



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE

ACTION AGENDA

THURSDAY, JANUARY 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 Department 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 Approved	MINOR USE PERMIT (PMPC 20100248) WALKER 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 Ken Walker, for a Minor Use Permit for the construction of an approximately 512 square foot residential accessory structure prior to the construction of a single-family residence on site. The subject property Assessor's Parcel Number 077-112-036, comprises approximately 2.5 acres, is located at on Crystal Lane in the Meadow Vista area, and is currently zoned F-B-100 (Farm, combining a minimum Building Site of 100,000 square feet (or 2.3 acre minimum parcel size) and F-B-X-4.6 PD=0.2 (Farm, combining minimum Building Site of 4.6 acres and a combining Planned Residential Development of .2 dwelling units per acre). 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 Department contact for the above project Melanie Jackson can be reached at (530) 745-3036. (Continued from December 15, 2010)
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<p>9:10 A.M. AF</p> <p>Continued to April 21, 2011 @ 9:00 am</p>	<p>CONDITIONAL USE PERMIT MODIFICATION (PCPM 20100373) ROBERTS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 1 (DURAN)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Katherine Roberts for approval of a Conditional Use Permit Modification to modify the rear setback requirement of 10 feet from golf course easement to zero feet from golf course easement, and the side setback requirement of five feet from property boundary to one-foot ten-inches from property boundary in order to permit an existing outdoor kitchen structure. The subject property, Assessor's Parcel Number 029-140-007, comprises approximately 10,823 square feet, is located at 9625 Pinehurst Drive in the Roseville area, and is currently zoned RS-AG-B-20 PD=2 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 square feet and a Planned Development of 2 dwelling units per acre). The Zoning Administrator will also consider a finding for Categorical Exemption from CEQA in accordance with Section 18.36.070 (Class 5, Minor alterations in land use limitations) of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact is Alex Fisch, who can be reached at (530) 745-3081.</p>
<p>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>9:20 A.M. LC</p> <p>Approved</p>	<p>MINOR LAND DIVISION (PMLD 20100019) SCHWARTZ AND PEEK MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, in order to consider a request from J. Stephen Peek and Jonathan and Hannah Peek Schwartz for a Minor Land Division to subdivide a 10.24-acre parcel into two single-family residential parcels. Parcel 1 would be 5.10 acres and Parcel 2 would be 5.14 acres. The subject property, Assessor's Parcel Number 071-121-021, is located at the end of Manzanita Forest Drive off of Placer Hills Road, south of the City of Colfax, and is currently zoned F-B-43 PD=1 (Farm, combining minimum Building Site of 43,560 sq ft (or 1 acre min) and a Planned Development of 1 dwelling unit per acre) and F-B-100 PD=.4 (Farm, combining minimum Building Site of 100,000 sq ft (or 2.3 ac min) and a Planned Development of .4 dwelling units per acre). The Parcel Review Committee will also consider adoption of a Mitigated Negative Declaration. The Planning Department contact for the above project is Lisa Carnahan and can be reached at (530) 745-3067.</p>
<p>9:30 A.M.</p> <p>Approved</p>	<p>CERTIFICATE OF COMPLIANCE (PCOC 20100369) HOVINGH/REYNOLDS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>County review of the history of Assessor's Parcel Numbers 074-081-061 and 074-081-062 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-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq ft) and is located south of Meadow Vista Road and west of Placer Hills Road in the Meadow Vista area. (Continued from December 15,2010)</p>
<p>9:40 A.M. AF</p> <p>Approved</p>	<p>MINOR LAND DIVISION MODIFICATION (PMLD 20050770) HORNOF CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER)</p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, in order to consider a request from Elmer Hornof for a Minor Land Division Modification to reconfigure the internal boundaries of parcels tentatively approved under Minor Land Division PMLD 20050770. The subject property, Assessor's Parcel Number 036-110-055, comprises 2.98 acres, is located on 4610 Auburn Folsom Road in the</p>

Loomis area, and is currently zoned RA-B-43 (Residential Agriculture, combining minimum Building Site of 43,560 square feet or 1 acre minimum). The Parcel Review Chairman will also consider a finding that no additional environmental review is required because substantial changes to the project or the circumstances under which the project will be undertaken have not occurred, and no new information of substantial importance has been introduced into the record (Placer County Environmental Review Ordinance 18.20.100 - Public Resources Code section 21166 and CEQA Guidelines Section 15162). The Planning Department contact is Alex Fisch, who can be reached at (530) 745-3081.

CONSENT ITEM

Approved

**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20100371)
SCHEUFFELE
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Minor Boundary Line Adjustment on Assessor's Parcel Numbers 062-170-009 and 062-170-010 to reconfigure parcels. Subject parcels are zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min) and are located at 666 Timber Lane in the Alta area.