



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
SUMMARY ACTIONS
 THURSDAY, OCTOBER 18, 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. MJ Approved	VARIANCE (PVAA 20120155) CROFT 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 Cecil and Cheryl Croft, for a Variance to allow for the construction of an approximately 1,971 square foot two-story addition to the existing 1,320 square-foot single-family residence. The addition would be located approximately 36 feet from the centerline or 21 feet from the edge of the abutting road easement where 75 feet from the centerline or 50 feet from the edge of the abutting road easement is normally required, 18 feet from the west rear property line where 30 feet is normally required, and 11 feet from the side property line where 30 feet is normally required. Additionally, the applicant's are asking for a Variance to the North Property line to allow for a zero-foot setback to allow for the construction of an approximately 870 square foot covered patio. The subject property, Assessor's Parcel Number 076-080-025-000 comprises approximately 0.23 acres, is currently zoned RS-AG-B-43 SP [Residential Single Family, combining Agriculture, combining a minimum Building Site of 43,560 sq ft (or a 1.0 acre min), combining Special Purpose] 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. (Continued from September 20, 2012)
9:10 A.M. MJ Approved	VARIANCE (PVAA 20120223) TURNER 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 Dave and Amber Turner, for a Variance to allow for the construction of an approximately 228 square foot addition to the existing garage approximately 7.5 feet from the east property line where 30 feet is normally required (per CalFire defensible space requirements). The subject property, Assessor's Parcel Number 074-330-010-000 comprises approximately 1.08 acres, is currently zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet) and is located at 1580 Quail Lane 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.
ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE	
CONSENT ITEMS	
***** Approved	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120260) FERRARI/BROWN SUGAR FARMS, LLC CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT) Minor Boundary Line Adjustment on Assessor Parcel Numbers 020-150-082-000 and 020-150-083-000 to reconfigure parcels. Subject parcels are zoned F-B-X-20 (Farm, combining a minimum Building Site of 20 acres) and are located on Chamberlin Road, west of Manzanita Road in the Lincoln area.
***** Approved	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120285) COMMUNITY HOUSE OF TAHOE TRUCKEE COMMUNITY FOUNDATION CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor Parcel Numbers 090-074-009-000; 090-074-010-000 and 090-074-022-000 to reconfigure parcels. Subject parcels are zoned PAS- 029 - Kings Beach Commercial and are located at 265 Bear Street in the Kings Beach area.
***** Approved	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120256) BURKE/FAIRCHILD CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor Parcel Numbers 100-120-039-000 and 100-120-040-000 to reconfigure parcels. Subject parcels are zoned F-B-43 PD1 (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 are located at 24740 Ben Taylor Road and 24777 Park Lane in the Colfax area.