



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

**Planning Services Division**

Michael J. Johnson, AICP  
Agency Director

E.J. Ivaldi, Deputy Director

**HEARING DATE:** September 17, 2015  
**TIME:** 9:20 AM

**TO:** Zoning Administrator  
**FROM:** Development Review Committee  
**DATE:** September 17, 2015  
**SUBJECT: PLN15-00317 Pfister Minor Use Permit**

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**COMMUNITY PLAN:** Horseshoe Bar/Penryn Community Plan

**GENERAL PLAN DESIGNATION:** Rural Residential 2.3 – 4.6 Acre Minimum

**ZONING:** RA-B-100 (Residential Agriculture, Combining Site Minimum of 100,000 Square Feet)

**STAFF PLANNER:** Kally Keding-Cecil, Assistant Planner

**LOCATION:** 7320 Callison Road in the Penryn area

**ASSESSOR'S PARCEL NUMBER:** 032-124-030-000

**APPLICANTS:** Thomas and Jennifer Pfister

**PROPOSAL:**

The applicants request approval of a Minor Use Permit to allow for the construction of an approximately 840 square foot garage with a 1,232 square foot loft/storage area prior to a residence on the site.

**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 18.36.050 (E) of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Small Structures). The Zoning Administrator will be required to make a finding to this effect.

## **BACKGROUND/ANALYSIS:**

The applicants have applied for a Minor Use Permit to allow for the construction of an 840 square foot detached garage with a 1,232 square foot storage/loft area above the garage on Assessor's Parcel Number 032-124-030-000. A Minor Use Permit is required because there is no residence on that parcel, and the approval of a Minor Use Permit is required when an accessory structure is to be built on a parcel prior to the construction of a residence.

The adjacent parcels to the south, west, north, and east are under the same zoning as the subject parcel and range in size from 1.5 acres to 28 acres. The adjacent parcels to the south, north, and west are developed with single family residences. The adjacent parcel to the west is developed with a railroad line.

The site of the proposed new garage construction consists of an approximately 1.4 acre parcel zoned RA-B-100 (Residential Agriculture, Combining Site Minimum of 100,000 Square Feet). Callison Road bounds the front property line, and the rear property line is bounded by the right-of-way for the Southern Pacific Railroad. A 5 foot wide easement to the Pacific Telephone and Telegraph Company is also along the rear property line. There are no existing structures on the property. The property is densely vegetated with oak trees, and several rock outcroppings are present on-site.

The applicant is proposing to utilize the garage to store vehicles and construction materials for the future home. The structure will be two stories, with the garage, bathroom, and storage area located on the first floor. The second floor will have a large storage area that will also be used as a playroom.

The proposed garage will meet the setback requirements of the parcel, and is compatible with the surrounding residential uses. As shown on the site plan and described within the application submittal, the garage will be utilized as an accessory storage structure for storing vehicles and construction materials. For these reasons, staff is in support of the requested Minor Use Permit for the detached garage.

## **RECOMMENDATION:**

The Development Review Committee recommends that the Zoning Administrator **approve** this Minor Use Permit (PLN15-00317) based upon the following findings and recommended conditions of approval.

## **FINDINGS:**

### CEQA

The project is categorically exempt from environmental review pursuant to the provisions of Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 (E) of the Placer County Environmental Review Ordinance (Accessory Structures).

### Minor Use Permit:

Having considered the staff report, supporting documents and public testimony, the Zoning Administrator hereby finds that:

1. The proposed Pfister Garage Minor Use Permit request is consistent with applicable policies and requirements of the Placer County General Plan.
2. The proposed detached garage is consistent with all applicable provisions of the Placer County Zoning Ordinance.
3. The operation of the proposed garage will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County.
4. The proposed use of the garage will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.
5. The proposed use of the garage will not generate a volume of traffic beyond the design capacity of all roads providing access to the project site.

#### **RECOMMENDED CONDITIONS OF APPROVAL:**

1. This Minor Use Permit (PLN15-00317) authorizes the construction of an 840 square foot detached garage with a 1,232 square foot storage/loft area on APN 032-124-030-000 prior to the construction of a residence, as shown on the attached Site Plans (Attachment B).
2. The applicant shall 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 in any proceeding brought in any State or Federal court, challenging the County's approval of that certain Project known as the Pfister Garage Project (PLN15-00325) shall, upon written request of the County pay, or at the County's option reimburse the County for, all reasonable costs for defense of any such action and preparation of an administrative record, including the County staff time, costs of transcription 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 written request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition.
3. Prior to Building Permit issuance, obtain an Encroachment Permit from the Department of Public Works to construct the driveway which connects to a County maintained roadway (Callison Road) to a Plate R-17 (Plate 116), LDM standard for a single-family residential unit. The design speed of the roadway is 35 mph or as otherwise specified by the ESD. The improvements shall begin at the outside edge of any future lane(s) as directed by the ESD. The maximum width of a residential driveway, excluding return radii, shall be 24 feet.
4. The garage shall not contain bedrooms. (PLN)

4. This Minor Use Permit (PLN15-00317) shall expire on September 17, 2017, unless previously exercised with a final approval of the garage foundation from the County. (PLN)

**ATTACHMENTS:**

Attachment A: Engineering and Surveying Division Memo

Attachment B: Environmental Health Services Memo

Attachment C: Site Plans

Attachment D: Building Plans

cc: Jackie Tsan - Engineering and Surveying Department  
Laura Rath - Environmental Health Services  
Thomas and Jennifer Pfister- Property Owners and Applicants



MEMORANDUM

DATE: SEPTEMBER 08, 2015  
TO: KALLY KEDINGER-CECIL, PLANNING SERVICES DIVISION  
FROM: JACKIE TSAN, ENGINEERING AND SURVEYING DIVISION  
SUBJECT: PLN15-00317: PFISTER GARAGE MINOR USE PERMIT; 7320 CALLISON RD;  
PENRYN, CA 95663; APN 032-082-046

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The Engineering and Surveying Division (ESD) has reviewed the application for a 1302 sf detached garage to be built prior to any dwelling.

The Engineering & Surveying Division (ESD) **supports** the Development Review Committee's recommendation. The Engineering and Surveying Division (ESD) recommends approval of this Minor Use Permit Application subject to the following condition of approval.

1. Prior to Building Permit issuance, obtain an Encroachment Permit from the Department of Public Works to construct the driveway which connects to a County maintained roadway (Callison Road) to a Plate R-17 (Plate 116), LDM standard for a single-family residential unit. The design speed of the roadway is 35 mph or as otherwise specified by the ESD. The improvements shall begin at the outside edge of any future lane(s) as directed by the ESD. The maximum width of a residential driveway, excluding return radii, shall be 24'.



## 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

## OFFICE OF THE PLACER COUNTY HEALTH AND HUMAN SERVICES Division of Environmental Health

**To:** Kally Kedinger-Cecil, Placer County Planning Department

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

**Date:** September 8, 2015

**Subject:** **PLN15-00317, Pfister Garage Minor Use Permit, APN 032-124-030**

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Environmental Health Services has reviewed the subject minor use permit application and has no comments or recommended conditions of approval.

Note:

- 1) Any proposed cuts or grading should meet all required setbacks to the approved sewage disposal area and 100% repair area. The setback requirement for the sewage disposal area to a cut is 4X the height of the cut.
- 2) If a bathroom is proposed in the garage a septic system shall be installed under an approved septic construction permit to serve this bathroom.

