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, MAY 16, 2013

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. GH	**MINOR USE PERMIT (PMPB 20130076)** **BOUNCY MOUSY** **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 Dry Creek Hwy 49, LLC., for approval of a Modification of a Minor Use Permit to allow for a children's recreation center to be located in the vacant southern portion of an existing commercial building. The subject property, Assessor's Parcel Number 076-420-061-000, comprises approximately 2.1 acres, is currently zoned C3-UP-Dc (Heavy Commercial, combining Use Permit required, combining Design Scenic Corridor) and is located on the north side of Dry Creek Road, approximately 350 feet west of the intersection of State Route 49 and Dry Creek Road in the North Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15301 of the CEQA Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 3 – Existing Facilities)]. The Planning Services Division contact, Gerry Haas, can be reached at (530) 745-3084.

9:10 A.M. GH	**MINOR USE PERMIT (PMPB 20130111)** **A RUFF LIFE DOG DAYCARE AND BOARDING** **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 Paula Macht and Pam McEachron on behalf of property owner Tim Cotton, for approval of a Minor Use Permit to allow for the establishment and operation of a dog day care and boarding facility within an existing commercial building at the Black Forest Plaza. The dog daycare is proposed in the northern two units of the larger of the two commercial buildings on the site. The subject property, Assessor's Parcel Number 076-420-054-000, comprises approximately 4.1 acres, is currently zoned C2-Dc (General Commercial, combining Design Scenic Corridor) and is located at 4035 Grass Valley Hwy in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15301 of the CEQA Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities)]. The Planning Services Division contact, Gerry Haas, can be reached at (530) 745-3084.
9:20 A.M. RS	**MINOR USE PERMIT (PMPB 20130077)** **JOHNSON RANCH VETERINARY CLINIC** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 4 (UHLER)** 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 Suan Chew, on behalf of Black Iris Properties for approval of a Minor Use Permit to allow a Veterinary Clinic with an outdoor rehabilitation area which is to replace the previously approved restaurant/office space use, located within the Sierra College Business Park. The subject property, Assessor's Parcel Number 048-440-034-000, comprises approximately 1.06 acres, is currently zoned OP-UP-DLO-Dc (Office Professional, combining Use Permit, combining Density Limitation 0, combining Design Scenic Corridor) and is located at 8711 Sierra College Blvd in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15301 and 15303 of the CEQA Guidelines and Section 18.36.030 and 18.36.050 of the Placer County Environmental Review Ordinance (Class 1 E. 2. - Existing facilities and Class 3 – New construction or conversion of small structures)]. The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061.
9:30 A.M. RS	**MINOR USE PERMIT/ VARIANCE (PMPB 20130097)** **NIELSEN** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 4 (UHLER)** 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 David Nielsen for approval of a Minor Use Permit to allow for the construction of a garage on an undeveloped property prior to establishing the primary land use. In addition, there are Variance requests for the proposed 1,723 square foot, two-story structure to allow for reduced setbacks. A Variance to construct the garage with a front setback from Skyway road of 41 ft. from the centerline of the easement (45 ft. from the centerline or 20 ft. from the edge of easement is typically required); a front setback of 3 ft. from the edge of easement from Winnabo Lane (45 ft. from the centerline or 20 ft. from the edge of easement is typically required); a south side setback of 10 ft. from the property line (15 ft. is typically required); and an east side setback of 7 ft. from the property line (15 ft. is typically required). A Variance is also requested to allow a 12 ft. high retaining wall that extends from the south east corner of the parcel in the side setback area 35 ft. toward Park Vista Drive and also extends 75 ft. toward Sky Way (maximum height allowed in the side setbacks is 6 ft. high). The subject property, Assessor's Parcel Number 047-233-010-000, comprises approximately 0.35 acres, is currently zoned RS-B-20 (Residential Single Family, combining minimum Building Site of 20,000 sq ft) and is located at 8635 Park Vista Drive in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical

	Exemption [Section 15305 and 15303 of the CEQA Guidelines and Section 18.36.070 and 18.36-050 of the Placer County Environmental Review Ordinance (Class 5 - Minor Alterations in Land Use Limitations and Class 3 – New construction or conversion of small structures)]. The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061.
9:40 A.M. RS	**VARIANCE (PVAA 20130089)** **WHITE** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 4 (UHLER)** 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 Dale and Michelle White for approval of a Variance to allow a side (east) setback of 5 feet from the property boundary, where typically a 15-foot setback is required. This request would allow for the construction of a covered patio with a 5-foot side setback in the northeast corner of lot 16 in the Seymour Ranch Subdivision. The subject property, Assessor's Parcel Number 460-250-016-000, comprises approximately 0.46 acres, is currently zoned RS-B-20 (Residential Single Family, combining minimum Building Site of 20,000 sq ft) and is located at 4195 Great Oak Circle in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5)(A)(1) - Minor Alterations in Land Use Limitations)]. The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061.
9:50 A.M. RS	**VARIANCE (PVAA 20130085)** **FEITSER** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 4 (UHLER)** 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 Paul Feitser for approval of a Variance to allow a reduced front setback of 55-feet from the centerline of the access road (75 feet is typically required) for three undeveloped lots in Granite Meadows. The subject property, Assessor's Parcel Number 466-030-055-000 (Parcel 4); 460-030-053-000 (Parcel 2) and 466-030-052-000 (Parcel 1), comprise a total area of approximately 3 acres, is currently zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining minimum Building Site of 40,000 sq ft) and are located on Granite Meadows Lane in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15305of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 - Minor Alterations in Land Use Limitations)]. The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061.
10:00 A.M. RS	**CONDITIONAL USE PERMIT MODIFICATION (PCPM 20130063)** **FILES** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 1 (DURAN)** 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 Greg Files for approval of a Modification of a Conditional Use Permit (CUP-2747) to allow for the expansion of an existing detached garage to be constructed with a 10-foot rear setback, where typically a 20-foot setback is required. The subject property, Assessor's Parcel Number 486-020-038-000, comprises approximately 0.50 acres, is currently zoned RS-B-20 PD=2 (Residential Single Family, combining minimum Building Site of 20,000 sq ft and a Planned Development of 2 dwelling units per acre) and is located at 3150 Water Lilly Court (Lot 48 - Willow Park Planned Development) in the Roseville area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5) (A) (1) - Minor Alteration in Land Use Limitations)]. The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061.

10:10 A.M. LC	**MINOR USE PERMIT (PMPM 20130093)** **TAYLOR HEAVY HAULING STORAGE YARD** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 1 (DURAN)** 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 Richard Taylor on behalf of the property owner Roger Segers for approval of a Minor Use Permit Modification to allow for the outdoor storage of trailer flatbeds, low-bed semi trailers and heavy construction equipment. The applicant is also requesting a Variance to the standard paving requirement in order to utilize an all-weather surface, due to the use of tracked equipment within the parking area, and a Variance to the front setback of PFE Road in order to place a six-foot high fence 55 feet from the centerline of PFE Road, where a front setback of 80 feet would normally be required. The subject property, Assessor's Parcel Number 474-110-013-000, comprises approximately 4.8 acres, is currently zoned INP-DC (Industrial Park, combining Design Scenic Corridor) and is located at 9325 Viking Place in the Roseville area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15304 of the CEQA Guidelines and Section 18.36.060 of the Placer County Environmental Review Ordinance (Class 4 - Minor Alterations to Land)]. The Planning Services Division contact, Lisa Carnahan, can be reached at (530) 745-3067.
10:20 A.M. AF	**VARIANCE (PVAA 20130117)** **FORESTHILL FOREST SERVICE REMODEL** **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 Sam Rolin for approval of a Variance to the parking lot setback requirement of 10 feet adjacent to a residentially zoned property in order to allow for development of parking spaces up to the property boundary. The Variance proposal includes a request to waive the parking lot landscape screening requirement. The subject property, Assessor's Parcel Number 255-100-001-510, comprises approximately 0.8 acres, is currently zoned OP-UP-DC (Office Professional combining Use Permit and combining Design Scenic Corridor) and is located at 22830 Foresthill Road in the Foresthill area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15301 of the CEQA Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 – Existing facilities)]. The Planning Services Division contact, Alex Fisch, can be reached at (530) 745-3081.
ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE	
10:30 A.M.	**CERTIFICATE OF COMPLIANCE (PCOC 20130087)** **WILKINSON** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 4 (UHLER)** County review of the history of Assessor Parcel Number 046-103-021-000 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 RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located on the corner of Cavitt Stallman Road and Granite Manor Road in the Granite Bay area.
CONSENT ITEMS	

*****	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130086)** **PUTNAM** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Minor Boundary Line Adjustment on Assessor Parcel Number 115-030-034-000 to reconfigure the parcel. The subject parcel is zoned PAS- 017 - Carnelian Bay Community Plan and is located at 5240 North Lake Boulevard in the Carnelian Bay area.
*****	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130110)** **PINGREE** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 3 (HOLMES)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 042-201-038-000 and 042-201-090-000 to reconfigure the parcels. The 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 9297 Rock Springs Road in the Newcastle area.
*****	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 2013068)** **THOMPSON/PERRYMAN** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 3 (HOLMES)** Minor Boundary Line Adjustment on Assessor Parcel Number 051-030-079-000 to reconfigure the parcel. The subject parcel is 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 10520 Joeger Road in the Auburn area.