COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
ACTION
AGENDA
December 17, 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.

PLACER COUNTY ZONING ADMINISTRATOR	
9:00 A.M. GH Approved	**MINOR USE PERMIT MODIFICATION/VARIANCE (PMPA 20090301)** **SAFE-N-SOUND STORAGE** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** 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 Kathy Correnti for a modification of an existing Minor Use Permit to allow for mini-storage use in addition to the current permitted use of the site as RV and boat storage. The Zoning Administrator will also hear a request for a Variance to the minimum number of required on-site parking spaces to allow for a total of ten parking spaces where 15 are required by Ordinance. The subject property, Assessor's Parcel Number 052-020-047 comprises 2.5 acres, is located on the north side of Locksley Lane at 12381 Locksley Lane in the North Auburn area, and is currently zoned INP-Dc (Industrial Park, combining Design Corridor). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070, Class 5 - Minor Alterations to Land Use Limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project Gerry Haas, can be reached at (530) 745-3084. (Continued from October 15, 2009)
9:20 AF Approved	**VARIANCE (PVAA 20090407)** **HOBDAY SOLAR ARRAY** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 1 (ROCKHOLM)**

	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 Craig and Priscilla Hobday for approval of a Variance to the rear (north) property boundary setback of 30 feet to allow for a setback of 10 feet to property boundary in order to construct a ground-mounted solar array measuring 10 feet wide by 100 feet long by six feet tall. The subject property, Assessor's Parcel Number 474-070-002 comprises 2.2 acres, is located at 2480 Vineyard Road in the Roseville area, and is zoned RA-B-X-2 (Residential Agriculture, combining minimum Building Site of 2.0 acres). The Zoning Administrator will also consider approval of a finding for a Class 3 Categorical Exemption from CEQA (CEQA Guidelines Section 15303, Placer County Environmental Review Ordinance Section 18.36.050). The Planning Department contact for the above project is Alex Fisch, who can be reached at (530) 745-3081.
9:30 A.M. LC Approved	**MINOR USE PERMIT (PMPA 20090364)** **LANDMARK MISSIONARY BAPTIST CHURCH** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 2 (WEYGANDT)** 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 Landmark Missionary Baptist Church, for a Minor Use Permit to allow for the conversion of the existing building back into a church facility. The subject property, Assessor's Parcel Number 019-161-007 comprises approximately 1 acre, is located at 5911 Camp Far West in the Sheridan area, and is currently zoned RS (Residential Single Family). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.030. Class 1- Existing Facility - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301). The Planning Department contact for the above project is Lisa Carnahan and can be reached at (530) 745-3067.
9:40 A.M. RS Approved	**MINOR USE PERMIT/VARIANCE (PMPC 20090215)** **TWIN PALMS EQUESTRIAN FACILITY** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 4 (UHLER)** 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 Jill Anselmo for a Minor Use Permit to allow an Equestrian Facility with Farm Labor Housing (Mobile Home) and a Variance request to avoid paving parking areas. The subject property, Assessor's Parcel Numbers 036-031-001; 036-071-001 and 036-031-021 comprises 16.8 acres, are located at 7920 Suzuki Lane in the Loomis area, and are currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070 - Class 5- Minor alterations of land use limitations and Section 18.36.030 - Class 1 – Existing Facilities - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project, Roy Schaefer can be reached at (530) 745-3061.
9:50 A.M. RS Continued to 1/21/2010 @ 9:00 a.m.	**MINOR USE PERMIT MODIFICATION (PMPM 20090308)** **GORIN TENNIS ACADEMY** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 4 (UHLER)** 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 Stacy Joslin and Vitaly Gorin for a Minor Use Permit Modification to allow up to 15 boarders to be enrolled in the Gorin Tennis Academy to receive tennis instruction as part of a specialized school at this site. The subject property, Assessor's Parcel Number 048-151-066 comprises 3.5 acres, is located at 8970 Carriage Drive in the Granite Bay area, and is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.707 Class 5 – Minor alterations in land use limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project Roy Schaefer, can be reached at (530) 745-3061.

ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE	
10:00 A.M. LC Approved	**CERTIFICATE OF COMPLIANCE (PCOC 20090342)** **ROTH** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** County review of the history of Assessor Parcel Number 066-130-014-000to make a statement as to its compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). Subject parcel is zoned RS-AG-B-100 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 sq ft (or a 2.3 acre min) and is located on South Yuba Drive in the Kingvale area.
CONSENT ITEMS	
***** Approved	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20090400)** **FERRARI RANCH** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 2 (WEYGANDT)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 020-150-037 and 020-150-053 to reconfigure parcels. Subject parcels are zoned F-B-X-20 (Farm, combining a minimum Building Site of 20 acres) and are located on Manzanita Road in the Lincoln area.
***** Approved	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20090388)** **CARLILE** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 3 (HOLMES)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 040-030-082-510 and 040-030-083-510 to reconfigure parcels. Subject parcels are zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min) and are located on Wise Road and Bald Jill Rd in the Auburn area.
***** Approved	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20090404)** **HURNER** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 2 (WEYGANDT)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 019-060-013; 019-010-034; 019-110-042; 019-120-044; 019-120-049 and 019-080-062 to reconfigure parcels. Subject parcels are zoned F-B-X-80 (Farm, combining a minimum Building Site of 80 acres) and are located on the north side of Riosa Road in the Sheridan area.
***** Approved	**MINOR BOUNDARY LINE ADJUSMENT (PMBR 20090367)** **OLSON** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 092-200-005 and 092-190-053 to reconfigure parcels. Subject parcels are zoned 014 – Cedar Flat Residential and are located at 4240 and 4246 North Lake Blvd in the North Tahoe area.
***** A written decision will be provided in 30 days	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 200900416)** **CHABAD OF ROSEVILLE** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 4 (UHLER)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 462-010-001 and 462-010-027 to reconfigure parcels. Subject parcels are zoned RS-AG-B-100 PD 0.44 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 sq ft (or a 2.3 acre min) and a Planned Development of .44 dwelling units per acre) and RS-AG-B-100 PD 1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 sq ft (or a 2.3 acre min) and a Planned Development of one dwelling unit per acre) and are located at 4410 Douglas Blvd in

	the Granite Bay area.
ADJOURN AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE AND RECONVENE AS THE PLACER COUNTY ZONING ADMINISTRATOR	
10:15 AM LR Approved	**VARIANCE (PVAA 20090368)** **O'DONNELL RESIDENCE** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 3 (HOLMES)** 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 Kieran and Lynda O'Donnell for a Variance to allow for a rear setback of 10 feet from property line for a swimming pool; 3 feet from property line for a water slide; 17 foot high (combined height) retaining wall/fence. The subject property, Assessor's Parcel Number 037-320-016 comprises 2.7 acres, is located at 3415 Ashley Creek Drive in the Loomis area, and is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070, Class 5 - Minor alterations in land use limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for this project, Leah Rosasco, can be reached at (530) 745-3091.
10:25 AM LR A written decision will be provided in 30 days	**MINOR USE PERMIT/VARIANCE (PMPA 20090318)** **CHABAD OF ROSEVILLE** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 4 (UHLER)** 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 Yosst Korik on behalf of the Chabad of Roseville, for a Minor Use Permit to allow for the operation of a House of Worship, a Variance to allow for reduced parking requirements, and a Minor Boundary Line Adjustment to create one parcel on the site, which is currently comprised of two separate parcels. The subject property, Assessor's Parcel Number 462-010-001 and 462-010-027 comprises 1.31 acres, is located at 4410 Douglas Blvd in the Granite Bay area, and is currently zoned RS-AG-B-100 PD 0.44 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 sq ft (or a 2.3 acre min) and a Planned Development of .44 dwelling units per acre) and RS-AG-B-100 PD 1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 sq ft (or a 2.3 acre min) and a Planned Development of one dwelling unit per acre). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.030, Class 1 (E.2) - _Existing Facilities - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301) for the Minor Use Permit, and a finding of a Categorical Exemption Section 18.3.070, Class 5 - Minor alterations in land use limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305) for the Variance and the Minor Boundary Line Adjustment. The Planning Department contact for this project, Leah Rosasco, can be reached at (530) 745-3091.