*Perspective, Hope, and Opportunity*

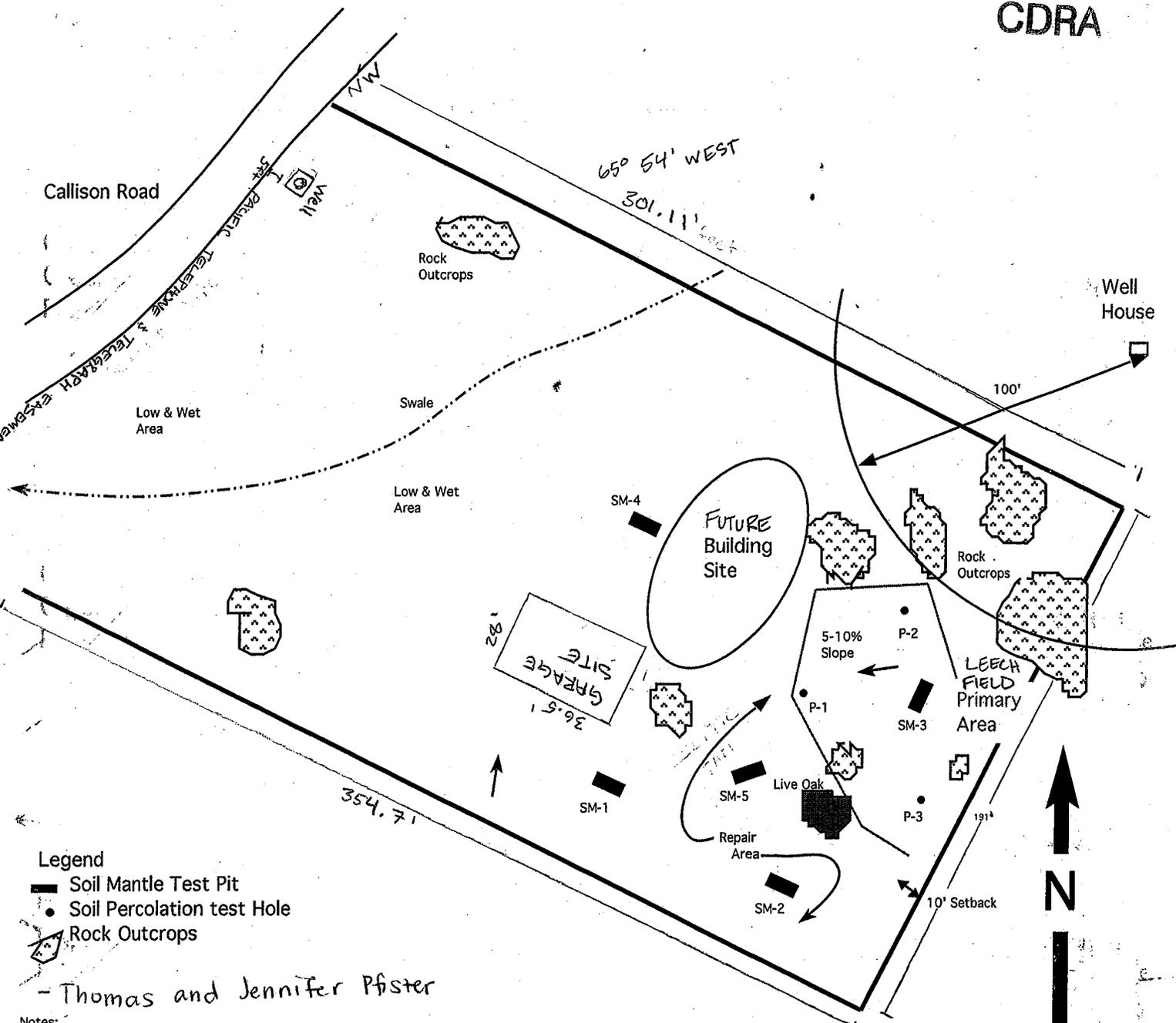


**aqua-terra  
environmental  
consultants**

213 Sawyer St., Auburn, CA. 95603  
(530) 885-0573

**ON-SITE WASTEWATER DISPOSAL SYSTEM SITE PLAN**  
ORTIZ PROPERTY- APN: 032-124-030-000 ← parcel #  
PENRYN, PLACER COUNTY, CA.

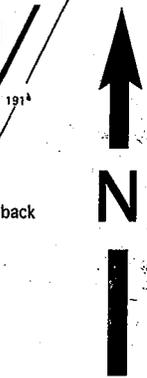
**RECEIVED**  
**AUG 17 2015**  
**CDRA**



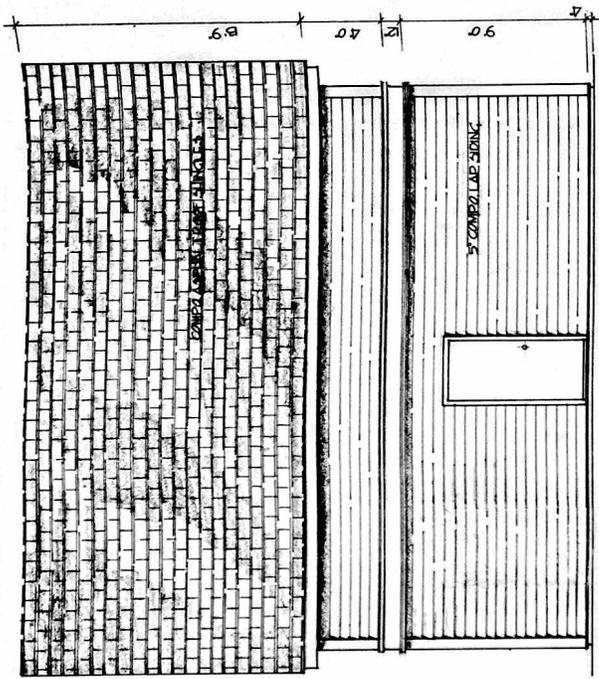
- Legend**
- Soil Mantle Test Pit
  - Soil Percolation test Hole
  - ⬠ Rock Outcrops

- Thomas and Jennifer Pfister

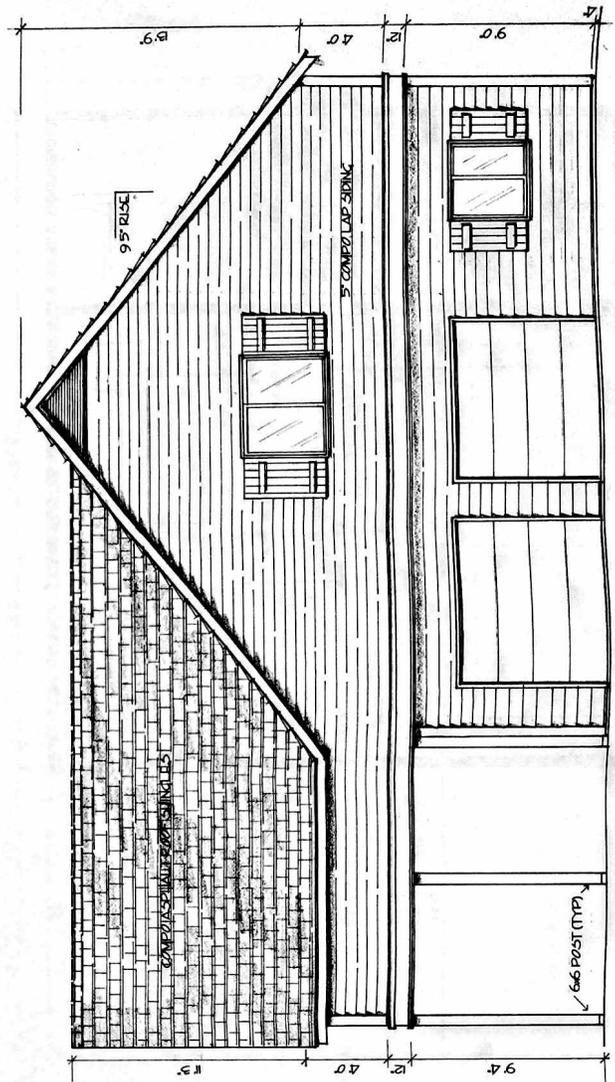
- Notes:**
1. This is not a survey. Location of property line, test pits, etc. are approximate.
  2. Refer to Aqua-Terra report dated 16 June 2015 for soil testing results and wastewater disposal system design criteria.
  3. Unauthorized grading and/or filling within designated disposal areas will invalidate design criteria.



