

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, SEPTEMBER 20, 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 MINOR USE PERMIT MODIFICATION (PMPM 20120051)

THE DANCE GALLERY II CATEGORICAL EXEMPTION

Approved SUPERVISORIAL DISTRICT 2 (WEYGANDT)

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 Doug and Lucy McLemore, for a Minor Use Permit Modification to allow for the expansion of the dance studio operations, including an increase in the number of students, classes and days of operation, and allow for the transfer of the dance studio from the existing attached garage into a previously-constructed, 3,200 square-foot, detached building on-site. The subject property, Assessor's Parcel Number 017-150-040-000 comprises approximately 19.7 acres, is currently zoned F-B-X-80 (Farm, combining minimum Building Site of 80 acres) and is located at 6680 Baseline Road in the Roseville 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.

9:10 A.M. **VARIANCE (PVAA 20120155) CROFT** MJ CATEGORICAL EXEMPTION **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Notice is hereby given that the Placer County Zoning Administrator will conduct a public Continued to hearing, on the date and time noted above, to consider a request from Cecil and Cheryl Croft, October 18, for a Variance to allow for the construction of an approximately 1,971 square foot two-story 2012 addition to the existing 1.320 square-foot single-family residence. The addition would be located at 9:00 A.M. approximately 21 feet from the edge of the abutting road easement where 50 feet is normally required, 18 feet from the west rear property line where 30 feet is normally required, and 15 feet from the side property line where 30 feet is normally required. The subject property, Assessor's Parcel Number 076-080-025-000 comprises approximately 0.23 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 11845 Joeger Road in the Auburn 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 20120194)** DEASON MJ **CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES)** 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 Craig Deason, for a Variance to the 1,000 square foot secondary dwelling limitation to allow for 1,188 square feet. The subject property, Assessor's Parcel Number 032-162-030-000 comprises approximately three 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 8903 Gilardi Road in the Newcastle area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050 - Class 3 - New Construction of 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. 9:30 A.M. **VARIANCE (PVAA 20120154) ROGERS** MJ **CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES)** Notice is hereby given that the Placer County Zoning Administrator will conduct a public Continued to hearing, on the date and time noted above, to consider a request from Daryl Rogers, for a an open date Variance to allow for the construction of an approximately 396 square foot shed four feet from the side property line where 30 feet is normally required. The subject property, Assessor's Parcel Number 032-152-041-000 comprises approximately 2.4 acres, is currently zoned RA-B-100 SP [Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min), combining Special Purpose] and is located at 8555 Irish Lane in the Newcastle 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. **VARIANCE (PVAA 20120221)** 9:40 A.M. **BROUWER** 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 Jeremy Gyori with Gyori

	Development Corporation on behalf of Mae Brouwer, for a Variance to allow an existing 5-foot high, solid masonry wall (with 6-foot high columns) to remain as constructed with a 16-foot front setback, where typically 50 feet is required and a Variance to allow an existing 12-foot high, chain link tennis court fence to remain as constructed with a 10-foot side setback, where typically 25 feet is required. The subject property, Assessor's Parcel Number 050-040-043-000 comprises approximately 2.3 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 9265 Granite Bay 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 Limitation - 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 20120243)	
Approved	MALFITANO/SANDERS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) County review of the history of Assessor Parcel Number 080-060-034-000 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 RS-AG-B-20 PD=3 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 sq ft and a Planned Development of 3 dwelling units per acre) and is located at 10601 Palisades Drive in the Truckee area.	
CONSENT ITEMS		
****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120209)	
Approved	SPANIER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor Parcel Numbers 112-050-013-000 to reconfigure parcels. Subject parcels are zoned PAS- 022 - Tahoe Vista Commercial Residential and are located at 540 National Avenue in the Tahoe Vista area.	
****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120220)	
Approved	COTTON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor Parcel Numbers 074-220-062-000 and 074-220-064-000 to reconfigure parcels. Subject parcels are zoned RES-B-100 (Resort combining minimum Building Site of 100,000 sq ft (or 2.3 acre min) and W-MR (Water Influence combining Mineral Reserve) and are located on Lake Van Giesen Road in the Meadow Vista area.	
****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120262)	
Approved	TORKELSON / WALTON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor Parcel Numbers 094-233-005-000 and 094-233-006-000 to reconfigure parcels. Subject parcels are zoned PAS- 171 - Tavern Heights Residential) and are located at the intersection of Virginia Drive and Bonanza Drive in the Tahoe City area.	

****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120263) HULL-BRAVO / HIDDEN LAKE OWNERS ASSOCIATION CATEGORICAL EXEMPTION
Approved	SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor Parcel Numbers 096-200-034-000 and 096-200-035-000 to reconfigure parcels. Subject parcels are zoned LDR DF=4 (Low Density Residential, combining a Density Limitation of .4 units per acre) and are located at 136 Hidden Lake Loop in the Olympic Valley area.
***** Approved	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120193) ENGLISH COLONY CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES) Minor Boundary Line Adjustment on Assessor Parcel Numbers 032-051-003-000 and 032-051-004 to reconfigure parcels. Subject parcels are zoned RA-B-X-10 (Residential Agriculture, combining minimum Building Site of 10 acres) and are located at 1797 English Colony Way in the Penryn area.