



COUNTY OF PLACER
Community Development Resource Agency

**PLANNING SERVICES
 DIVISION**

Michael J. Johnson, AICP
 Agency Director

E.J. Ivaldi, Deputy Director

ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
 THURSDAY, JUNE 18, 2015

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 in Auburn. 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 AM	<p>PUBLIC COMMENT</p> <p>Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.</p>
9:05 AM RS	<p>CONDITIONAL USE PERMIT MODIFICATION (PLN15-00153) SECK 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 the property owners Peter Seck and Heather Hughes-Seck for approval of a Conditional Use Permit modification to allow a new patio cover (19.5 feet by 19.5 feet by 9.5 feet high) to be constructed with a 5-foot, rear setback, where typically a 20-foot setback is required. The</p>

	<p>subject property, Assessor's Parcel Number 460-210-044-000, comprises approximately 0.33 acres, is currently zoned RS-B-40 PD=1.1 (Residential Single Family, combining minimum Building Site of 40,000 square feet and a Planned Residential Development of 1.1 dwelling units per acre) and is located at 5190 Stirling Street (Douglas Ranch Subdivision Unit No. 1 – Lot 57) in Granite Bay. 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>9:15 AM KC</p>	<p>VARIANCE (PLN15-00179) BASER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 1 (DURAN)</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 the property owner Frank Baser for approval of a Variance to allow for a rear setback of 14 feet where 30 feet is normally required, to bring an existing structure into compliance. The subject property, Assessor's Parcel Number 023-273-011-000, comprises approximately 25,682 square feet, is currently zoned RA-B-43 (Residential Agriculture, combining minimum Building Site of 43,560 square feet or 1 acre min) and is located at 3105 Central Avenue 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 1- Existing Facilities). The Planning Services Division contact, Kally Kedinger-Cecil, can be reached at (530) 745-3034.</p>
<p>9:25 AM KC</p>	<p>VARIANCE (PLN15-00181) KOCH 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 the property owners Craig and Nancy Koch for the approval of a Variance to allow a 5-foot setback from the rear property line where 25 feet would normally be required to allow the installation of a solar ground mount system and to bring existing solar ground mounts into compliance. The subject property, Assessor's Parcel Number 050-200-003-000, comprises approximately .73 acres, is currently zoned RS-AG-B-40 PD-1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet and a Planned Development of 1 dwelling unit per acre) and is located at 1780 Vernon Street 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, Kally Kedinger-Cecil, can be reached at (530) 745-3034.</p>
<p>9:35 AM KC</p>	<p>MINOR USE PERMIT (PLN15-00191) STAMPFL 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 the property owners John and Sandra Stampfl for approval of a Minor Use Permit to allow for the construction of an approximately 1,200 square foot garage with an 80 square foot porch prior to the construction of a residence on the same parcel. The subject property, Assessor's Parcel</p>

	<p>Number 032-082-046-000, comprises approximately 5 acres, is currently zoned RA-B-X-2.3 (Residential Agriculture, combining minimum Building Site of 2.3 acres) and is located at 5880 English Colony Way in the Penryn 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 Accessory Structures). The Planning Services Division contact, Kally Keding-Cecil, can be reached at (530) 745-3034.</p>
<p>9:45 AM KC</p>	<p>CONDITIONAL USE PERMIT (PLN15-00187) SINGH 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 the property owner Amarjit Singh for approval of a Conditional Use Permit to allow a 6-foot high solid fence in the front setback where 3 feet would normally be required. The subject property, Assessor's Parcel Number 029-250-015-000, comprises approximately 20,900 square feet, is currently zoned RS-AG-B-40 PD-1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet and a Planned Development of 1 dwelling unit per acre) and is located at 8825 Wentworth Way in the Roseville area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15303 of the CEQA Guidelines and Section 18.36.010 of the Placer County Environmental Review Ordinance (Class 3- New Construction of Small Structures)]. The Planning Services Division contact, Kally Keding-Cecil, can be reached at (530) 745-3034.</p>
<p>9:55 AM KC</p>	<p>VARIANCE (PLN15-00185) YELLAND/BROOKS 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 the property owners Barbara Yelland and Jeffrey Brooks for approval of a Variance to bring an existing deck into compliance and allow it to remain on the property line where a 20-foot setback is normally required. The subject property, Assessor's Parcel Number 074-300-011-000, comprises approximately 1.0 acre, is currently zoned RS-AG-B-40 (Residential Single Family, Combining Agriculture, Combining Site Minimum of 40,000 Square Feet) and is located at 2960 Volley Circle in the Meadow Vista area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15303 of the CEQA Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1- Existing Structures). The Planning Services Division contact, Kally Keding-Cecil, can be reached at (530) 745-3034.</p>
<p>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>CONSENT ITEMS</p>	

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*****	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN15-00207) MINTZ/BEDARD CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor's Parcel Numbers 084-092-008-000 and 084-092-009-000 to reconfigure the subject parcels. The properties are zoned PAS 170 – Tahoe Park/Pineland Residential and are located at 405 and 445 Pineland Avenue in the Tahoe City area.</p>
*****	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN15-00119) SPURLOCK/TWEHILL CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor's Parcel Numbers 084-110-017-000 and 084-110-011-000 to reconfigure the subject parcels. The properties are zoned PAS 170 – Tahoe Park/Pineland Residential and are located at 445 and 475 Ward Avenue in the Tahoe City area.</p>
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