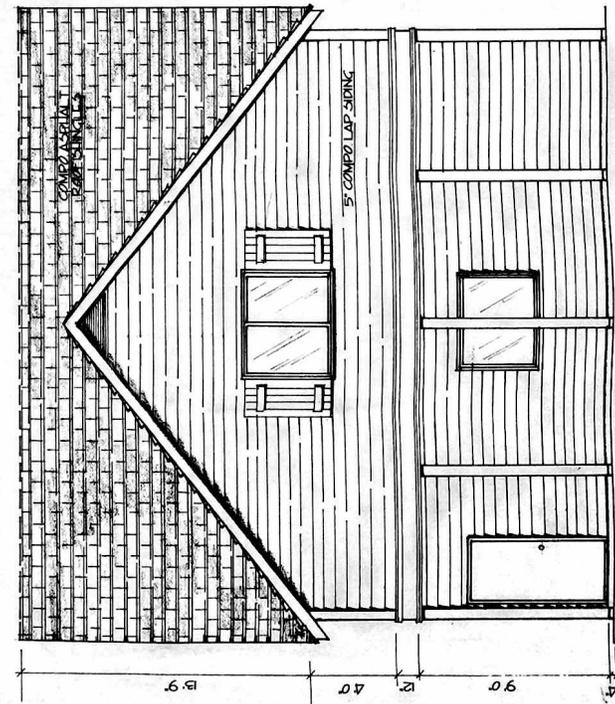
Scale: 1" = 50'



