



COUNTY OF PLACER
Community Development Resource Agency

**PLANNING SERVICES
 DIVISION**

Michael J. Johnson, AICP
 Agency Director

Paul Thompson, Deputy Director
 Planning Services Division

ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
ACTION AGENDA
 WEDNESDAY, NOVEMBER 30, 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	
<p>9:00 A.M. GH</p> <p>Continued to December 15, 2011 at 9:00 A.M.</p>	<p>VARIANCE (PVAA 20110304) LUCKY'S TRAVEL PLAZA CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>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 RBS Holdings, LLC., for a Variance to allow for a 50-foot tall freestanding sign, where the Ordinance restricts the height to 35 feet. In addition, the applicant requests a Variance to allow for a sign with remotely changeable pricing and changeable advertising images, where the Ordinance prohibits such signs. The subject property, Assessor's Parcel Number 066-070-045 comprises approximately 93.5 acres, is currently zoned HS-Dc (Highway Service, combining Design Scenic Corridor), FOR-B-X-160 (Forestry, combining minimum Building Site of 160 acres), RF-B-X-40 (Residential Forest, combining minimum Building Site of 40 acres) and RF-B-X-2.5 PD0.4 (Residential, Forest combining minimum Building Site of 2.5 acres and a Planned Development of 0.4 dwelling units per acre) and is located at 85 Cisco Road in the Cisco Grove/Soda Springs area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050 - Class 3 – New construction of small structures – Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Services Division contact Gerry Haas, can be reached at (530) 745-3084.</p>

<p>9:10 A.M. GH</p> <p>Approved</p>	<p>CONDITIONAL USE PERMIT MODIFICATION (PCPM 20110359) B & B RV SERVICE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>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 Bernard Scott Barksdale (B&B RV Services, LLC.) for a Modification of a Conditional Use Permit to allow for the relocation and establishment of a vehicle repair and maintenance business within an existing commercial structure. The subject property, Assessor's Parcel Number 051-211-026 comprises approximately 1 acre, is currently zoned C3-UP-Dc (Heavy Commercial, combining Use Permit required, combining Design Scenic Corridor) and is located at 12075 Locksley Lane in the Auburn 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 Gerry Haas, can be reached at (530) 745-3084.</p>
<p>9:20 A.M. MJ</p> <p>Approved</p>	<p>VARIANCE (PVAA 20110357) HOFFMAN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>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 Bolander Design Associates on behalf of Debora Phillips, for a Variance to allow a garage addition to be constructed 40 feet from the property line, where normally a setback of 50 feet from property line or 75 feet from the center of traveled way is required. The subject property, Assessor's Parcel Number 074-340-002 comprises approximately 1 acre, is currently zoned RS-AG-B-100 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 sq ft (or a 2.3 acre min)) and is located at 16241 Stagecoach Road in the Meadow Vista 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.</p>
<p>9:30 A.M. RS</p> <p>Approved</p>	<p>VARIANCE (PVAA 20110341) KAISER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER)</p> <p>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 Herman and Lora Kaiser, for a Variance to allow a ground mounted photovoltaic system to be installed with a 2 foot side setback, where typically a 20-foot setback is required. The subject property, Assessor's Parcel Number 466-580-008 comprises approximately 1 acre, is currently zoned RS-AG-B-100 PD 0.44 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 sq ft (or a 2.3 acre min) and a Planned Residential Development of .44 dwelling units per acre) and is located at 4730 Trowbridge Court (Lot 80 of the Silverwood 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.</p>
<p>9:40 A.M. RS</p> <p>Approved</p>	<p>MINOR USE PERMIT (PMPB 20110181) LOOMIS BASIN EQUINE MEDICAL CENTER MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 3 (HOLMES)</p> <p>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 Jim Esway with Crossroad Ventures on behalf of Langdon Fielding, for a Minor Use Permit to allow a veterinary practice that has both an ambulatory (field service) component and a hospital component. This</p>

