

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, OCTOBER 20, 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. MJ MINOR USE PERMIT MODIFICATION (PMPM 20110262)
TRUCKEE AIRPORT INDUSTRIAL PARK CONDOS
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

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 Andreag Geomatics on behalf of Plumas Bank, for the approval of a Modification to Minor Use Permit 2927 and a modification to Condition of Approval number Eight (8) of PSUB 20070138 to allow the size of the airspace condos contained in Building C to expand beyond 2,500 square feet. The applicants would like to modify the size of the condos as follows: Suite 301 will be modified from 1,913 square feet to 2,980 square feet; Suite 302 will be modified from 1,850 square feet to 819 square feet; Suite 303 will be modified from 1,979 square feet to 3,010 square feet; and Suite 304 will be modified from 1,924 square feet to 1,091 square feet. The applicants are also requesting a Variance to Placer County Parking Standards to allow for a total of 79 parking spaces where 98 parking spaces are normally required. The subject property, Assessor's Parcel Numbers 107-090-018 and 107-090-020, comprise approximately 2.6 acres, are currently zoned AP-Ds (Airport, combining Design Sierra) and are located at 40165 Truckee Airport Road in the Truckee 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 20110278)** BROCK MJ CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Notice is hereby given that the Placer County Zoning Administrator will conduct a public Approved hearing, on the date and time noted above, to consider a request from Randy Brock, for a front setback Variance to allow for the construction of an approximately 960 square foot detached garage on the subject property, approximately eight feet from the edge of the Alpine Wav road easement or eight feet from the front property line (whichever is more restrictive), where 25 feet from the edge of the Alpine Way road easement and 25 feet from the property line is normally required. The subject property, Assessor's Parcel Number 063-282-026, comprises approximately 2/3 of an acre, is currently zoned RS-B-X-5 ac. min. (Residential Single Family, combining Building Site designation of five acre minimum parcel size) and is located at 305 Alpine Drive in the Colfax 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, Melanie Jackson, can be reached at (530) 745-3036. 9:20 A.M. **VARIANCE (PVAA 20110277) KING** RS CATEGORICAL EXEMPTION **SUPERVISORIAL DISTRICT 3 (HOLMES)** 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 ES Electrical Construction, Inc. on behalf of Peter King, for a Variance to allow a ground mounted solar array to be installed with a 5-foot side setback (north), where typically a 30-foot setback is required. The subject property. Assessor's Parcel Number 032-320-014 comprises approximately 2 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 1633 Gold Rush Way 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. 9:30 A.M. **VARIANCE (PVAA 20110276)** MCCALL 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 Anne McCall, for a Variance to allow a rear setback of 18-feet from the property line and a 75-foot setback from the centerline of Miner's Ravine to allow for a 630 square foot replacement steel shed, where typically a 25-foot rear and a 100-foot canal setback are required. The subject property, Assessor's Parcel Number 035-311-020 comprises approximately 1 acre, is currently zoned RS-AG-B-40 PD1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq ft and a Planned Development of 1 dwelling unit per acre) and is located at 7120 Summerwood Court (Shelborne Subdivision) 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.	VARIANCE MODIFICATION (PVAM 20110284)
RS	MCCLELLAND
	CATEGORICAL EXEMPTION SUBERVISORIAL DISTRICT 4 (IIIII ED)
Approved	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 Cezanne McClelland, for a Variance Modification to allow a garage addition to be constructed with an 8-foot side (north) setback, where typically 30 feet is required. The subject property, Assessor's Parcel Number 036-082-033 comprises approximately 2.5 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 4444 Canterbury Lane in the Loomis area. The Zoning Administrator will also consider a finding of a Categorical Exemption 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.
9:50 A.M.	VARIANCE (PVAA 20110298; 20110299 AND 20110300)
RS	GRANITE BAY MEADOWS CATEGORICAL EXEMPTION
	SUPERVISORIAL DISTRICT 4 (UHLER)
Denied	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 Brian Brabec with Artisan California, LLC, for a Variance to allow a reduced front setback for three undeveloped lots in the Granite Bay Meadows Subdivision. The Variance request is to allow a front setback of 50-feet from the centerline of the access road, where typically 75 feet is required. The subject property, Assessor's Parcel Numbers 466-030-056; 466-030-057 and 466-030-059 comprise of approximately 3 acres, are currently zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq ft) and are located, on the east side of Sierra College Blvd approximately ½ mile north of the Sacramento County line 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
40.00.4.84	Services Division contact Roy Schaefer, can be reached at (530) 745-3061.
10:00 A.M. RS	VARIANCE (PVAA 20110324) TRAN
	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 Tuan Tran and Cassie Qiu, for a Variance to allow a front setback (Eden Roc Drive) of 25 feet to allow for the construction of a new single-family residence, where typically 35 feet is required. The subject property, Assessor's Parcel Number 036-280-027 comprises approximately 1 acre, is currently zoned RA-B-X 20 acre min PD 0.44 (Residential Agriculture, combining minimum Building Site of 20 acres and a Planned Development of 0.44 dwelling units per acre) and is located at 8930 Calle Avion (Los Lagos Subdivision – Lot 271) 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.
10:10 A.M.	VARIANCE (PVAA 20110297)
LC	LUDFORD/HUDSON CATEGORICAL EXEMPTION
	SUPERVISORIAL DISTRICT 5 (MONTGOMERY)
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 Roland Ludford and