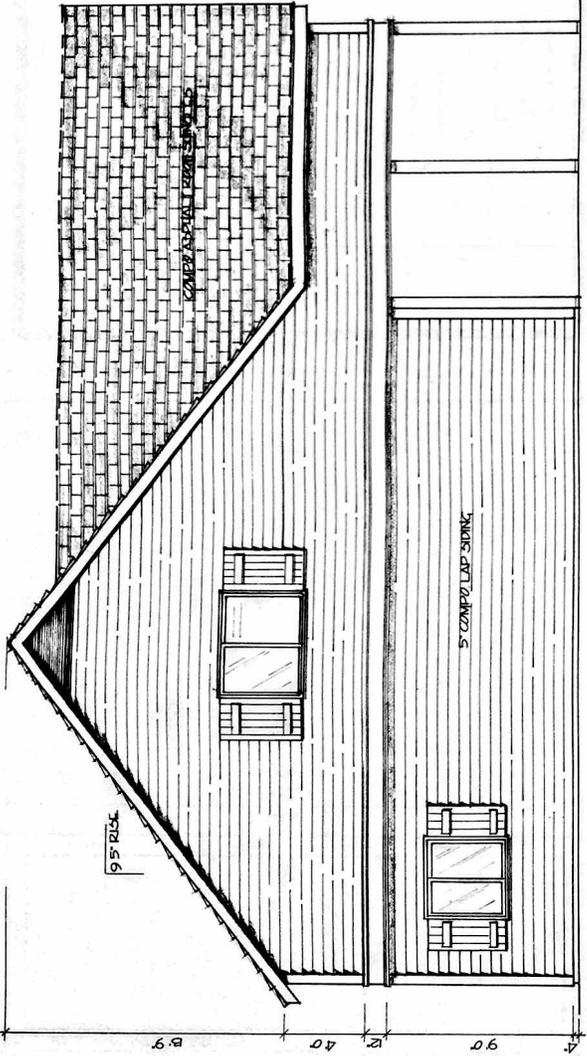
R.H. SIDE ELEVATION



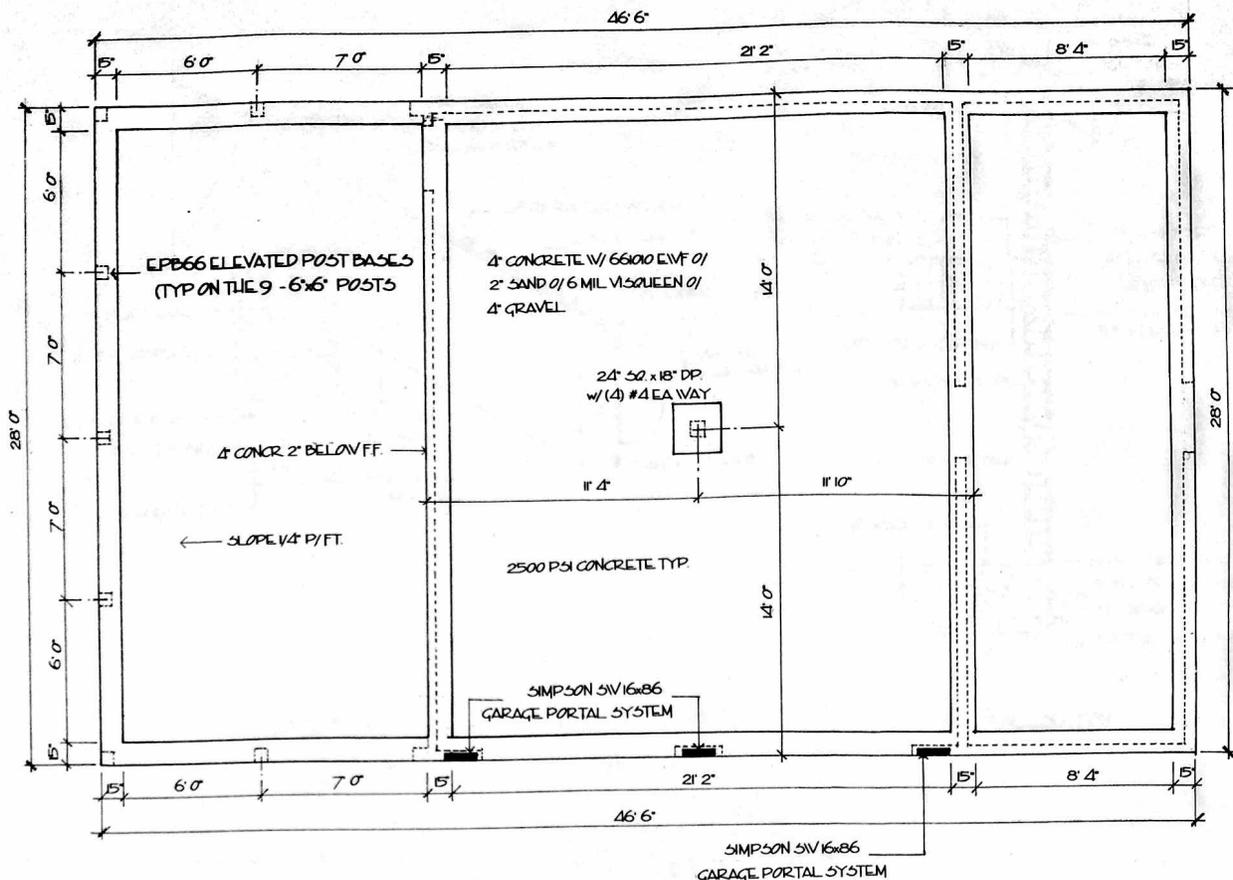
FRONT ELEVATION



L.H. SIDE ELEVATION



REAR ELEVATION



PROVIDE 1/2" TYPE X GYP BRD ON GARAGE & STORAGE WALL UNDERSIDE OF CEILINGS AND 0/ BEAM SUPPORTING FLOOR ABOVE. TAPE AND TEXTURE.

PROVIDE R-38 ROOF INSULATION W/ RADIANT BARRIER.

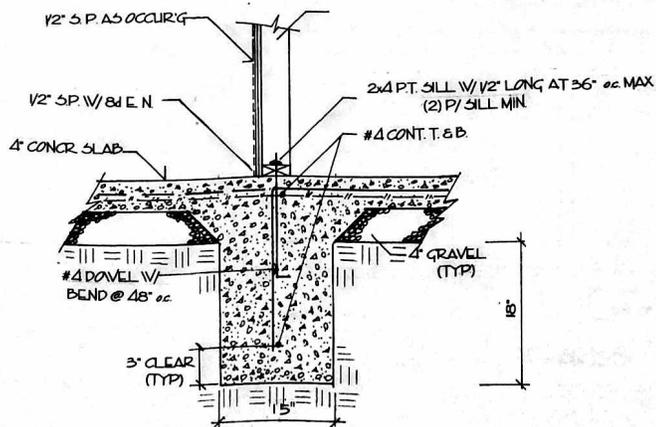
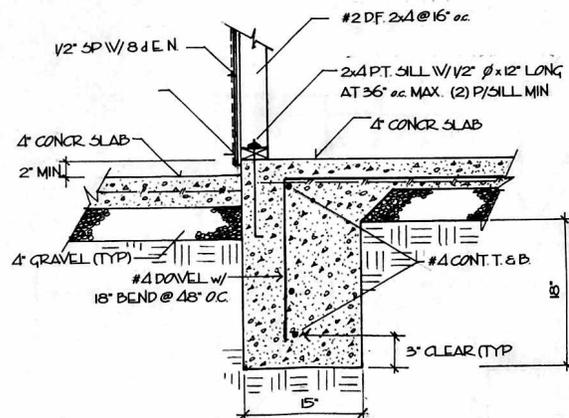
PROVIDE R-19 INSULATION ON ALL WALLS AND ON FLOORING 0/ GARAGE.

WINDOWS SHALL HAVE VINYL FRAMES W/ DUAL PANE LOW E GLAZING W/ FOLLOWING U FACTOR SLGC VALUE: 0.40 / 0.35

HOLDOWN LEGEN SIMPSON HDU2 W/ SSTB20 HOLDOWN AB. (3075 LBS)

FOR STANDARD NOTES AND SHEAR WALL TABLE SEE 5N4

SIMPSON 5V16x86  
GARAGE PORTAL SYSTEM



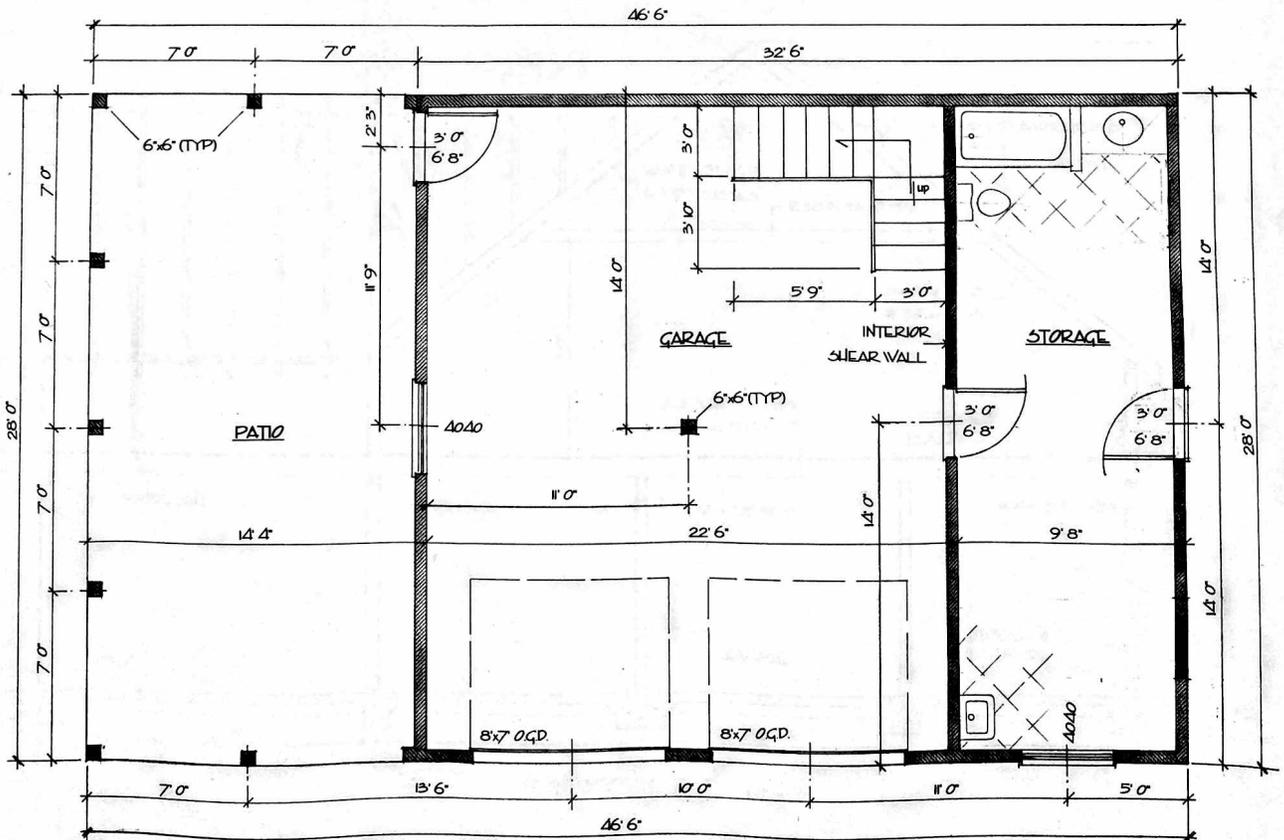
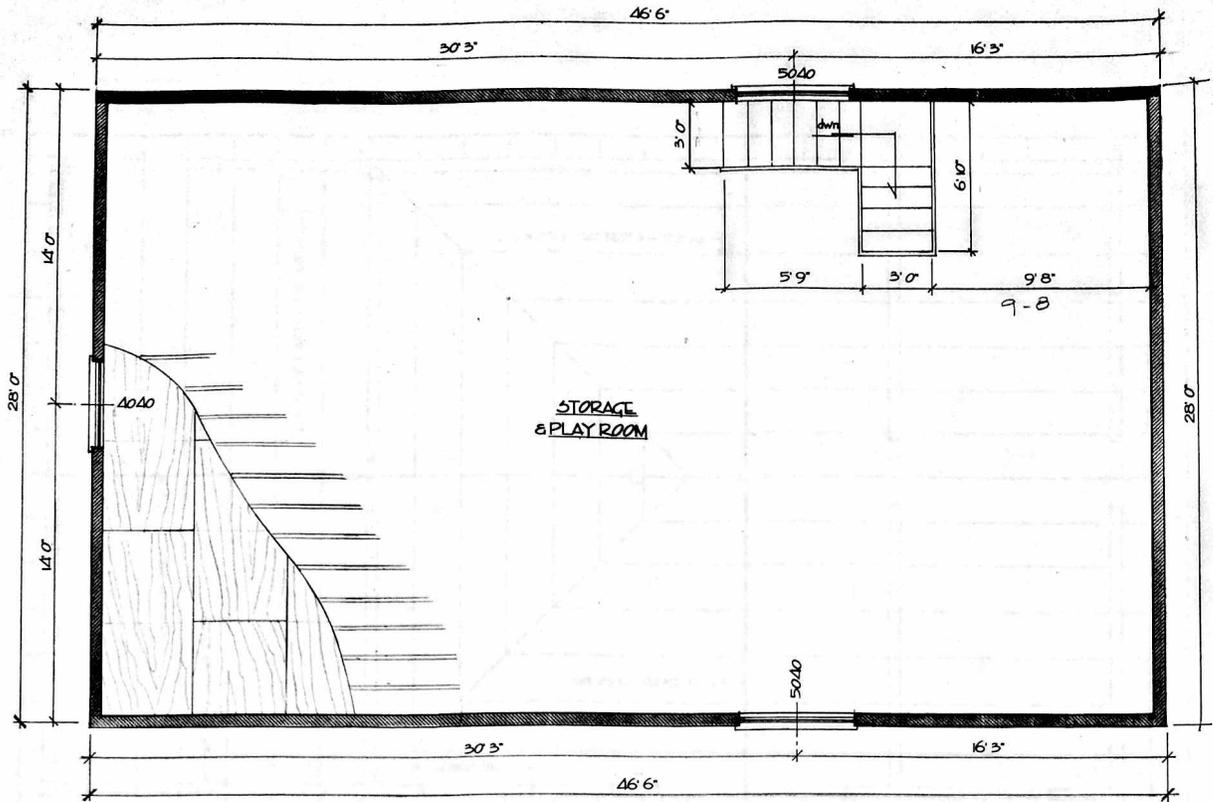
JOB NO.	12015
DATE	
REVISED	

