



COUNTY OF PLACER
Community Development Resource Agency

PLANNING SERVICES
DIVISION

Michael J. Johnson, AICP
Agency Director

E.J. Ivaldi, Deputy Director
Planning Services Division

ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
ACTION AGENDA
THURSDAY, APRIL 17, 2014

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	VARIANCE (PVAA 20140049) HITCHKO CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER)
Denied	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 Kevin and Jessica Hitchko for approval of a Variance to the side and front structural setbacks to allow for the construction of a detached garage with upstairs guest house. The west (front) setback is requested to be six feet from the edge of the Putcie Lane roadway easement where 50 feet is required, and the north (side) setback is requested to be a minimum of 15 feet from the property line where 30 feet is required. The subject property, Assessor's Parcel Number 470-200-010-000, comprises approximately 1 acre, is currently zoned RS-AG-B-100 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 sq. ft. (or a 2.3 acre min) and is located at 8442 Putcie Lane in the Roseville 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 of small structures)]. The Planning Services Division contact, Gerry Haas, can be reached at (530) 745-3084. (Continued from March 17, 2014)

<p>9:10 A.M. RS</p> <p>Approved</p>	<p>VARIANCE (PVAA 20140045) MCKINNEY 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 Michael McKinney for approval of a Variance to allow a 2,700 square foot storage building to be constructed with a 15-foot side (north) setback, where typically 30 feet is required. The subject property, Assessor's Parcel Number 036-164-022-000, comprises approximately 5.4 acres, is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 5820 Poindexter Place 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(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. LC</p> <p>Approved</p>	<p>VARIANCE (PVAA 20140088) PG&E CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT)</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 Thomas Bradley representing Pacific Gas and Electric for approval of a Variance to fence height limits to allow for an eight-foot high fence within the front setback where a three-foot height is required, and an eight-foot high fence within the side and rear setbacks where six feet is required, in order to allow for the construction of a perimeter security fence. The applicants are also asking for a Variance to the parking requirement to allow for 160 parking stalls, where 167 would normally be required. The subject property, Assessor's Parcel Number 017-200-016-510, comprises approximately 5 acres, is currently zoned INP-DC (Industrial Park, combining Design Corridor) and is located at 3655 Cincinnati in the Rocklin 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 (E) New Construction of Accessory Structures)]. The Planning Services Division contact, Lisa Carnahan, can be reached at (530) 745-3067.</p>
<p>9:30 A.M. MJ</p> <p>Approved</p>	<p>VARIANCE (PVAA 20140051) PALAZZI CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES)</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 Gilbert and Peggy Palazzi for approval of a Variance to allow for the construction of a 2,000 square foot garage 25 feet from the edge of the Goulart Ranch Road road easement (where 50 feet from the edge of the road easement is normally required) and 25 feet from the north side property line (where 30 feet from the property line is normally required). The subject property, Assessor's Parcel Number 032-164-010-000, comprises approximately one (1) acre, is currently zoned RA-B-100 [Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min)] and is located at 1555 Goulart Ranch Road in the Newcastle 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, Melanie Jackson, can be reached at (530) 745-3036.</p>

<p>9:40 A.M. MJ</p> <p>Approved</p>	<p>VARIANCE (PVAA 20140048) FARDOS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES)</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 Edward and Julia Fardos for approval of a Variance to allow for the placement of a solar array on the roof of a structure at 5 feet from the southeast property line where 30 feet is normally required and a Variance to locate the detached garage ±13 feet from the high water mark of the existing pond, where 50 feet is required. The subject property, Assessor's Parcel Number 031-072-008-000, comprises approximately 5 acres, is currently zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located at 1105 Park Lake Court in the Newcastle 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 in Land Use Limitations)]. The Planning Services Division contact, Melanie Jackson, can be reached at (530) 745-3036.</p>
<p>9:50 A.M. MJ</p> <p>Continued Tahoe Zoning Administrator Hearing on May 7, 2014 at 1:30 p.m.</p>	<p>VARIANCE (PVAA 20140055) ACH 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 Ron Mooiweer with RPM Design and Engineering on behalf of the property owners, Linda and Andrew Ach, for approval of a Variance to allow for the construction of a 50-foot mechanical room 89 feet from the centerline of the abutting stream where 100 feet from the centerline of the stream is normally required. The subject property, Assessor's Parcel Numbers 069-102-013-000 and 069-320-008-000, comprise approximately 1.5 acres, are currently zoned RES (Resort) and are located on Mule Ears Court at the Snow White Condominiums in the Norden 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, Melanie Jackson, can be reached at (530) 745-3036.</p>
<p>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>Approved</p>	<p>MINOR LAND DIVISION MODIFICATION (PMLM 20140039) RHODES CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>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 Mike Emmert on behalf of the property owner Sidney Rhodes, for the approval of a Minor Land Division Modification (20070354) to relocate the approved building envelope on Parcel 1. The subject property, Assessor's Parcel Number 099-030-041-000, comprises approximately 2.73 acres, is currently zoned F-B-100 PD=0.4 [Farm, combining minimum Building Site of 100,000 square feet (or 2.3 ac min), combining Planned Residential Development of 0.4 units per acre]] and is located on Bluffs Drive in the Colfax area. The Parcel Review Committee Chairman 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 in Land Use Limitations)]. The Planning Services Division contact, Melanie Jackson, can be reached at (530) 745-3036.</p>

<p>10:10 A.M. LC</p> <p>Approved</p>	<p>MINOR LAND DIVISION (PMLD 20130284) PLACER VINEYARDS PREVIOUSLY-CERTIFIED ENVIRONMENTAL IMPACT REPORT SUPERVISORIAL DISTRICT 1 (DURAN)</p> <p>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 Ubora Engineering and Planning on behalf of the property owner IL Centro, LLC, for the approval of a Minor Land Division in order to divide an approximately 196.3 - acre parcel into two parcels consisting of 102.2 acres and 94.1 acres. The subject property, Assessor's Parcel Number 023-200-067-000, is currently zoned SPL-PVSP (Placer Vineyards Specific Plan) and is located south of Baseline Road, ½ mile east of Palladay Road, in the Roseville area. The Parcel Review Committee Chairman will consider the findings that the proposed project is within the scope of impacts addressed in a previously-certified Program EIR, and that no new effects will occur nor are new mitigation measures required; therefore, no further environmental document is required (see CEQA Guidelines, Sections 15168(c)(2), and 15183). The Planning Services Division contact, Lisa Carnahan, can be reached at (530) 745-3067.</p>
<p>CONSENT ITEMS</p>	
<p>*****</p> <p>Approved</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130363) KERR CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>Minor Boundary Line Adjustment on Assessor Parcel 075-070-022-000 and 075-070-023-000 to reconfigure parcels. The subject parcels are zoned F 4.6 (Farm, combining a minimum Building Site of 4.6 acres) and are located on Lone Star Road in the Auburn area.</p>
<p>*****</p> <p>Approved</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20140044) CASWELL CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>Minor Boundary Line Adjustment on Assessor Parcel Numbers 026-370-046-000; 026-370-054-000; 026-370-047-000 and 026-370-048-000 to reconfigure parcels. The subject parcels are 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.</p>
<p>*****</p> <p>Approved</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20140042) HULSEBUS/RAAB CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER)</p> <p>Minor Boundary Line Adjustment on Assessor Parcel Numbers 046-110-029-000; 046-110-032-000 and 046-110-048-000 to reconfigure parcels. The subject parcels are zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and are located at 7557 and 7665 Shadow Oaks Lane in the Granite Bay area.</p>