Diana Hudson, for a Variance to allow a 5-foot rear setback where 10 feet is required, and a 5-foot west side setback where 10 feet is required, in order to construct an approximately 792 square foot detached storage building. The subject property, Assessor's Parcel Number 054-220-019 comprises approximately 10,000 square feet, is currently zoned RS (Residential Single Family) and is located at 110 Mountain Avenue 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.		
ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE		
MINOR LAND DIVISION (PMLD 20100105) BENNETT/MORROW MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)		
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 Ralph Miller on behalf of William and Sandra Bennett and John Morrow, for a Minor Land Division to subdivide an approximately 19.6 acre parcel into two parcels consisting of approximately 9.8 acres each. The subject property, Assessor's Parcel Number 256-090-024, is currently zoned RF (Residential Forest) and is located at the south extension of Nugget Drive in Trailhead Subdivision in the Foresthill area. The Parcel Review Committee Chairman will also consider the adoption of the Mitigated Negative Declaration prepared for the project. The Planning Services Division contact, Melanie Jackson, can be reached at (530) 745-3036.		
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. (This item was continued from August 18, 2011 and September 15, 2011)		
CERTIFICATE OF COMPLIANCE (PCOC 20110280) BISCHE/GARMEN CATEGORICAL EXEMPTION		
SUPERVISORIAL DISTRICT 5 (MONTGOMERY) County review of the history of Assessor Parcel Number 071-191-024 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-4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located at 21830 and 21810 Canyon Way in the Weimar area.		
CERTIFICATE OF COMPLIANCE (PCOC 20110295) ERICKSON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES) County review of the history of Assessor Parcel Number 037-121-027 to make a statement as		

	land). Subject parcel is zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min) and is located on Maple Lane near the intersection of Horseshoe Bar Road and Auburn Folsom Road in the Loomis area.	
CONSENT ITEMS		
***** Approved	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110184) KASSITY/KLOKKEVOLD/CALLAHAN/CASWELL CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor Parcel Numbers 026-420-022; 026-370-047; 026-370-048; 026-370-049 and 026-370-050 to reconfigure parcels. Subject parcels are zoned F-B-X-160 (Farm, combining minimum Building Site of 160 acres) and are located on the Northeast side of Niblick Court in the Auburn area.	
Approved	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110188) HAMMONDS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor Parcel Numbers 069-344-020; 069-344-021 and 069-344-022 to reconfigure parcels. Subject parcels are zoned RS-B-X-6,500 square foot minimum (Residential Single Family, combining minimum Building Site of 6,500 square feet) and are located at 7222 and 7212 Palisade Road in the Soda Springs area.	
***** Approved	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110275) BUTLER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor's Parcel Numbers 073-390-050; 073-390-051 and 073-261-026 to reconfigure parcels. Subject parcels are zoned RF-B-X-4.6 PD0.44 (Residential Forest, combining minimum Building Site of 4.6 acres and a Planned Development of 0.44 dwelling units per acre) and are located off of Foresthill Road and Spring Garden Road in the Foresthill area.	
***** Approved	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. (Continued from September 15, 2011)	
***** Approved	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110322) DAMME/ YEATMAN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES) Minor Boundary Line Adjustment on Assessor Parcel Numbers 031-060-078 and 031-060-082 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 1151 Park Lane Court in the Newcastle area.	