

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, JANUARY 17, 2013

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 VARIANCE (PVAA 20120324)

BRANNAM

CATEGORICAL EXEMPTION

Approved

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 Charles and Deborah Brannam, for approval of a Variance to allow for the construction of a secondary residence approximately 35 feet from the front property line (where 50 feet is normally required), 41 feet from the centerline of Plum Tree Lane (where 75 feet is normally required) and 45 feet from the high-water mark of the adjacent pond (where 100 feet is normally required). The subject property, Assessor's Parcel Number 032-041-025-000, comprises approximately 1.25 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre minimum) and is located at 1302 Plum Tree Lane 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, Melanie Jackson, can be reached at (530) 745-3036.

9:10 A.M. MJ	VARIANCE (PVAA 20120335) GAGNON 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 Peter and Carol Gagnon for approval of a Variance to allow for the construction of an approximately 330 square foot garage addition 15 feet from the north side property line, where 30 feet is normally required. The subject property, Assessor's Parcel Number 101-131-055-000, comprises approximately 1.3 acres, is currently zoned F-B-43 PD=1 [Farm, combining a minimum Building Site designation of 43,560 sq ft (or one acre min) and combining a Planned Development designation of one dwelling unit per acre] and is located at 23270 Barnes Lane 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. RS Continued to February 21, 2013 at 9:00AM	VARIANCE (PVAA 20120343) ZANKO 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 Stephan Zanko, for approval of a Variance to the front setback to allow a 40 foot setback from the edge of easement (50 foot is typically required) for Olive Ranch Road and a Variance to both side setbacks to allow a 20 foot setback from the property lines (30 foot is typically required). The subject property, Assessor's Parcel Number 046-131-036-000 comprises approximately 0.428 acres, is currently zoned RS-AG-B-43 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 43,560 sq ft (or a 1.0 acre min) and is located at 5701 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 Approved	MINOR USE PERMIT (PMPB 20120347) LEE 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 James and Susan Lee, for approval of a Minor Use Permit for the expansion of Elim Glen Residential Care Home to allow for up to 20 residents, where there are currently six residents. The subject property, Assessor's Parcel Number 048-290-022-000 comprises approximately 1.8 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 6257 Eureka Road 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.
9:40 A.M. RS Approved	VARIANCE (PVAA 20120329) ALEXANDRIA ESTATES SUBDIVISION 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 Premier United Communities, for approval of Variance requests to allow existing undeveloped lots within the previously approved Alexandria Estates Subdivision to have reduced front and side setbacks to allow for new home construction that would be limited to one-story, single-family residences. The subject property, Assessor's Parcel Numbers 048-630-013-000 (Lot 1 at 8300 Willowood Place - front setback request is 25 feet (35 feet is required); south side setback request is 10 feet (15 feet is required); 048-630-014-000 (Lot 2 at 8310 Willowood Place - front setback request is 25 feet (35 feet is required); north side setback request is 10 feet (15 feet is required); 048-630-015-000 (Lot 3 at 8320 Willowood Place - east side setback request is 10 feet (15 feet is required); 048-630-016-000 (Lot 4 at Granite Lake Drive - front setback request is 25 feet (35 feet is required); west side setback request is 10 feet (15 feet is required); 048-630-017-000 (Lot 5 at 5885 Granite Lake Drive - front setback request is 25 feet (35 feet is required); both side setbacks request is 10 feet (15 feet is required); 048-630-018-000 (Lot 6 at 5875 Granite Lake Drive - front setback request is 25 feet (35 feet is required); both side setbacks request is 10 feet (15 feet is required); 048-630-019-000 (Lot 7 at 5865 Granite Lake Drive - front setback request is 25 feet (35 feet is required); both side setbacks request is 10 feet (15 feet is required); 048-630-020-000 (Lot 8 at 5845 Granite Lake Drive - front setback request is 25 feet (35 feet is required); both side setbacks request is 10 feet (15 feet is required): 048-630-021-000 (Lot 9 at 5870 Granite Lake Drive - front setback request is 25 feet (35 feet is required); east side setback request is 10 feet (15 feet is required) and 048-630-022-000 (Lot 10 at 5880 Granite Lake Drive - front setback request is 25 feet (35 feet is required); west side setback request is 10 feet (15 feet is required). The Parcels are currently zoned RS-B-20 (Residential Single Family, combining minimum Building Site of 20,000 sq ft) and are located 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.

9:50 A.M. ES **VARIANCE (PVAA 20120359)**

HAMNER

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 Rob and Clair Hamner, for approval of a Variance request to allow a 26-foot front setback, where 30 feet is required in order to construct an addition to the existing single family residence. The subject property, Assessor's Parcel Number 069-372-010-000 comprises approximately .2 acres, is currently zoned RS-B-X 6,500 (Residential Single Family, combining minimum Building Site of 6,500 sq ft) and is located at 5436 Hemlock Drive in the Soda Springs area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36. 070) - Class 5(A) –Minor Alterations in Land Use Limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303 and 15305). The Planning Services Division contact, Edmund Sullivan, can be reached at (530) 745-3030.

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

10:00 A.M.

CERTIFICATE OF COMPLIANCE (PCOC 20120353)

KELLER/VROEGE

Continued to an open date CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

County review of the history of Assessor Parcel Numbers 258-130-055-000 and 258-050-028-000 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 parcels are zoned RF-B-X-4.6 (Residential Forest, combining minimum Building Site of 4.6 acre) and RF-B-100 (Residential Forest, combining

	minimum Building Site of 100,000 sq ft (2.3 acre min)} and are located on the north side of Foresthill Road between Todd Valley Estates and Owl Hill Court in the Foresthill area.	
CONSENT ITEMS		
***** Approved	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120350) CORDA CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor Parcel Numbers 094-110-007-000 and 094-110-008-000 to reconfigure parcels. Subject parcels are zoned PAS- 001A - Tahoe City Community Plan (Special Area #1) and are located at 635 Bliss Court in the Tahoe City area.	