



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
FINAL AGENDA
THURSDAY, SEPTEMBER 19, 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

VARIANCE (PVAA 20120357)
HELT
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 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))</p>
<p>9:10 A.M. RS</p>	<p>VARIANCE (PVAA 20130208) MESA STORAGE SHED CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER)</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 Nicolas and Evangeline Mesa for approval of a Variance to allow a storage shed to be constructed with a 6-foot rear setback, where typically a 10-foot setback is required. The subject property, Assessor's Parcel Number 047-350-011-000, comprises approximately 18,938 square feet, is currently zoned RS-B-X 10,000 (Residential Single Family, combining minimum Building Site of 10,000 sq. ft.) and is located at 7903 Michael Court 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.</p>
<p>9:20 A.M. RS</p>	<p>VARIANCE (PVAA 20130224) NESTERUK CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER)</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 Tatyana Nesteruk for approval of a Variance to allow a 6-foot high wood fence with a concrete foundation of 4 to 18 inches to remain as constructed within the rear and side (west & east) setbacks to remain as constructed, where typically the maximum height is 6-foot. 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.</p>
<p>9:30 A.M. RS</p>	<p>VARIANCE (PVAA 20130229) GRANITE ROSE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER)</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 Larry Houghtby for approval of a Variance to Section 17.54.180 (A)(e) of the Placer County Zoning Ordinance to allow multi-tenant signs where only the name of the shopping center is allowed. The proposal includes two existing monument signs that will be replaced with signs a maximum of 7-foot in height and 8-foot in width, with eight tenant names each sign. The subject properties (Granite Rose Shopping Center), Assessor's Parcel Numbers 048-030-080-000; 048-030-081-000 and 043-030-082, comprise approximately 2.9 acres, are currently zoned CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) and are located at 8405, 8425, 8433 and 8445 Sierra College Boulevard in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New construction or conversion of small structures)]. The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061.</p>

<p>9:40 A.M. RS</p>	<p>MINOR USE PERMIT MODIFICATION (PMPM 20130231) BAYSIDE ANIMAL HOSPITAL 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 Donald and Valerie Campbell for approval of a Minor Use Permit Modification to allow for a Veterinary clinic where a fast food restaurant was previously approved. The subject property, Assessor's Parcel Number 048-360-052-000, comprises approximately 0.79 acres, is currently zoned C1-UP-Dc (Neighborhood Commercial, combining Use Permit required, combining Design Scenic Corridor) and is located at 8530 Auburn Folsom Road in the Granite Bay 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 E.2. – Existing facilities)]. The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061.</p>
<p>9:50 A.M. MJ</p>	<p>VARIANCE (PVAA 20130202) WHITE 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 Gail White for approval of a Variance to allow for the following: 1) construction of a proposed garage 48 feet from the centerline of Maple Lane (where 75 feet from centerline is normally required) and 15 feet from the south property line (where 30 feet is normally required); 2) construction of an enclosure of the existing patio 21 feet from the south property line (where 30 feet is normally required) and 3) construction of a second garage 35 feet from the High Water Mark of a pond (where 50 from High Water Mark is normally required). The subject property, Assessor's Parcel Number 037-121-030-000, comprises approximately 2.2 acres, is zoned RA-B-100 [Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min)] and is located at 3924 Maple Lane in the Loomis 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.</p>
<p style="text-align: center;">ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>10:00 A.M. MJ</p>	<p>CERTIFICATE OF COMPLIANCE (PCOC 20130252) RICKEY/REESE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER) County review of the history of Assessor Parcel Number 035-120-027-000 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 between Auburn Folsom Road and Sierra Ponds in the Granite Bay area.</p>
<p>10:10 A.M. MJ</p>	<p>CERTIFICATE OF COMPLIANCE (PCOC 20130241) NEGELE/VIETTI CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES) County review of the history of Assessor Parcel Number 040-340-008-000 to make a statement</p>

	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 adjacent to 9999 Indian Hill Road in the Newcastle area.
10:20 A.M. MJ	CERTIFICATE OF COMPLIANCE (PCOC 20130256) CABIN/COOK CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) County review of the history of Assessor Parcel Number 083-020-15-000 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 PAS 171 – Tavern Heights Residential and is located on West Lake Boulevard in the Tahoe City area.
CONSENT ITEMS	
*****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130203) FERREIRA CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT) Minor Boundary Line Adjustment on Assessor Parcel Numbers 026-190-009-000; 026-190-010-000; 026-380-042-000; 026-380-045-000 and 026-380-050-000 to reconfigure parcels. Subject parcels are zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and are located on Pleasant Hill Road in the Lincoln area.
*****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130237) BICKFORD CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor Parcel Numbers 077-082-009-000 and 077-082-010-000 to reconfigure parcels. Subject parcels are zoned RA-B-X-5 PD 0.39 (Residential Agriculture, combining minimum Building Site of 5 acres and a Planned Development of 0.39 dwelling units per acre) and are located at 615 Conifer Lane in the Auburn area.
*****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130264) RIOLO CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 1 (DURAN) Minor Boundary Line Adjustment on Assessor Parcel Numbers 023-250-021-000 and 023-250-022-000 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 on the corner of Cook Riolo Road and P.F.E. Road in the Roseville area.
*****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130218) LEVIN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES) Minor Boundary Line Adjustment on Assessor Parcel Numbers 042-160-054-000; 042-160-055-000 and 042-160-056-000 to reconfigure parcels. Subject parcels are zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and are located at 2401 and 2441 Andregg Road and 2611 Slade Ridge in the Auburn area.

*****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130226) BERCDHTOLD CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor Parcel Numbers 084-151-004-000 and 084-151-017-000 to reconfigure parcels. Subject parcels are zoned PAS 170 Tahoe Park Pineland Residential and are located at 305 Pineland Avenue in the Tahoe City area.
*****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130249) EIBECK/JEFFERY CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor Parcel Number 083-151-005-000 to reconfigure parcel. Subject parcel is zoned PAS 171 – Tavern Heights Residential and is located at 1230 Holly Road in the Tahoe City area.