



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

E.J. Ivaldi, Deputy Director

HEARING DATE: July 16, 2015
TIME: 9:00 AM

TO: Zoning Administrator
FROM: Development Review Committee
DATE: July 16, 2015
SUBJECT: PLN15-00187 Singh Conditional Use Permit Modification

COMMUNITY PLAN: Dry Creek West Placer Community Plan

GENERAL PLAN DESIGNATION: Rural Low Density Residential 1 – 2.3 Acre Minimum

ZONING: RS-AG-B-40 PD=1 (Residential Single Family, with a Combined Agriculture Zone District and a Combined Site Minimum of 40,000 Square Feet and a Planned Development of 1 Dwelling Unit per Acre)

ASSESSOR'S PARCEL NUMBER: 029-250-015-000

STAFF PLANNER: Kally Keding-Cecil, Assistant Planner

LOCATION: The proposed project is located on 8825 Wentworth Way in the Roseville area.

PROPERTY OWNER/APPLICANT: Amarjit Singh

PROPOSAL:

The applicants request approval of a modification to the Morgan Creek Golf and Country Club Conditional Use Permit to allow an existing solid wood fence in the front setback to remain at 6 feet in height where 3 feet is normally required.

CEQA COMPLIANCE:

The project is categorically exempt from environmental review pursuant to the provisions of Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.030 (E) of the Placer County Environmental Review Ordinance (Class 1 – Existing Structures). The Zoning Administrator will be required to make a finding to this effect.

BACKGROUND/ANALYSIS:

The proposed project is located on 8825 Wentworth Way, Assessor's Parcel Number 029-250-015-000 in the Morgan Creek Golf and Country Club area. The home is zoned RS-AG-B-40 PD=1 (Residential Single Family, with a Combined Agriculture Zone District and a Combined Site Minimum of 40,000 Square Feet and a Planned Development of 1 Dwelling Unit per Acre). The subject parcel is developed with a single family residence and a detached garage and is approximately 0.48 acres. The surrounding parcels are under the same zone district and are developed with single family residences, detached garages, and pools. The parcel is on a corner lot, bounded on the north by Cheval Way and bounded on the east by Wentworth Way. A 17.5 Multi-Purpose Easement also bounds the north and east property lines.

The applicants have applied for a modification to the Morgan Creek Golf and Country Club Conditional Use Permit to allow an existing 6-foot solid wood fence to remain in the front setback on Assessor's Parcel Number 029-250-015-000 where 3 feet would normally be required. A Conditional Use Permit Modification is required because the Morgan Creek Golf and Country Club Conditions of Approval notifies all future homeowners that no structure, including fencing over 3 feet in height, may be installed in the front setback. The front setback for this parcel is 20 feet from the back of the sidewalk.

Staff from both the Planning Services Division and the Engineering and Surveying Division visited the site on June 2, 2015. Engineering staff determined the fence was located outside of the Multi-Purpose Easement. However, the fence is within the front setback, and therefore should conform to the 3-foot height limitation set forth by the Morgan Creek Golf and Country Club Conditions of Approval. Furthermore, the fence is not consistent with the surrounding characteristics of the development. While some homes have solid wood fencing at 6 feet, these fences are out of the setback and are therefore not limited to the 3-foot height restriction.

The Morgan Creek Golf and Country Club requires all lot owners to submit and obtain approval for all building plans and site/grading plans to the homeowners' association Architectural Review Committee (ARC) prior to submittal to Placer County for Building Permits. Building plans are required to comply with the architectural guidelines as well as height restrictions. No building permit was issued for this fence, and the County has not received approval from the Morgan Creek Golf and Country Club Architectural Review Committee. One comment in opposition of the fence has been submitted to the County expressing concern over the fence.

RECOMMENDATION:

The Development Review Committee recommends that the Zoning Administrator **deny** this Minor Use Permit (PLN15-00187) based upon the following findings.