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR PRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF M. B. GOBEL, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE LOANED BY OR DISCLOSED TO ANY PERSON OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF M. B. GOBEL.

PENRYN

"THE PFISTER RESIDENCE"  
7320 CALLISON RD.

CALIFORNIA



NOTE: STUDS DEPTH ARE FIGURED @ 4" FOR DIMENSIONAL PURPOSES

GARAGE FOUNDATION & FLOOR PLAN

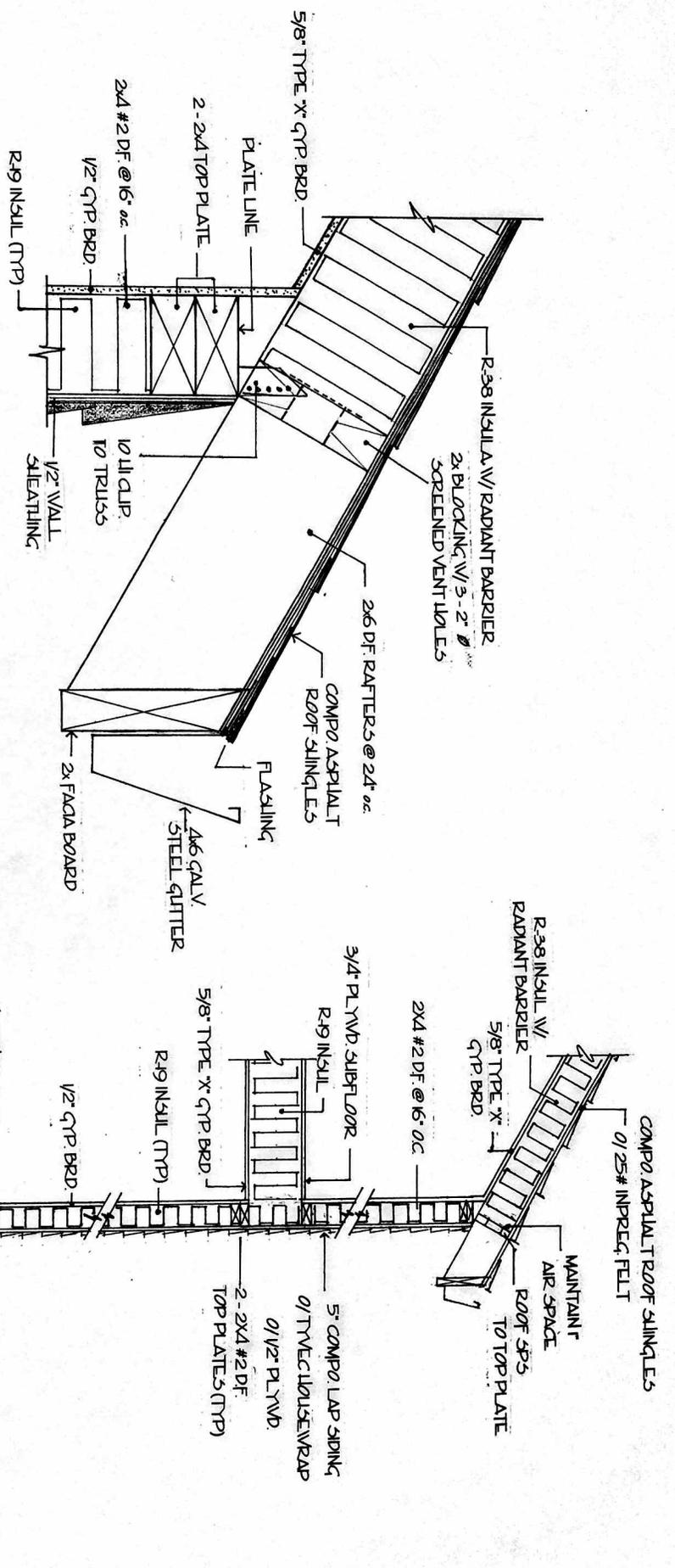
1/4" = 1'-0"

