



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, OCTOBER 17, 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	<p>VARIANCE (PVAA 20120357) HELT CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 1 (DURAN)</p>
Approved	<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 Maxine Helt for approval of a Variance to allow 4,950 square feet of existing residential accessory structures to remain, where a maximum of 3,000 square feet of accessory structures is allowed. Additionally, the applicant is requesting approval to allow the existing carport to remain 16 inches from the west, side property line, where 30 feet is required. The applicant is also requesting approval to allow two other existing structures to remain within the west, side 30-foot setback (the front shop is 14 feet from the property line and the back shop is 27 feet property line). The subject property, Assessor's Parcel Number 023-234-066-000, comprises approximately 2.5 acres, is currently zoned RA-B-X-2 (Residential Agriculture, combining minimum Building Site of 2.0 acres) and is located at 8350 Vineyard Lane in the Roseville 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</p>

	facilities). The Planning Services Division contact, Lisa Carnahan, can be reached at (530) 745-3067. (Continued from July 18, 2013 and August 8, 2013))
9:10 A.M. RS Continued to November 21, 2013 at 9:00AM	VARIANCE (PVAA 20130224) NESTERUK 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 Tatyana Nesteruk for approval of a Variance to allow a combination wood / concrete retaining wall 6 feet, 6 inches to 8 feet 6 inches in height to remain as constructed within the rear and side (west & east) setbacks, where typically the maximum height allowed is 6 feet. In addition, the north end of the east side fence extends into the front setback 19 feet from the edge of easement, where typically 35 feet is required for Olive Ranch Road. The subject property, Assessor's Parcel Number 460-150-035-000, comprises approximately 0.69 acres, is currently zoned RS-B-20 (Residential Single Family, combining minimum Building Site of 20,000 sq. ft.) and is located at 4970 Olive Ranch Road 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.
9:20 A.M. RS Approved	VARIANCE (PVAA 20130258) SHARP 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 Daryl Henry with D-Line Design on behalf of the property owners Deborah Lynn and Bryan Sharp for approval of a Variance to allow a front (south) setback of 20 feet from the edge of easement (50 feet is typically required), a front (west) setback of 20 feet from the edge of easement (75 feet from the centerline of the road is typically required), and a side (east) setback of 2 feet from the property line (30 feet is typically required) to allow for a 500 sq. ft. addition to the residence and a 170 sq. ft. addition to the carport, and to also include a Variance for the existing carport to remain as constructed with a zero-foot setback from the east side property boundary. The subject property, Assessor's Parcel Number 076-070-061-000, comprises approximately 0.29 acres, is currently zoned RS-AG-B-100 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 sq. ft. (2.3 acre min) and is located at 12155 Sunny Hill Road 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 (A) (1) – Minor Alterations in Land Use Limitations)]. The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061.
9:30 A.M. RS Approved	VARIANCE (PVAA 20130183) BEKHET 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 Victor Bekhet for approval of a Variance to a front (west) setback of 50 feet from the centerline of the road to allow for the construction of a new single-family residence, where typically a setback of 75 feet is required. The subject property, Assessor's Parcel Number 468-060-036-000, comprises approximately 1.9 acres, is currently zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq. ft.) and is located at 3765 Old Auburn Road 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 Alterations in Land Use Limitations)]. The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061.
9:40 A.M. MJ Approved	MINOR USE PERMIT MODIFICATION (PMPM 20130267) CARSON LANDSCAPE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT) 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 Frank Carson for the approval of a Minor Use Permit Modification (to Conditional Use Permit 1687) to allow for the operation of a landscape maintenance business on the subject property. The business would include use of the structure on site, 5-7 seven crew cab pickup trucks, 2-4 trailers and occasional landscape inventory. The subject property, Assessor's Parcel Number 017-210-035-000, comprises approximately 1.6 acres, is currently zoned INP-DC (Industrial Park, combining Design Corridor) and is located at 1635 Nichols Drive in the Rocklin 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, 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 20130222) SMITH/WEISS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER) Minor Boundary Line Adjustment on Assessor Parcel Numbers 046-110-019-000 and 046-110-021-000 to reconfigure parcels. Subject parcels are zoned RA-B-X-20 (Residential Agriculture, combining minimum Building Site of 20 acres) and are located on the west side of Shadow Oaks Lane in the Granite Bay area.
***** Approved	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130194) BUSH CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER) Minor Boundary Line Adjustment on Assessor Parcel Numbers 471-110-005-000 and 471-110-021-000 to reconfigure parcels. Subject parcels are zoned RS-AG-B-20 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 sq. ft.) and are located at 8525 and 8545 Victory Lane in the Roseville area.
***** Approved	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130289) ROCK CREEK CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor Parcel Numbers 052-040-045-000 AND 052-040-082-000 to reconfigure parcels. Subject parcels are zoned CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) and are located in the Rock Creek Shopping Center at the southeast corner of Bell Road and Hwy 49 in the Auburn area.

***** Approved	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130271) CHAPPELL CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor Parcel Numbers 051-460-004-000 and 051-460-005-000 to reconfigure parcels. Subject parcels are zoned RS-AG-B -20-DL4 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 sq ft, combining a Density Limitation of .4 units per acre) and are located on Caballo Circle in the Atwood Ranch II Subdivision in the Auburn area.
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