

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 FINAL AGENDA THUSDAY, SEPTEMBER 15, 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. LC	WARIANCE (PVAA 20110140) MURTEY 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 Eugene Murtey and Ann Raftery, for a Variance to allow a 2-foot east side setback where 30-feet is required, in order to allow a 380 square foot shed to remain. The subject property, Assessor's Parcel Number 031-292-013 comprises approximately 2.5 acres, is currently zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located at 790 Stonewood Road in the Newcastle area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.030 - Class 1 - Existing Facilities - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301). The Planning Services Division contact Lisa Carnahan, can be reached at (530) 745-3067. (Continued from August 18, 2011)	
9:10 A.M. LC	MINOR USE PERMIT (PMPC 20110279) TREJO - HARDSHIP MOBILE HOME 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 Juan and Christine Trejo	

for approval of a Minor Use Permit to allow a hardship mobile home. The subject property, Assessor's Parcel Number 026-260-048-000 comprises approximately 9.5 acres, is currently zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and is located at 6480 Mt. Vernon Road in the Auburn area. 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 15303). The Planning Services Division contact Lisa Carnahan can be reached at (530) 745-3067.

9:20 A.M. GH

REASONABLE ACCOMODATION (PRAC 20110243)

PALMERI

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 Reasonable Accommodation Request from Robert and Linda Palmeri (Section 17.56.185 of the Placer County Zoning Ordinance). The Palmeri's request approval of an exception to the Placer County Zoning Ordinance restriction on the keeping of horses in the RM (Residential Multi-Family) zone district (Section 17.56.050 - Animal Raising and Keeping), to allow a single horse to be kept on their parcel for the benefit of therapy for Linda Palmeri. The subject property, Assessor's Parcel Number 007-170-023 comprises approximately 0.5 acres, is currently zoned RM-DL-4 (Residential Multi-Family combining Density Limitation of four units per acre) and is located at 24761 Foresthill Road in the Foresthill area. 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, Gerry Haas can be reached at (530) 745-3084.

9:30 A.M. MJ

MINOR LAND DIVISION (PMLD 20110172)

DAL PINO

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 3 (HOLMES)

Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from Tom Tratt on behalf of Dick and Carol Dal Pino, for the approval of a Minor Land Division to subdivide an approximately 7.94-acre parcel into two parcels consisting of approximately 3.8 and 3.9 acres. The subject property, Assessor's Parcel Number 040-050-079, comprises 7.94 acres, is currently zoned RA-B-100 [Residential Agriculture, combining minimum Building Site of 100,000 square feet (2.3 acres) and is located at 790 Drake Drive in the Ophir area. The Parcel Review Committee will also consider a finding of a Categorical Exemption Section 18.36.030, Class 15 – Minor Land Divisions - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15315). The Planning Services Division contact Melanie Jackson, can be reached at (530) 745-3036. (Continued from August 18, 2011).

9:35 A.M. RS

VARIANCE (PVAA 20110269)

CLARKE

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 Doug Clarke for approval of a Variance to allow a front setback of 25 feet from the property line for a new single–family residence, where typically a 50-foot setback is required. The subject property, Assessor's Parcel Number 032-082-021 comprises approximately 4.6 acres, is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located on English Colony Road in the Penryn area. 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 Roy Schaefer can be reached at (530) 745-3061.

9:45 A.M. RS **VARIANCE (PVAA 20110273)**

WAGNER

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 Robert and Sharon Wagner for approval of a Variance to allow for a side setback of 4 feet for an attached carport to an existing garage, where typically a 20-foot side setback is required. The subject property, Assessor's Parcel Number 047-052-002 comprises approximately 1 acre, is currently zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq ft) and is located at 8425 Oak Knoll Drive in the Granite Bay area. 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 Roy Schaefer can be reached at (530) 745-3061.

9:55 A.M. AF MINOR USE PERMIT MODIFICATION (PMPM 20110264)

AT&T CALIFORNIA

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 Chris Brown with Stantec Architecture Inc., on behalf of AT&T California for approval of a Minor Use Permit Modification to construct a 64-foot by 132-foot canopy cover over a 30-foot by 100-foot secondary containment system with an alarmed dead-end sump for dry storage of portable diesel-powered generators. The subject property, Assessor's Parcel Number 017-064-008, comprises approximately 7.8 acres, is currently zoned INP-DC (Industrial Park, combining Design Review) and is located at 3535 Industrial Avenue in the Roseville area. The Zoning Administrator will also consider a finding of a Categorical Exemption in accordance with Section 18.36.010, Class 1 – Existing facilities and Class 3 – New construction or conversion of small structures, of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301). The Planning Services Division contact is Alex Fisch, who can be reached at (530) 745-3081.

ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE

10:05 A.M. MJ ADDITIONAL BUILDING SITE (PABS 20110254)

PLANT

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 3 (HOLMES)

Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from Mark and Kim Plant for the approval of an Additional Building Site on the subject property. The approval of the Additional Building Site will allow for the construction of a second single-family dwelling (approximately 4,192 square feet in size) on the subject property. The subject property, Assessor's Parcel Number 031-081-026, comprises approximately 14 acres, is currently zoned F 4.6 (Farm, combining a minimum Building Site of 4.6 acres) and is located at 8757 Crater Hill Road in the Newcastle area. The Parcel Review Committee will also consider a finding of a Categorical Exemption Section 18.36.050, Class 3 – New Construction or Conversion of Small Structures - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Services Division contact Melanie Jackson, can be reached at (530) 745-3036.

CONSENT ITEMS	
****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110148)
	KEANE
	CATEGORICAL EXEMPTION SUBERVISORIAL DISTRICT & (MONTCOMERY)
	SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor Parcel Number 083-202-006 to reconfigure
	parcels. Subject parcel is zoned PAS- 171 - Tavern Heights Residential and is located at 1250
	Westlake Blvd in the Tahoe City area.
****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110180)
	PLACER HILLS METHODIST CHURCH
	CATEGORICAL EXEMPTION
	SUPERVISORIAL DISTRICT 5 (MONTGOMERY)
	Minor Boundary Line Adjustment on Assessor Parcel Numbers 074-162-016; 074-162-002 and
	074-161-055 to reconfigure parcels. Subject parcels are 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 RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a
	minimum Building Site of 40,000 sq ft) and are located at 17245 and 17244 Placer Hills Road in the Meadow Vista area.
****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110267)
	DMB/HIGHLANDS GROUP, LLC.
	CATEGORICAL EXEMPTION
	SUPERVISORIAL DISTRICT 5 (MONTGOMERY)
	Minor Boundary Line Adjustment on Assessor Parcel Numbers 080-160-030; 106-170-004 and
	106-170-005 to reconfigure parcels. Subject parcels are zoned RS-B-20 PD=0.72 (Residential
	Single Family, combining minimum Building Site of 20,000 sq ft and a Planned Development of
	0.72 dwelling units per acre) and are located on the Northeast side of Dutton Court, 500 feet
****	northeast of Copelands Lane in the Martis Camp area.
	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110225) BARRIED/ALPINE MEADOWS
	CATEGORICAL EXEMPTION
	SUPERVISORIAL DISTRICT 5 (MONTGOMERY)
	Minor Boundary Line Adjustment on Assessor Parcel Numbers 095-212-001 and 095-300-001
	to reconfigure parcels. Subject parcels are zoned RS PD 4 (Residential Single Family and a
	Planned Development of .4 dwelling units per acre) and are located at 17963 Deer Park Drive in
	the Tahoe City area.
****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110260)
	HARVEGO/COSWELL
	CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)
	Minor Boundary Line Adjustment on Assessor Parcel Numbers 026-370-043; 026-370-044;
	026-370-045 and 026-370-046 to reconfigure parcels. Subject parcels are zoned F-B-X-160
	(Farm, combining minimum Building Site of 160 acres) and are located at the Auburn Valley
	Country Club on Upper Valley Drive in the Auburn area.
****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110261)
	GODWIN/TULL
	CATEGORICAL EXEMPTION
	SUPERVISORIAL DISTRICT 5 (MONTGOMERY)
	Minor Boundary Line Adjustment on Assessor Parcel Numbers 026-350-068; 026-350-069 and
	026-350-071 to reconfigure parcels. Subject parcels are zoned F-B-X-4.6 (Farm, combining
	minimum Building Site of 4.6 acres) and are located on the Southeast intersection of Cold Stream Road and Mt. Vernon Road in the Auburn area.
	Stream Road and Mt. Vernon Road in the Auburn area.