



**COUNTY OF PLACER**  
**Community Development Resource Agency**

Michael J. Johnson, AICP  
Agency Director

**PLANNING**

E.J. Ivaldi, Deputy Director

**Hearing Date:** August 20, 2015  
**Time:** 10:20 AM

**DATE:** August 13, 2015  
**TO:** Zoning Administrator  
**FROM:** Planning Services Division  
**SUBJECT:** PLN15-00260 Irimescu  
**APPLICANT:** Tiger Edwards  
**STAFF PLANNER:** Roy Schaefer, Associate Planner  
**ZONING:** RS-AG-B-20 (Residential Single Family, combining Agriculture, combining a Building Site minimum of 20,000 square foot)  
**LOCATION:** 6785 Miners Ravine Road in the Granite Bay area  
**APN:** 048-122-042-000

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**PROPOSAL:**

The applicant is requesting a Variance to the 15-foot side setback requirement to allow for a new carport to be constructed with a 6-foot setback from the south property line.

**CEQA COMPLIANCE:**

The project is categorically exempt from environmental review pursuant to provisions of Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5(A) (1), Minor Alterations in Land Use Limitations).

**BACKGROUND/ANALYSIS:**

Staff conducted a field review of the project site on August 10, 2015. This 31,020 square foot (110 feet by 282 feet) parcel is located at 6785 Miners Ravine Road in the Granite Bay area. The subject property is zoned RS-AG-B-20 (Residential Single Family, combining Agriculture, combining a Building Site minimum of 20,000 square feet) and is designated Low-Density Residential (0.4-0.9 Acre Minimum).

The parcel is currently developed with a 3,685 square foot single-family residence with a circular driveway, and a swimming pool behind the residence. There are several large trees in the front yard and fenced areas with sheds in the rear yard area. The surrounding parcels all developed with single family residences and residential accessory structures.

Staff supports this Variance request to allow a new carport to be constructed with a 6-foot side setback from the south property line, where typically a 15-foot setback is required. Special circumstances applicable to the subject property include the fact that the existing location of the single-family residence dictates where the new carport would be attached to the structure. In addition, the proposed new carport would have a low visibility because the maximum height for the carport would be approximately 12 feet.

The Engineering and Surveying Division and Environmental Health Services support the recommendation of approval for this Variance request, and their memos are attached to this staff report.

#### **RECOMMENDATION:**

Staff recommends **approval** of this Variance request to allow a new carport to be constructed with a 6-foot side setback from the south property line, based on the following findings and recommended conditions of approval.

#### **FINDINGS:**

##### CEQA FINDINGS

1. The project is categorically exempt from environmental review pursuant to provisions of Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5(A) (1), Minor Alterations in Land Use Limitations).

##### VARIANCE FINDINGS

1. Special circumstances applicable to the subject property include the fact that the existing location of the single-family residence dictates where the new carport would be attached to the structure, and due to such circumstances the strict application of the Zoning Ordinance has been found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.
2. The granting of this Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone district.
3. The Variance does not authorize a use that is not otherwise allowed in the Residential Single-Family Zone District.
4. The granting of this Variance does not, under the circumstances and conditions applied in this particular case, adversely affect public health or safety, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements.
5. The Variance is consistent with the *Granite Bay Community Plan and Placer County General Plan*.

## **CONDITIONS OF APPROVAL:**

1. Approval of this Variance allows a new carport to be constructed with a 6-foot side setback from the south property line, where typically 15-foot is required.
2. The applicant shall satisfy any conditions set forth by the South Placer Fire Protection District.
3. The applicant shall obtain a Building Permit for the carport from the Placer County Building Department.
4. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded by a certain development project known as PLN15-00260, Irimescu Variance for a new carport. The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provision of this condition.
5. This Variance (PLN15-00260) shall expire on August 31, 2017 unless previously exercised.

## **ATTACHMENTS:**

Attachment A – Engineering and Surveying Division Memorandum  
Attachment B – Environmental Health Services Memorandum  
Attachment C – Site Plan

cc: Phil Frantz- – Engineering and Surveying Division  
Laura Rath – Environmental Health Services  
Christian G. Irimescu – Owner  
Tiger Edwards with JR Construction - Applicant



MEMORANDUM

TO: JULIE LEIPSIC, PLANNING DIVISION  
ROY SCHAEFER, PLANNING DIVISION

DATE: AUGUST 5, 2015

FROM: PHILLIP A. FRANTZ, ENGINEERING & SURVEYING DEPARTMENT

SUBJECT: **PLN15-00260: SIDE SETBACK FOR CARPORT; 6785 MINERS RAVINE ROAD;  
TIGER EDWARDS; CRISTIAN IRIMESCU; (APN: 098.122.042)**

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The Engineering & Surveying Department (ESD) **supports** the Development Review Committee's recommendation for this Variance Application subject to the following conditions:

1. This parcel is affected by Flood Zone A and will require review by the Floodplain Administrator for compliance with the County of Placer Flood Damage Prevention Ordinance prior to Building Permit Issuance.



