COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING SERVICES DIVISION

Paul Thompson, Deputy Director
Planning Services Division

ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
ACTION AGENDA
THUSDAY, MAY 19, 2011

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 Services Division 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 LR Approved	**VARIANCE (PVAA 20110076)** **FERREIRA** **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 Paul and Laura Ferreira, for a Variance to allow for a front setback of 12 feet from eve of structure to edge of easement where 25 feet from edge of easement is required, and a side setback of six feet from eve of structure to property line where ten feet from property line is required. The subject property, Assessor's Parcel Number 054-153-001 comprises approximately 15,000 square feet, is located at 75 Sylvan Vista Drive in the Auburn area, and are currently zoned RS-B-10 (Residential Single Family, combining minimum Building Site of 10,000 sq ft). 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 Services Division contact for the above project Leah Rosasco can be reached at (530) 745-3091.(Continued from April 21, 2011)

9:10 A.M. LR Approved	**VARIANCE (PVAA 20110058)** **VIA MILANO** **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 Dave Cook on behalf of Dr. Aslam Godil and Dr. Eric Johnson, for approval of a Variance to section 17.54.030 B.1. of the Zoning Ordinance, to allow for a six-foot high fence within the front setback where a maximum four-foot fence is allowed. The subject property, Assessor's Parcel Numbers 048-081-071 and 048-081-072, comprise 1.25 acres, are located at the entry to Via Milano on the west side of Berg Street, 0.10 mile north of Douglas Blvd. in the Granite Bay area, and are currently zoned RS-B-20 (Residential Single Family, combining minimum Building Site of 20,000 sq ft). 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 the above project Leah Rosasco can be reached at (530) 745-3091.
9:20 A.M. RS Approved	**CONDITIONAL USE PERMIT MODIFICATION (PCPM 20110083)** **CALL** **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 Mike Bradley on behalf of Garrett Call, for approval of a Conditional Use Permit Modification of CUP 2030, specifically, condition 85, to allow a side setback of 5-feet for a waterslide structure and a rear setback of 6-feet for a swimming pool grotto that exceeds the height limitations within the setback area. The subject property, Assessor's Parcel Number 460-220-030 comprises 23,042 square feet, is located at 8028 Douglas Ranch Drive (Lot 74 of the Douglas Ranch Subdivision) in the Granite Bay area, and is currently zoned RS-B-20 PD=1.1 (Residential Single Family, combining minimum Building Site of 20,000 sq ft and a Planned Development of 1.1 dwelling units per acre). 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 153050). The Planning Department contact for the above project Roy Schaefer can be reached at (530) 745-3061.
9:30 A.M. LC Approved	**VARIANCE (PVAA 20110088)** **O'SULLIVAN** **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 Gavin and Lisa O'Sullivan, for approval of a Variance to allow an 18-foot south side setback where 30-feet is required, in order to allow an existing 650 square foot storage barn to remain and a 5-foot south side setback where 30-feet is required in order to allow the construction of an approximately 713 square foot shop building. The subject property, Assessor's Parcel Number 099-110-009 comprises approximately 8 acres, is located at 840 Old Grass Valley Road in the Colfax area, and is currently zoned F-B-43 PD1 (Farm, combining minimum Building Site of 43,560 sq ft (or 1 acre min) and a Planned Development of 1 dwelling unit per acre). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050 - Class 3 – New Construction - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301). The Planning Department contact for the above project Lisa Carnahan can be reached at (530) 745-3067.
9:40 A.M. MJ Approved	**VARIANCE (PVAA 20110062)** **KINSELLA/PERTEET** **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 Richard Kinsella and Dawn Perteet for the

	approval of Variances to the south side yard property line setback of 30 feet to allow for 25 feet and to the east rear yard property line setback of 30 feet to allow for 15 feet in order to construct an approximately 1,051 square foot addition to the existing single-family residence. The subject property (Assessor's Parcel Number 053-050-046) comprises 2.69 acres, is located at 14200 Edgehill Lane in the Auburn area, and is currently zoned RA-B-100 [Residential Agriculture, combining a minimum Building Site of 100,000 square feet (2.3 acres)]. The Zoning Administrator will also consider a finding of 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 the above project, Melanie Jackson, can be reached at (530) 745-3036.
ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE	
CONSENT ITEM	
▪▪▪▪▪▪▪▪▪▪ Approved	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110102)** **SUGAR BOWL CORPORATION** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Minor Boundary Line Adjustment on Assessor's Parcel Numbers 069-020-039;069-102-018; 069-103-070; 069-180-009; 069-180-010; 069-320-063 and 069-070-029 to reconfigure parcels. Subject parcels are zoned RES (Resort); RS-B-20 (Residential Single Family, combining minimum Building Site of 20,000 sq ft) and O (Open Space) and are located South of Old Donner Summit Road and North of Mules Ear Court on Mules Ear Drive in the Soda Springs area.
▪▪▪▪▪▪▪▪▪▪ Approved	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110082)** **JONES/FAWX** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 3 (HOLMES)** Minor Boundary Line Adjustment on Assessor's Parcel Numbers 031-140-068 and 031-140-033 to reconfigure parcels. Subject parcels are zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and are located at 205 Gold Hill Road in the Newcastle area.