M. B. GOES  
CONSULTING SERVICES

GRANITE BAY

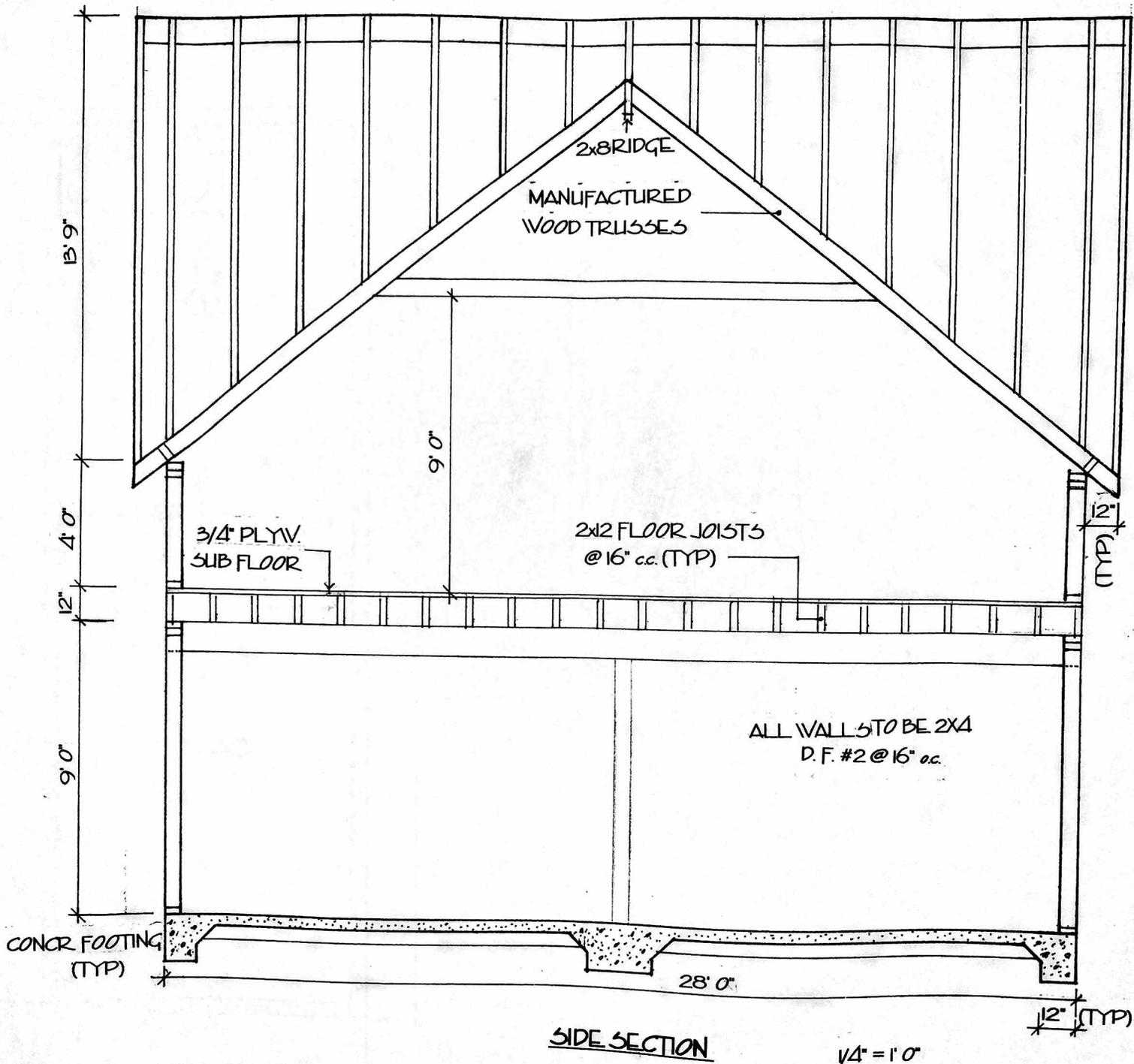
(916) 757-1487

CALIFORNIA



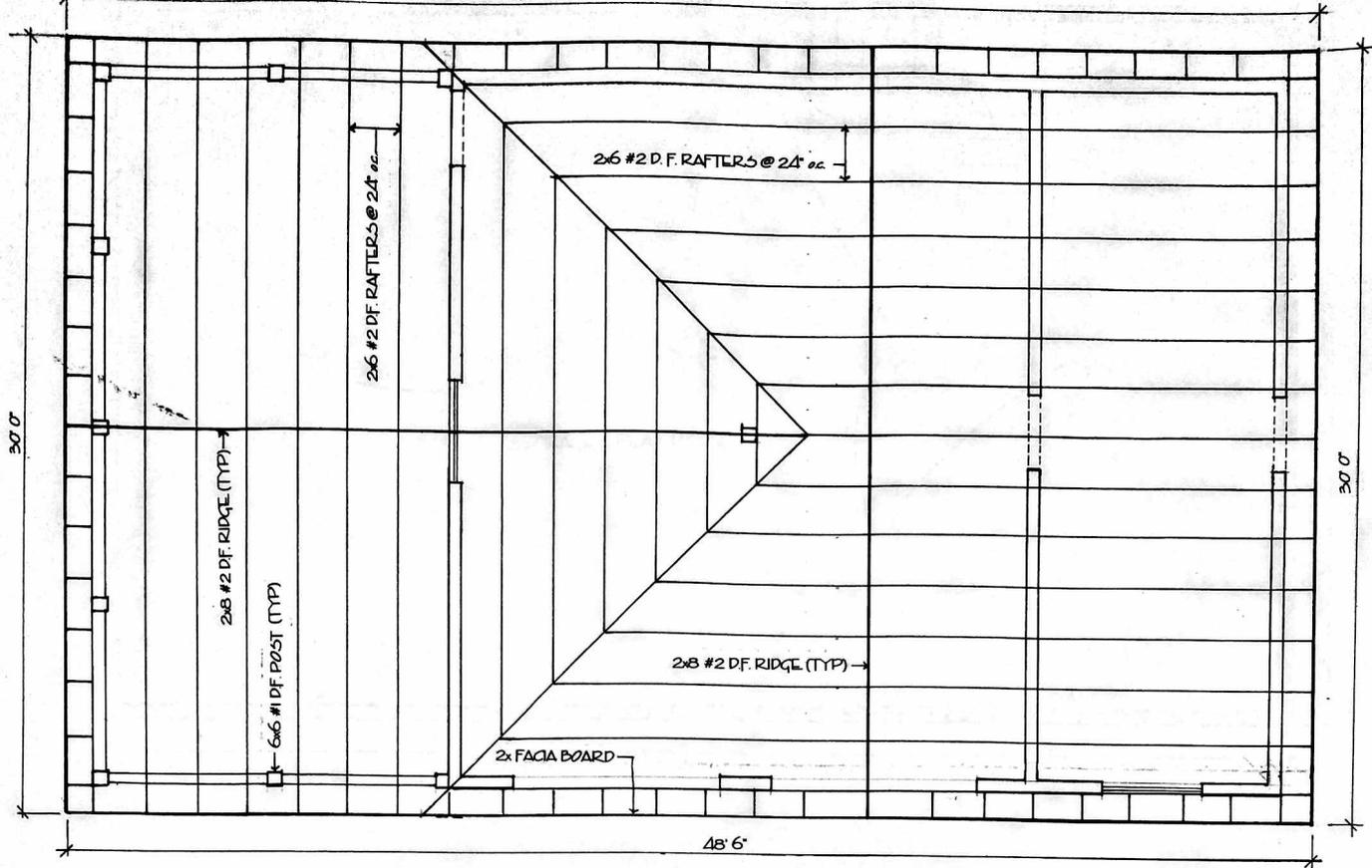
EAVE DETAIL 3" = 1' 0"

WALL SECTION 3/4" = 1' 0"