FINDINGS:

Conditional Use Permit Modification:

Having considered the staff report, supporting documents, comment from a neighboring property owner, and public testimony, the Zoning Administrator hereby finds that:

1. The proposed Singh Conditional Use Permit Modification is inconsistent with the intent of the Morgan Creek Golf and Country Club Conditions of Approval.
2. The Morgan Creek Golf and Country Club has not shown support for the Conditional Use Permit Modification.
3. The existing fence is in violation of the Morgan Creek Golf and Country Club Conditions of Approval.
4. The existing fence is inconsistent with the character of the immediate neighborhood and will be contrary to its orderly development.

ATTACHMENTS:

Attachment A – Engineering and Surveying Memorandum

Attachment B – Environmental Health Services Memorandum

Attachment C – Site Plans

cc: Sarah Gillmore - Engineering and Surveying Division
Laura Rath - Environmental Health Services
Amarjit Singh - Property Owners/Applicants



MEMORANDUM

TO: LINDSAY DEROBERTIS, PLANNING DIVISION DATE: JUNE 8, 2015
KALLY DEDINGER-CECIL PLANNING DIVISION

FROM: SARAH K. GILLMORE, ENGINEERING & SURVEYING DEPARTMENT

SUBJECT: **PLN15-00187: FRONT SETBACK FOR FENCE; 8825 WENTWORTH WAY;
AMARJIT SINGH; (APN: 029.250.015)**

The Engineering & Surveying Department (ESD) **supports** the Development Review Committee's recommendation for this Variance Application and has no additional comments or recommended Conditions of Approval.



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: Planning Commission

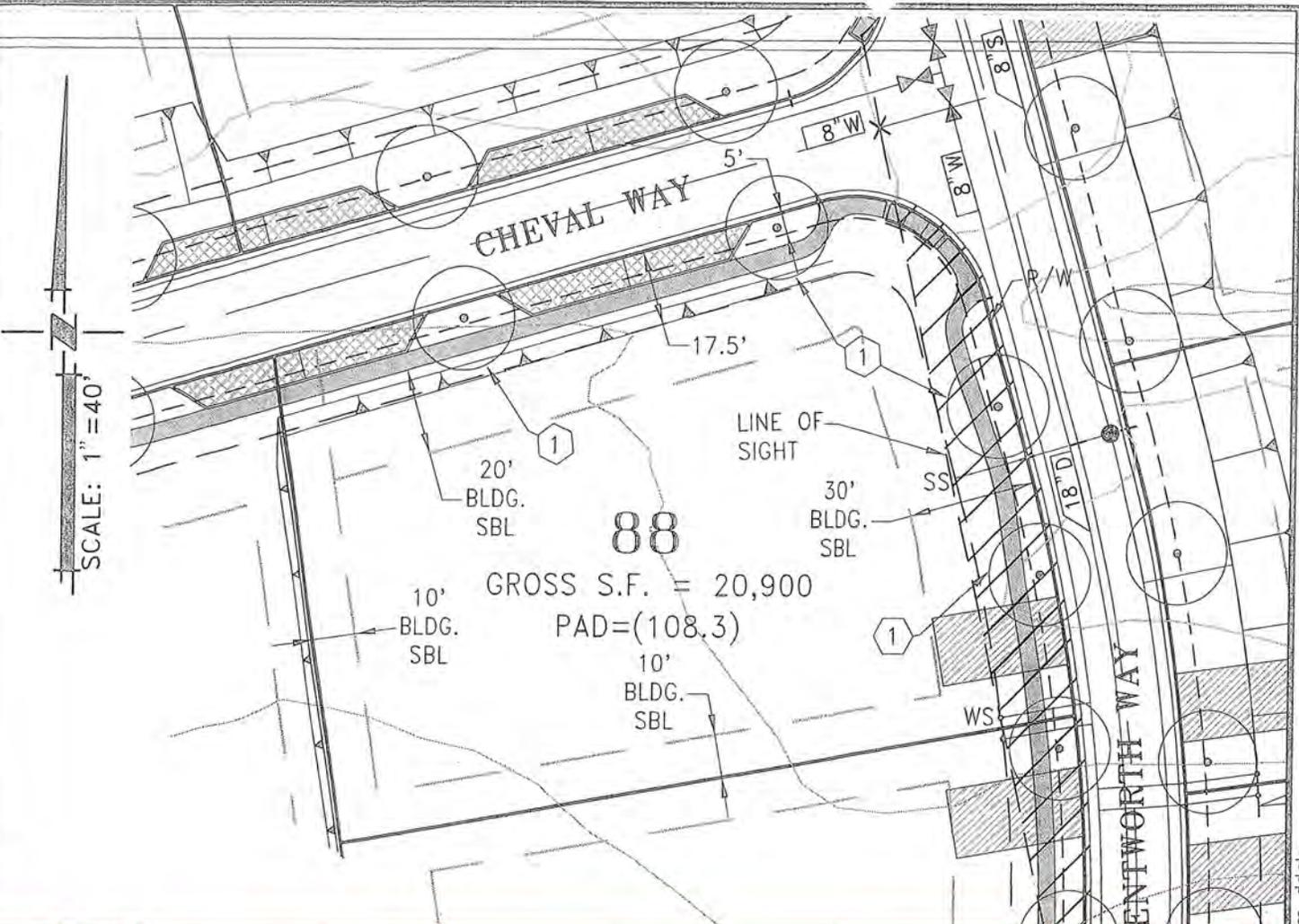
From: Laura Rath, REHS
Land Use and Water Resources Section

