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, JUNE 20, 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. LC	**MINOR USE PERMIT (PMPC 20130079)** **ISLAS** **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 Rose Islas for approval of a Minor Use Permit to allow five accessory buildings which were built on the property prior to the construction of a residence on the site to remain. The applicant is also seeking approval of a Variance to the front setback requirement of 50 feet from the edge of the road and utility easement to allow for a reduced setback of 15.8 feet from the edge of the easement in order to allow an existing cord-built structure to remain. The subject property, Assessor's Parcel Number 073-380-031-000, comprises approximately 4.7 acres, is currently zoned RF-B-100 PD =0.44 (Residential Forest, combining minimum Building Site of 100,000 sq. ft. (2.3 acre min) and a Planned Development of 0.44 dwelling units per acre) and is located at 5515 Pine Ridge 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, Lisa Carnahan, can be reached at (530) 745-3067.
9:10 A.M. LC	**VARIANCE/ CERTIFICATE OF COMPLIANCE (PVAA 20130135)** **HIDDEN FALLS CONNECTIVITY** **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 the County of Placer, Department of Facility Services on behalf of the property owners Donald and Valerie Campbell for approval of a Variance to the 40-acre minimum lot size to allow for a less-than-standard lot size for two parcels owned by Donald and Valerie Campbell. The reason for the Variance request is to allow the County to purchase a portion of both parcels in order to construct a connectivity trail from Hidden Falls Regional Park to other publically-owned properties to the north. The Department of Facility Services proposes to purchase approximately 3.5 acres from Assessor's Parcel Number 026-080-059 (Parcel A) and approximately 3 acres from APN 026-080-060 (Parcel B), resulting in both parcels being less than the standard 40-acre minimum lot size. Parcel A (APN 026-080-059-000) currently comprises approximately 26.8 acres, and is located at 8215 Hubbard Road in the Auburn area. Parcel B (APN 026-080-060-000) comprises approximately 21.3 acres, and is located at 8225 Hubbard Road. The Campbells are requesting a Certificate of Compliance for the resultant 23.3 acre parcel (Parcel A) and 18.28 acre parcel (Parcel B). Additionally, the County is proposing to purchase approximately 11.04 acres of property from Roger and Pamela Haddad, APN 026-080-073, located at 8205 Hubbard Road for construction of the connectivity trail. This will result in the Haddad property being approximately 57.2 acres. A Certificate of Compliance application was submitted for this action. All three parcels are zoned F-B-X-40 (Farm, combining minimum Building Site of 40 acres) and are in the Auburn 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 – Variances to lot size and lot width where no new building sites are created)]. The Planning Services Division contact, Lisa Carnahan, can be reached at (530) 745-3067.
9:20 A.M. LC	**VARIANCE (PVAA 20130123)** **ORTMAN** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 3 (HOLMES)** 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 Russell and Donna Ortman for approval of a Variance to allow a 10-foot front setback from the property line abutting Taylor Road (59 feet from the centerline of Taylor Road) where 25 feet from the property line is required (75 feet from the centerline of Taylor Road) in order to construct an in-ground pool with a slide. Additionally, the applicants are requesting approval of a Variance to the required three-foot height limitation for fences within the front setback of Taylor Road in order to allow for a six-foot high safety fence around the pool area. The subject property, Assessor's Parcel Number 032-191-006-000, comprises approximately 15,000 square feet, is currently zoned RS (Residential Single Family) and is located at 2355 Penryn Road in the Penryn area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15303 of the CEQA Guidelines and Section 18.36.050 (E) of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Accessory Structures]. The Planning Services Division contact, Lisa Carnahan, can be reached at (530) 745-3067.

9:30 A.M. MJ	**MINOR USE PERMIT (PMPC 20120258)** **CASWELL** **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 Dennis Meyer with Andregg Geomatics on behalf of Peter and Jackie Caswell, for the approval of a Minor Use Permit to allow for the construction of an approximately 2,800 square foot caretaker's residence on the subject property. The subject property, Assessor's Parcel Numbers 026-370-046-000 and 026-370-054-000 comprise approximately 45.67 acres, are currently zoned F-B-X-160 (Farm, combining minimum Building Site of 160 acres) and are located at 6591 Curtola Ranch Road in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15303 of the CEQA Guidelines and Section 18.36.050 (E) of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Accessory Structures].The Planning Services Division contact, Melanie Jackson can be reached at (530) 745-3036.
9:40 A.M. RS	**VARIANCE (PVAA 20130143)** **PASQUETTI – WOODBRIDGE ESTATES II SUBDIVISION** **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 Jason Pasquetti for approval of a Variance to allow a reduced front setback of 35-feet from the edge-of-easement for Lots 1 and 2 at Woodbridge Estates II Subdivision, where typically a setback of 69 feet from the centerline of the road or 53 feet from the edge-of-easement is required. The subject property, Assessor's Parcel Numbers 468-060-043-000 (Lot 1) and 468-060-044-000 (Lot 2), comprise approximately 2.5 acres, are currently zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq ft) and are located at 9601 and 9591 Martella Lane 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 - Minor Alterations in Land Use Limitations)]. The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061.
ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE	
9:50 A.M. MJ	**ADDITIONAL BUILDING SITE (PABS 20130072)** **DOUGLAS** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from K&M Douglas Trust for approval of an Additional Building Site to allow for the construction of a second single-family dwelling on the subject property. The subject property, Assessor's Parcel Number 084-192-001-000, comprises 6.53 acres, is currently zoned 164 Sunnyside/Skyland Residential (minimum building site size of 10,000 square feet) and is located at 2380 Sunnyside Lane in the Tahoe City area. The Parcel Review Committee Chairman 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 - Minor Alterations in Land Use Limitations)]. The Planning Services Division contact, Melanie Jackson, can be reached at (530) 745-3036.

10:00 A.M. LC	**CERTIFICATE OF COMPLIANCE (PVAA 20130135)** **HIDDEN FALLS CONNECTIVITY** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** County review of the history of Assessor Parcel Numbers 026-080-060-000 and 026-080-059-000 to make a statement as to their compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). Subject parcels are zoned F-B-X-40 (Farm, combining minimum Building Site of 40 acres) and are located at 8215 and 8225 Hubbard Road in the Auburn area**.**
CONSENT ITEMS	
*****	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130029)** **SMITH/RYAN** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 090-222-007-000 and 090-222-013-000 to reconfigure parcels. Subject parcels are zoned 029 - Kings Beach SA 2 and PAS 031- Brockway Residential and are located at 8863 North Lake Boulevard in the Kings Beach area.
*****	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130113)** **GELLERT** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 098-010-034-000 and 098-010-035-000 to reconfigure parcels. Subject parcels are zoned 156 – Chambers Landing / Chamberlands Residential and are located at 6300 West Lake Boulevard in the Homewood area.
*****	**MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130118)** **LEIGHTON/BEAR CREEK ASSOCIATION** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Minor Boundary Line Adjustment on Assessor Parcel Numbers 095-232-029-000 and 095-232-030-000 to reconfigure parcels. Subject parcels are zoned O (Open Space) and are located at 2042 John Scott Trail in the Alpine Meadows area.