

### **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 THURSDAY, JULY 19, 2012

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 **VARIANCE (PVAA 20120164)** 

**HATHAWAY** 

**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 Terry James and Jan Jacobson, to allow a Variance to the minimum front setback of 50 feet from the property line to allow for a setback of 25 feet from the property line in order to construct an in-ground pool. The subject property, Assessor's Parcel Number 040-050-075-000 comprises approximately 5 acres, is currently zoned F 4.6 (Farm, combining a minimum Building Site of 4.6 acres) and is located at 9200 Hathaway Road in the Newcastle area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050(E) - 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.

#### 9:10 A.M. RS

## **VARIANCE (PVAA 20120177)**

**OLEY** 

## 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 Frank Oley, on behalf of Howe-El Camino, LLC, for a Variance to allow a maximum eight-foot high multi-tenant monument sign within the one-hundred foot setback from the intersection of Cavitt-Stallman Road and Douglas Boulevard (outside of the existing right-of-way and public utility easement). The subject property, Assessor's Parcel Number 460-200-021-000 comprises approximately 0.89 acre, is currently zoned CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) and is located on the northwest corner of Douglas Boulevard and Cavitt Stallman in the Granite Bay area. The Zoning Administrator 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 Roy Schaefer can be reached at (530) 745-3061.

### 9:20 A.M. GH

## VARIANCE FOR PRIVATE SOLAR ARRAY WITHIN SIDE AND REAR SETBACKS (PVAA 20120180) - MATTESON

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 Magic Sun Solar, on behalf of the property owner Ray Matteson, for a Variance to allow for a private solar array to be constructed at five feet from the north (rear) property line and 25 feet from the west (side) property line, where a 30-foot structural setback from each property line is required. The subject property, Assessor's Parcel Number 035-022-053-000, comprises approximately 3 acres, is currently zoned RA-B-X-4.6 PD=0.22 (Residential Agriculture, combining minimum Building Site of 4.6 acres and a Planned Development of 0.22 dwelling units per acre) and is located at 6115 Terracina Court in the Loomis area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050 – Class 3 (E) New construction of accessory structures - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Services Division contact, Gerry Haas, can be reached at (530) 745-3084.

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

#### 9:40 A.M.

### **CERTIFICATE OF COMPLIANCE (PCOC 20120115)**

**JAROTH** 

**CATEGORICAL EXEMPTION** 

**SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** 

County review of the history of Assessor Parcel Numbers 117-020-009-000 and 117-010-010-000 to 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 PAS- 018 - Flick Point/Agate Bay Residential and PAS- 021 - Tahoe Estates Residential) and is located at 6095 and 6103 North Lake Blvd in the Tahoe Vista area.