	<p>medical center would provide full-service surgical and intensive care services for equines with up to seven veterinarians. The proposed facility would include an administrative building (1,560 square feet), a four-stall "ICU" facility (1,440 square feet) and a hospital building (2,550 square feet). In addition, a 12-stall pre-engineered barn (3,000 square feet) would be relocated from the existing LBEMC facility in Loomis and be re-assembled adjacent to the hospital building. The project is located on a 7.68-acre parcel; however, only a 2.4-acre portion would be developed for the equine medical center. A new entry driveway and 18 paved parking spaces would be provided as well as, 10 truck and horse trailer unpaved parking spaces and 3 truck and horse trailer loading / unloading spaces. The subject property, Assessor's Parcel Number 032-244-019 comprises approximately 7.67 acres, is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 2973 Penryn Road in the Penryn area. The Zoning Administrator will also consider adoption of the Mitigated Negative Declaration prepared for this project. The Planning Services Division contact Roy Schaefer, can be reached at (530) 745-3061.</p>
<p>9:50 A.M. RS</p> <p>Approved</p>	<p>MINOR USE PERMIT (PMPA 20080340) LIFEHOUSE CHURCH MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 3 (HOLMES)</p> <p>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 Terry Toliver on behalf of LifeHouse Church for a Minor Use Permit to allow for the development of a house of worship facility. The proposed two-story church building would include 16,560 square feet on the first floor and 9,225 square feet on the second floor. The total square footage proposed is 25,785. The church would have 578 seats and 20 classrooms/offices, as well as 219 parking stalls would be provided. Access to the site would be provided from Delmar Avenue. Landscaping is proposed along the project's frontage and within the parking areas, and within perimeter areas of the church building. A Tree Permit is also required to allow for the removal / relocation of seven landmark California fan palm trees. The subject property, Assessor's Parcel Numbers 030-030-033 and 030-030-015 comprise 24.6 acres, are currently zoned RA-B-X-10 (Residential Agriculture, combining minimum Building Site of 10 acres) and RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and are located at 3131 and 3055 Delmar Avenue in the Loomis area. The Zoning Administrator will also consider adoption of the Mitigated Negative Declaration prepared for the project. The Planning Services Division contact Roy Schaefer, can be reached at (530) 745-3061.</p>
<p>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>CONSENT ITEMS</p>	
<p>*****</p> <p>Approved</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110030) TURTLETAUB CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>Minor Boundary Line Adjustment on Assessor Parcel Numbers 090-282-016 and 090-282-030 to reconfigure parcels. Subject parcels are zoned PAS 031 – Brockway Residential and are located at 9820 Brockway Hotel Drive and 77 Speedboat Way in the Kings Beach area.</p>
<p>*****</p> <p>Approved</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110308) GEREMIA CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>Minor Boundary Line Adjustment on Assessor Parcel Numbers 085-180-012 and 085-180-014 to reconfigure parcels. Subject parcels are zoned PAS 161 – Tahoe Pines Residential and are</p>

	located at 3600 West Lake Blvd and 3600 Idlewild Way in the Homewood area.
***** Approved	<p>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110317) JARVIS/KELLY CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>Minor Boundary Line Adjustment on Assessor Parcel Numbers 069-400-011; 069-400-012 and 069-400-047 to reconfigure parcels. Subject parcels are zoned RS-B-X-6,500 (Residential Single Family, combining minimum Building Site of 6,500 square feet) and are located at 4062, 4072 and 4082 Bales Road in the Soda Springs area.</p>
***** Approved	<p>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110345) DMB HIGHLANDS GROUP LLC. CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>Minor Boundary Line Adjustment on Assessor Parcel Numbers 080-160-023 and 080-160-025 to reconfigure parcels. Subject parcels are zoned RS-B-X-20 PD=0.72 (Residential Single Family, combining minimum Building Site of 20 acres combining a Planned Residential Development of 0.72 dwelling units per acre) and are located on the Northwest corner of Schaffer Mill Road and Fleur Du Lac Drive in the Martis Valley area.</p>