) - (CEQA Guidelines Section 15304).

1:45
NT

VARIANCE (PVAA 20090099)
GUSTAFSON RESIDENCE
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 Richard Rossi Gustafson, for a Variance to the side (east) yard setback requirement of 30 from property line, to allow for a setback of 15 feet from property line, in order to bring an existing single-family residence into compliance with County Code. The subject property, Assessor's Parcel Number 062-460-025 comprises 2 acres, is located at 875 Hide Away Loop in the Alta area, within Supervisorial District # 5 - Supervisor Montgomery, and is currently zoned RF-B-X-20 (Residential Forest, combining minimum Building Site of 20 acres). The Zoning Administrator will also consider a finding of a Categorical Exemption Class 5(A) – (Minor Alterations in Land Use Limitations)-(CEQA Guidelines Section 15305).

2:15
JE

KAPLAN VARIANCE (FRONT YARD SETBACK) (PVAA T20090119)
CATEGORICAL EXEMPTION CLASS 5 (Placer County Code 18.036.070 Minor alterations in building setback CEQA Guidelines Section 15305)

Deemed Incomplete and continued to an open date

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 Dick Munday, Architect on behalf of Martin and Marcia Kaplan for the approval of: A variance for the purpose of constructing an inclined tram within the front setback. The applicant requests a front setback of zero feet to the eave and foundation / retaining walls of a tram car terminal where 20 feet is required by the Low Density Residential (LDR) zone district [10 feet when Placer County Code section 17.54.140 A(2)(a) applies]. The construction of the tram will require the excavation of approximately 40 yards of soil material. The excavation is necessary to create a location for the tram motor and landing for the tram car. The project is located on a 10,795 square foot parcel on the north side of Sandy Way (1552 Sandy Way), approximately four tenths of a mile west of Wayne Road, and two blocks north of Squaw Valley Road in Olympic Valley within Supervisorial District 5/ Montgomery. The project site is zoned Low Density Residential (LDR), Squaw Valley General Plan. The Assessor Parcel Number is 096-140-007. The Zoning Administrator will consider the project to be categorically exempt from the California Environmental Quality Act Guidelines. (Continued from the May 6, 2009 Tahoe Zoning Administrator Hearing).