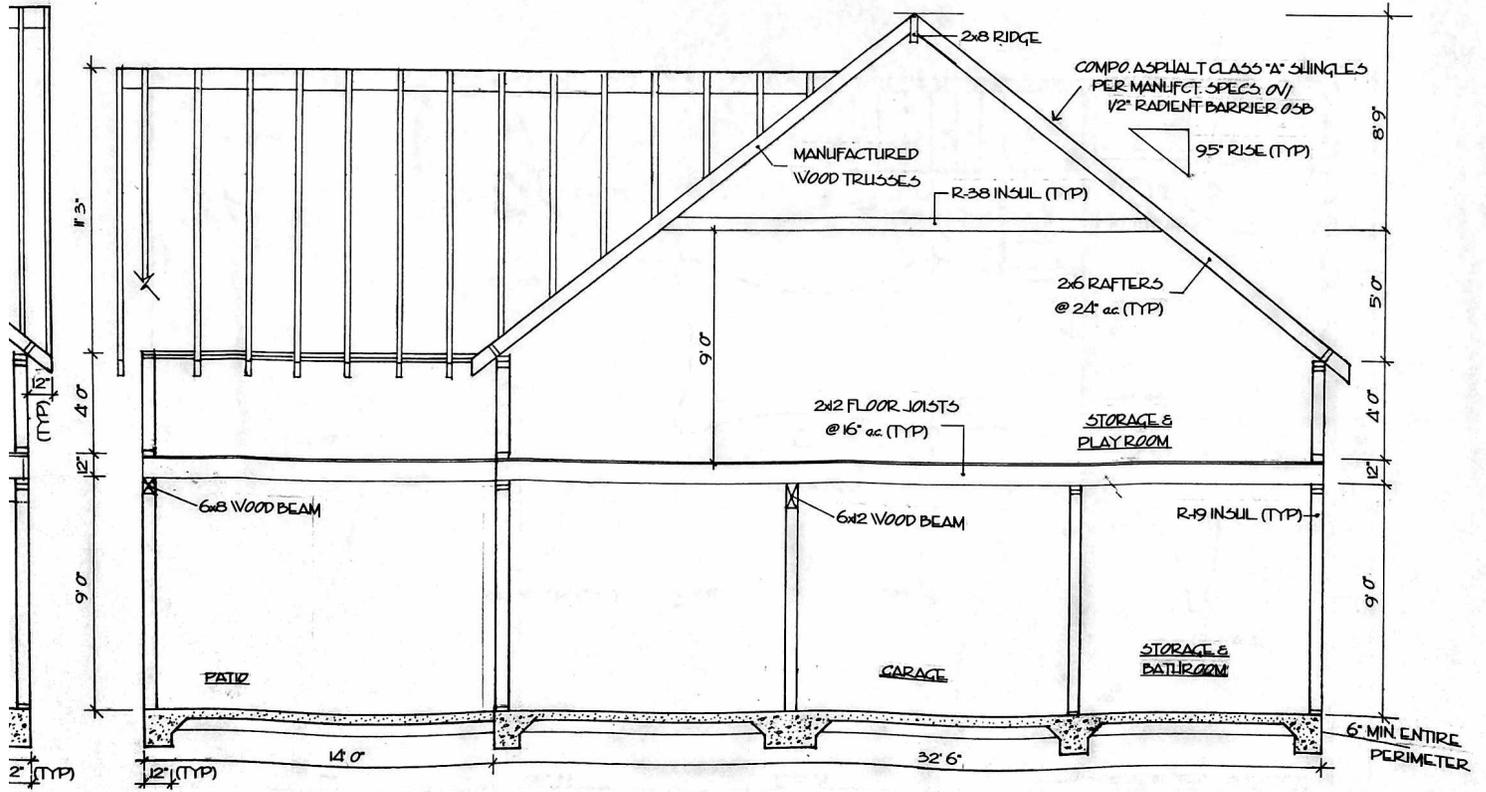


"THE PFISTER RESIDENCE"  
7320 CALLISON RD

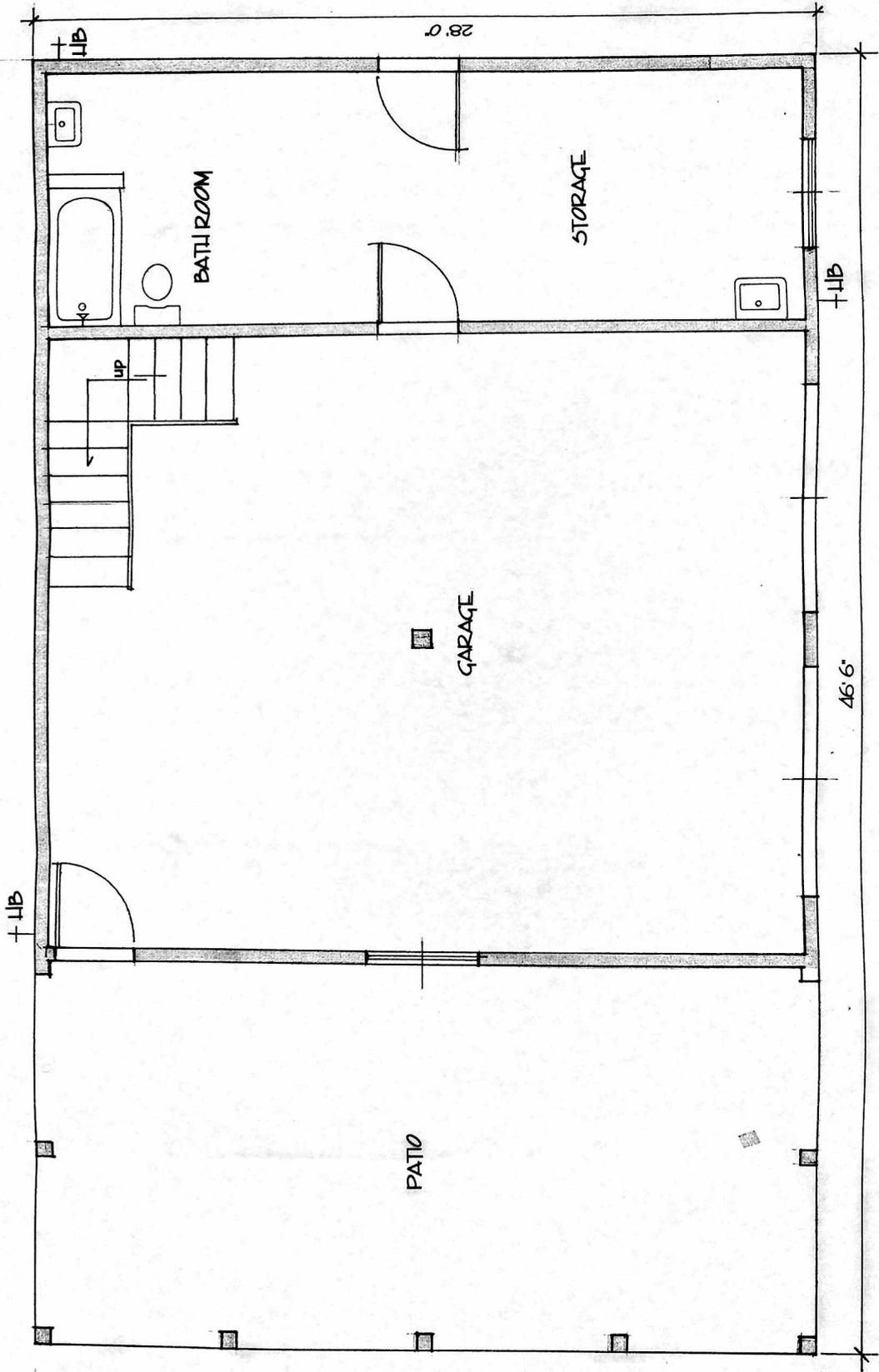
SEC



ROOF FRAMING 1/4" = 1'0"



