



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
THURSDAY, APRIL 19, 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. SW APPROVED	VARIANCE (PVAA 20120006) BORDEN 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 Jon Borden for the approval of a Variance to the required 20 foot front setback from the front property line to allow for a setback of one foot to the eaves and four (4) feet to the garage of a new proposed single-family residence with attached garage. Approximately 252 square feet of the garage and 120 square feet of the covered entry walk are proposed within the front 20-foot setback. There is no living space proposed above the garage within the required front setback. The subject property, Assessor's Parcel Number 096-271-014-000, comprises approximately 19,596 square feet, is currently zoned LDR DF=4 (Low Density Residential, Density Factor of four (4) bedrooms per acre) and is located at 440 Indian Trail Road in the Olympic Valley area. The Zoning Administrator will also consider a finding of 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 Stacy Wydra, can be reached at (530) 581-6288.
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<p>9:10 A.M. AF</p> <p>APPROVED</p>	<p>MINOR USE PERMIT (PMPC 20120039) AUBURN ARMS,LLC. 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 Michael Fanoni for approval of a Minor Use Permit to operate a federal firearms dealer as a home occupation in accordance with Section 17.56.120 (Home Occupations) and Section 17.58.120 (Minor Use Permit) of the Placer County Code. The subject property, Assessor's Parcel Number 077-160-022-000, comprises approximately 9.6 acres, is currently zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres), and is located at 15160 Ponderosa Lane in the Clipper Gap area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.030 - Class 1, Existing facilities – of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301). The Planning Services Division contact Alex Fisch, can be reached at (530) 745-3081.</p>
<p align="center">ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p align="center">CONSENT ITEMS</p>	
<p>*****</p> <p>APPROVED</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110372) CHRISTENSEN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>Minor Boundary Line Adjustment on Assessor Parcel Numbers 026-301-013-000; 026-301-023-000 and 026-301-025-000 to reconfigure parcels. Subject parcels are zoned RS-AG-B-X-10 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 10 Acres) and are located on Curtola Ranch Road in the Auburn area.</p>
<p>*****</p> <p>APPROVED</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120060) SHERIDAN INVESTORS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT)</p> <p>Minor Boundary Line Adjustment on Assessor Parcel Numbers 019-070-012-000; 019-070-013-000; 019-070-015-000; 019-070-016-000; 019-080-008-000 and 019-080-055-000 to reconfigure parcels. Subject parcels are zoned F-B-X-20 (Farm, combining a minimum Building Site of 20 acres) and are located west of Camp Far West and east of the Union Pacific Railroad in the Sheridan area.</p>
<p>*****</p> <p>APPROVED</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120064) BARATTA CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>Minor Boundary Line Adjustment on Assessor Parcel Numbers 116-220-056-000 and 116-220-057-000 to reconfigure parcels. Subject parcels are zoned PAS 018 – Flick Point/Agate Residential and are located at 5500 and 5486 North Lake Boulevard in the Carnelian Bay area.</p>
<p>*****</p> <p>APPROVED</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120074) BEEMAN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>Minor Boundary Line Adjustment on Assessor Parcel Numbers 097-084-013-000 and 097-084-014-000 to reconfigure parcels. Subject parcels are zoned PAS 160 – Homewood Residential and are located at 4810 and 4820 West Lake Boulevard in the Tahoe City area.</p>

***** APPROVED	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120065) SMITH/EWING CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT) Minor Boundary Line Adjustment on Assessor Parcel Numbers 026-231-001-000 and 026-231-002-000 to reconfigure parcels. Subject parcels are zoned F-B-X-4.6 (Farm, combining a minimum Building Site of 4.6 acres) and are located at 7100 and 7205 Little Hill Road in the Auburn area.
***** APPROVED	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110021) OLSON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor Parcel Numbers 092-190-065-000 and 092-190-052-000 to reconfigure parcels. Subject parcels are zoned PAS 014 – Cedar Flat Residential and are located at 4246 and 4250 North Lake Boulevard in the Cedar Flat area.
***** APPROVED	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20120002) TAL CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT) Minor Boundary Line Adjustment on Assessor Parcel Numbers 026-071-001-000 and 020-145-073-000 to reconfigure parcels. Subject parcels are zoned AE (Agriculture Exclusive) and are located 2000 feet east of North Kilaga Springs Road in the Lincoln area.