## Placer County Health and Human Services Department

Jeffrey S. Brown, M.P.H., M.S.W.  
Department Director

Wesley G. Nicks, R.E.H.S.  
Environmental Health, Director

# MEMORANDUM

## DEPARTMENT OF HEALTH & HUMAN SERVICES ENVIRONMENTAL HEALTH SERVICES

**To:** Zoning Administrator

**From:** Laura Rath, REHS  
Land Use and Water Resources Section

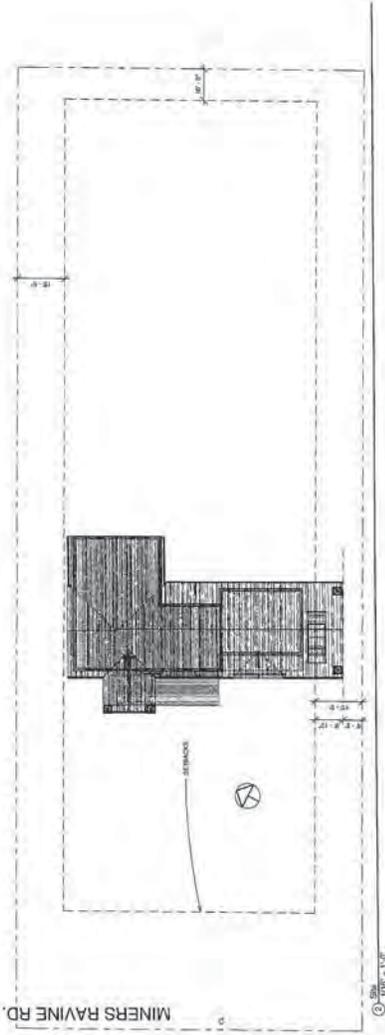
**Date:** July 23, 2015

**Subject:** PLN 15-00260, Irimescu, APN 048-122-042

Environmental Health Services has reviewed the above mentioned application for variance and has no comments or recommended conditions of approval.

*Perspective, Hope, and Opportunity*

JR Construction  
 License #912754  
 8863 Greenback Lane  
 Ste.206  
 Orangevale, Ca 95662  
 916-813-1200



NO.	REVISIONS	DATE

2024 Miners Ravine Rd. Project  
 100% COMPLETE  
 100% PERMITS AND APPROVALS AND PERMITS  
 100% PERMITS AND APPROVALS AND PERMITS  
 100% PERMITS AND APPROVALS AND PERMITS

SITE PLAN

TIGER EDWARDS  
 DESIGNS  
 1337 PANAMA AVE  
 CHANOCHEL, CA  
 (916) 278-6222

REEROOF

6785 Miners Ravine Rd,  
 Granite Bay, CA 95746

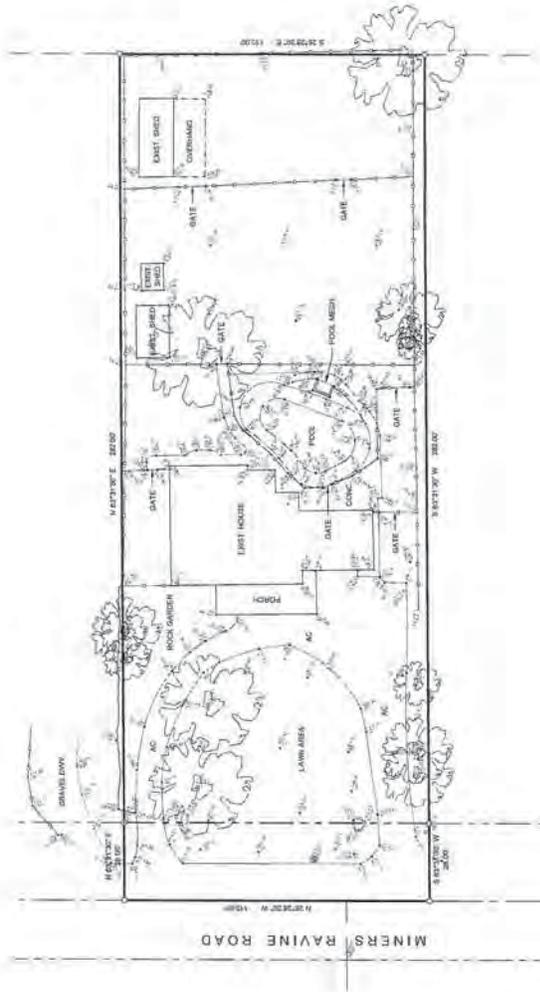
NO.	REVISIONS	DATE

2024  
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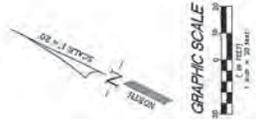
A101

# SITE MAP

OWNER / APPLICANT: BALAS-IRIMESCU  
 A.P.N.: 048-122-042  
 6785 MINERS RAVINE ROAD  
 GRANITE BAY, PLACER COUNTY, CALIFORNIA  
 PARCEL ONE OF DOC # 2009-0038513-00



VICINITY MAP  
 N.T.S.



REV NO	REVISION DESCRIPTION	DATE	BY

**TITLE**  
 SITE MAP  
 OWNER / APPLICANT: BALAS-IRIMESCU  
 6785 MINERS RAVINE ROAD  
 GRANITE BAY, PLACER COUNTY, CALIFORNIA

**DA + SGI**  
 A Joint Venture  
 Engineers Surveyors  
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 Berkeley, CA 94709  
 (916) 784-0422 (916) 784-0424 (fax)  
 www.dasgi.com  
 www.dasgisurveyors.com - www.dasgis.com

SHEET 1 OF 1  
 JOB NO. 20090013