FRONT SECTION 1/4" = 1'0"



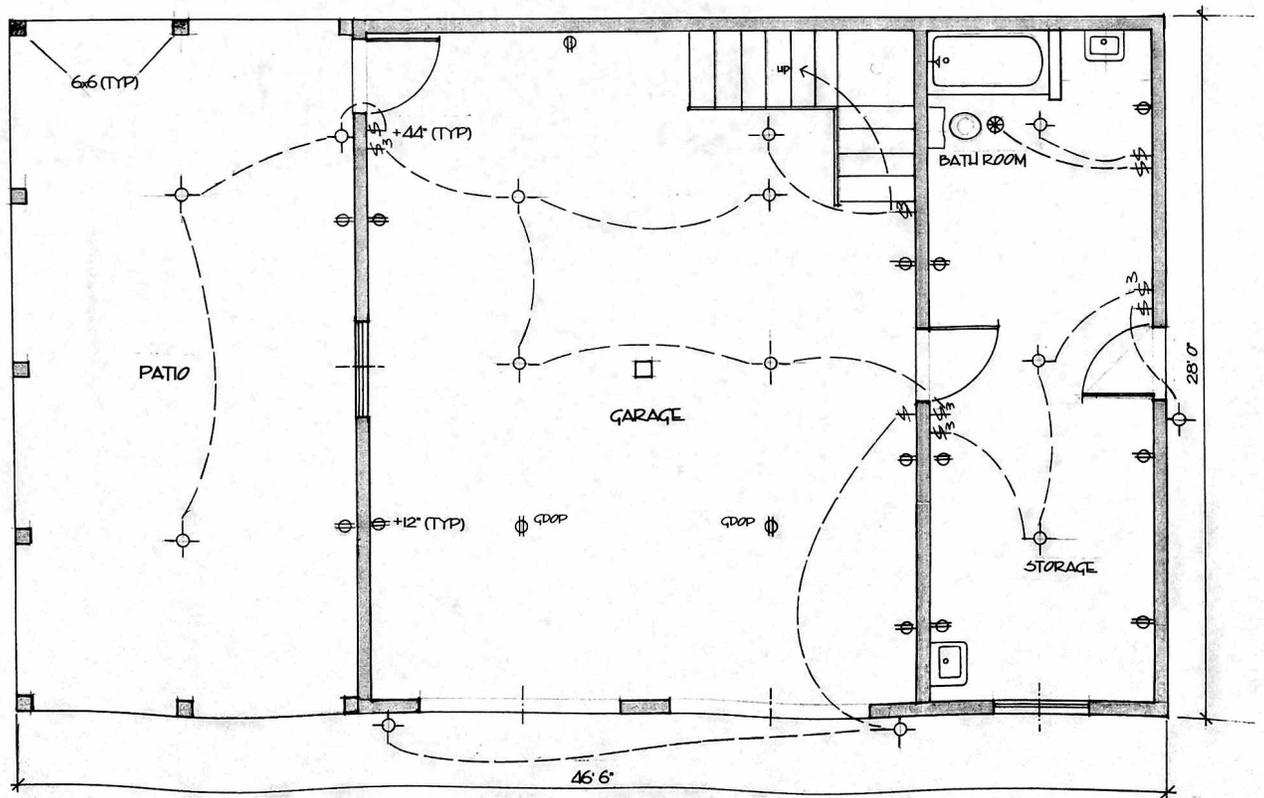
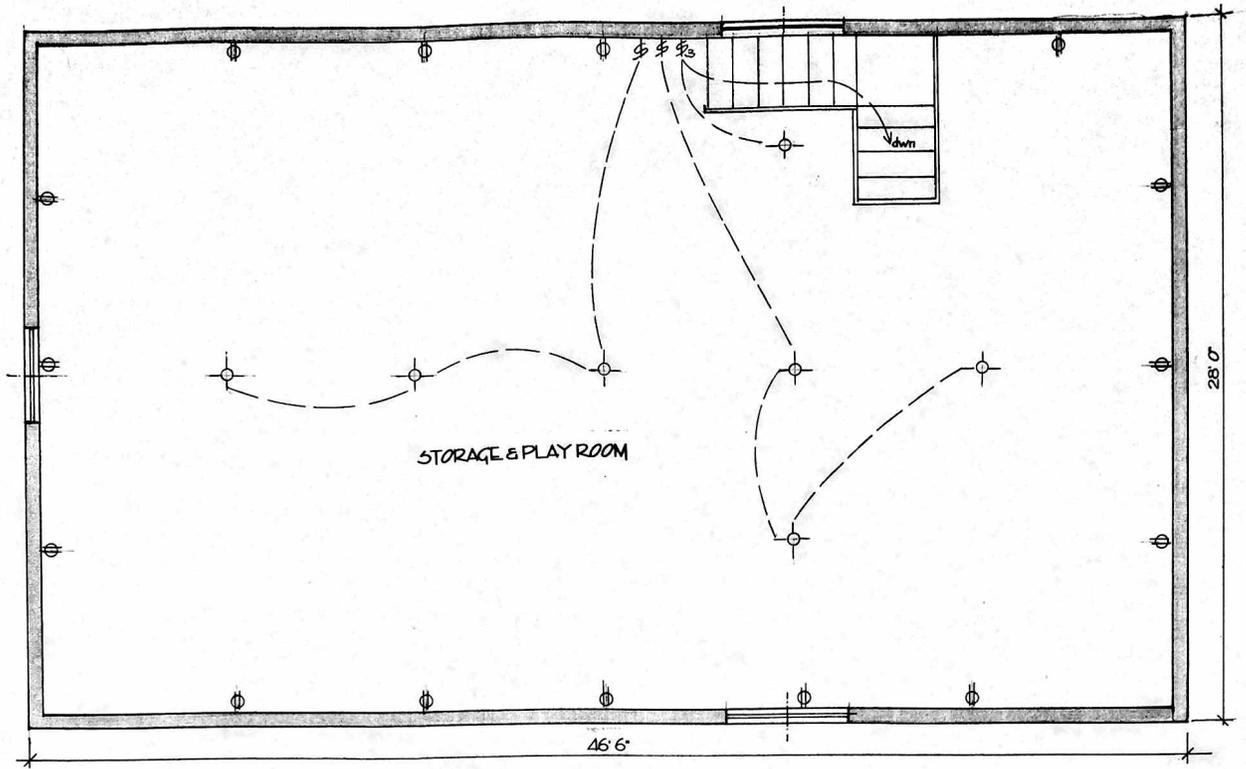
ALL HOSE BIBS (11B) TO BE INSTALLED @ 14" ABOVE GROUND

JOB NO.	12015
DATE	
REVISED	

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PENRYN

THE PRISTER RESIDENCE  
7320 CALLISON RD.



ALL OUTLETS TO BE AFCI

PLUMBING & ELECTRICAL PLAN

1/4" = 1'0"

M. B. GOES  
CONSULTING SERVICES

GRANITE BAY

(818) 757-1487

CALIFORNIA