

### **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 THURSDAY, NOVEMBER 15, 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. MJ **MINOR USE PERMIT (PMPC 20120258)** 

**CASWELL** 

**CATEGORICAL EXEMPTION** 

**SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** 

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, to consider a request from Dennis Meyer with Andregg Geomatics on behalf of Peter and Jackie Caswell, for the approval of a Minor Use Permit to allow for the construction of an approximately 2,800 square foot caretaker's residence on the subject property. The subject property, Assessor's Parcel Numbers 026-370-046-000 and 026-370-054-000 comprise approximately 45.67 acres, are currently zoned F-B-X-160 (Farm, combining minimum Building Site of 160 acres) and are located at 6591 Curtola Ranch 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 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.

9:10 A.M. **VARIANCE (PVAA 20120308) HAMMACK** RS **CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER) 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 Magic Sun Solar on behalf of Paul and Liz Hammack, for a Variance for a ground mounted voltaic solar system installed with a 10-foot side setback, where typically a 30-foot setback is required. The subject property, Assessor's Parcel Number 050-040-036-000 comprises approximately 2.46 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min) and is located at 9235 Royal Crest Court 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. **VARIANCE (PVAA 20120293)** 9:20 A.M. **TOPLEAN** RS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER) **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 Pete Toplean, for a Variance to allow for the construction of a new single-family residence with 5-foot side setbacks (east and west), where typically 20 feet is required. The subject property, Assessor's Parcel Number 046-140-021-000 comprises approximately 11,550 square feet, 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 5377 Olive Ranch Road 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.

9:30 A.M. RS

**VARIANCE (PVAA 20120288)** SIERRA OAKS SHOPPING CENTER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER)

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 Borges Architectural Group on behalf of Madison Limited Partnership, for a Variance for two new free standing monument signs with five business names and a maximum height of 11 feet, 4 inches, where typically only the name of the shopping center is allowed on the monument sign and a maximum height of 6 feet is allowed. The subject property, Assessor's Parcel Numbers 048-440-001-000; 048-440-003-000; 048-440-004-000; 048-440-005-000 and 048-440-006-000 comprise approximately 9.4 acres, are currently zoned CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) and are located at 4040-4130 Douglas Boulevard 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.

9:40 A.M. RS Continued to December 18, 2012 at 9:00 AM

**VARIANCE (PVAA 20120287)** CHICK-FIL-A RESTAURANT **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 Kerr Project Services on

	behalf of Madison Limited Partnership, for a Variance to allow a new freestanding monument sign to be installed with a 25-foot setback from the intersection of two lot lines at the street corner where typically 100 feet is required. The subject property, Assessor's Parcel Number 048-440-005-000; comprises approximately 0.59 acres, is currently zoned CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) and is located at 4040 Douglas Boulevard 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.
ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE	
9:50 A.M.	CERTIFICATE OF COMPLIANCE (PCOC 20120286)
Approved	CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) County review of the history of Assessor Parcel Number 026-130-037-000 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 F-B-X-40 (Farm, combining minimum Building Site of 40 acres) and is located at 4845 Bell Road in the Auburn area.
CONSENT ITEMS	
****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120234)
Approved	ALLEN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor Parcel Numbers 090-030-017-000 and 112-180-
	038-000 to reconfigure parcels. Subject parcels are zoned PAS- 027 - Wood Vista Residential and are located at 796 North Shore Boulevard in the Kings Beach area.
****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120226) BALTIMORE RAVINE INVESTORS, LLC/JACKSON CATEGORICAL EXEMPTION
Approved	SUPERVISORIAL DISTRICT 3 (HOLMES)  Minor Boundary Line Adjustment on Assessor Parcel Numbers 040-350-032-000; 040-350-033-000, 040-350-054-000 and 040-271-040-000 to reconfigure parcels. Subject parcels are zoned F 4.6 (Farm, combining a minimum Building Site of 4.6 acres) and are located on Perry Ranch Road in the Newcastle area.