Date: June 3, 2015

Subject: **PLN15-00187, Singh, CUP Modification, APN 029-250-015**

Environmental Health Services has reviewed the modification to the condition use permit and has no comments or recommended conditions of approval.

Perspective, Hope, and Opportunity



SCALE: 1" = 40'

88

GROSS S.F. = 20,900
PAD=(108.3)

87

LEGEND

-  APPROX. LOCATION OF STREET TREE(S) (SEE ADDITIONAL COMMENTS)
-  WATER SERVICE
-  SEWER SERVICE
-  DRIVEWAY LOCATION (SEE ADDITIONAL COMMENTS)
-  SIDEWALK
-  PARKING EASEMENT
-  5' LANDSCAPE EASEMENT
-  17.5' MULTI PURPOSE EASEMENT
-  BUILDING SET BACK LINES (SBL)
-  SANITARY SEWER MANHOLE
-  FIRE HYDRANT
-  STORM DRAIN CATCH BASIN
-  OPEN IRON FENCE (BY DEV)

NOTE: THE ACTUAL LOCATION AND LIMITS OF EXISTING TREES WILL VARY AS DETERMINED BY AS-BUILT FIELD CONDITIONS, AND ARE TO BE VERIFIED FOR ACCURACY IN THE FIELD BY USER.

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THIS PLOT WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS PLOT. ALL CHANGES TO THIS PLOT MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER. THE INFORMATION ON THIS PLOT PLAN IS PROVIDED FOR YOUR CONVENIENCE AS A GUIDE TO THE GENERAL LOCATION OF THE SUBJECT PROPERTY. THE ACCURACY OF THIS PLOT PLAN IS NOT GUARANTEED NOR IS IT A PART OF ANY POLICY, REPORT, OR GUARANTEE TO WHICH IT MAY BE ATTACHED. ACTUAL DIMENSIONS MAY VARY OR CHANGE WITH- OUT PRIOR NOTICE DUE TO ACTUAL SITE CONDITIONS.

WOOD RODGERS
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3301 C STREET, BLDG. 100-B, SACRAMENTO, CA 95816
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MORGAN CREEK GOLF & COUNTRY CLUB
VILLAGE Q LOT 88
PLACER COUNTY, APN: CALIFORNIA
NOV. 2003 | DRAWN: DAD | CHECKED: MS | 1043.020

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