COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

Planning Services Division

E.J. Ivaldi, Deputy Director

ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
THURSDAY, SEPTEMBER 17, 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	**PUBLIC COMMENT** 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.
9:00 AM RS	**VARIANCE (PLN15-00260)** **IRIMESCU** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 4 (UHLER)** 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 Tiger Edwards with JR Construction on behalf of the property owner Christian G. Irimescu for the approval of a Variance to allow for the construction of a new carport with a 6-foot side (south) setback, where typically 15 feet is required. The subject property,

	Assessor's Parcel Number 048-122-042-000, comprises approximately 0.78 acre, is currently zoned RS-AG-B-20 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 square feet) and is located at 6785 Miners Ravine Road in the Granite Bay 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.
9:10 AM KC	**MINOR USE PERMIT (PLN15-00051)** **GRANITE BAY MEMORY CARE** **MITIGATED NEGATIVE DECLARATION** **SUPERVISORIAL DISTRICT 4 (UHLER)** 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 Robert Keil with FCM Capital Partners, Inc. on behalf of the property owner Granite Bay Memory Care, LLC for the approval of a Minor User Permit to allow for the construction of a one-story, 34,000 square foot memory care facility on a 3.5 acre undeveloped parcel. The facility would have 60 rooms and 66 beds for patients with advanced memory loss. Site development also includes an access road off of Douglas Boulevard, 33 parking spaces, and landscaping adjacent to the building. The subject property, Assessor's Parcel Number 048-132-069-000 comprises approximately 3.5 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acre minimum) and is located on the south side of Douglas Boulevard between Barton Road and Auburn Folsom Road in the Granite Bay area. The Zoning Administrator will also consider the adoption of a Mitigated Negative Declaration in compliance with the California Environmental Quality Act (CEQA). The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061.
9:20 AM KC	**MINOR USE PERMIT (PLN15-00317)** **PFISTER** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 3 (HOLMES)** 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 Thomas and Jennifer Pfister for the approval of a Minor Use Permit to allow for the construction of a garage prior to the primary residence. The subject property, Assessor's Parcel Number 032-124-030-000, comprises approximately 1.4 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acre minimum) and is located at 7320 Callison Road 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 Small Structures). The Planning Services Division contact, Kally Kedinger-Cecil, can be reached at (530) 745-3034.

9:30 AM KC	**MINOR USE PERMIT (PLN15-00325)** **CARTER** **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 owner Daniel Carter for the approval of a Minor Use Permit to allow for the construction of a garage prior to the primary residence. The subject property, Assessor's Parcel Number 062-490-017-000, comprises approximately 2.26 acres, is currently zoned RF-B-X 20 acre minimum (Residential Forest, combining minimum Building Site of 20 acres) and is located on Getaway Road in the Alta 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.
9:40 AM KC	**VARIANCE (PLN15-00303)** **READ** **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 owners Don Peer and Kathleen Read for the approval of a Variance to allow for the installation of a solid 7-foot fence in the two front setbacks where a solid 3-foot fence is normally required. The subject property, Assessor's Parcel Number 474-010-045-000, comprises approximately 0.96 acres, is currently zoned RA-B-43 (Residential Agriculture, combining minimum Building Site of 43,560 square feet or 1 acre minimum) and is located at 2995 Baseline Road 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.
9:50 AM KC	**VARIANCE (PLN15-00275)** **TIWARI** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 4 (UHLER)** 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 Anand and Satyashree Tiwari for the approval of a Variance to allow a shaded RV carport to be installed 7 feet from the side property line where 15 feet would normally be required. The subject property, Assessor's Parcel Number 050-121-002-000, comprises approximately 32,748 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 9475 Oak Leaf Way in the Granite Bay 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.

ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE	
10:00 AM MJ	**MINOR LAND DIVISION (PMLD 20120372)** **ENGLISH COLONY ESTATES MINOR LAND DIVISION** **MITIGATED NEGATIVE DECLARATION** **SUPERVISORIAL DISTRICT 3 (HOLMES)** Notice is hereby given that the Placer County Parcel Review Committee Chairman will conduct a public hearing, on the date and time noted above, to consider a request from the property owner Penryn 81, LLC for the approval of a Minor Land Division to divide an approximately 31.4 acre parcel into three parcels consisting of 10.6 acres, 10.7 acres and 10.1 acres. The subject property, Assessor's Parcel Numbers 032-051-003-000 and 032-051-032-000 are currently zoned RA-B-X 10 Acre Minimum (Residential Agricultural, combining minimum Building Site designation of ten acres) and are located at 1797 English Colony Way in the Penryn area. The Parcel Review Committee Chairman will also consider the adoption of a Mitigated Negative Declaration in compliance with the California Environmental Quality Act (CEQA). The Planning Services Division contact, Melanie Jackson, can be reached at (530) 745-3036.
10:10 AM MJ	**MINOR LAND DIVISION (PMLD 20140068)** **TOPLEAN** **MITIGATED NEGATIVE DECLARATION** **SUPERVISORIAL DISTRICT 4 (UHLER)** Notice is hereby given that the Placer County Parcel Review Committee Chairman will conduct a public hearing, on the date and time noted above, to consider a request from Wong and Associates on behalf of the property owner Pete Toplean for the approval of a Minor Land Division to allow for the division of an approximately 2.87 acre parcel into two parcels consisting of 1.74 acres and 1.13 acres. The subject property, Assessor's Parcel Number 467-090-004-000, is zoned RS-AG-B-40 (Residential Single Family, combining Agricultural, combining a minimum Building Site designation of 40,000 square feet) and is located 3188 Spahn Ranch Road in the Roseville area. The Parcel Review Committee Chairman will also consider the adoption of a Mitigated Negative Declaration in compliance with the California Environmental Quality Act (CEQA). The Planning Services Division contact, Melanie Jackson, can be reached at (530) 745-3036.
CONSENT ITEMS	
*****	**MINOR BOUNDARY LINE ADJUSTMENT (PLN15-00246)** **BARRON / MARTIN** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 2 (WEYGANDT)** Minor Boundary Line Adjustment on Assessor's Parcel Numbers 021-010-047-510, 021-010-048-510, 021-010-049-510 and 021-010-051-510 to reconfigure the subject parcels. The properties are zoned F-B-X 80 Acre Minimum (Farm ,combining minimum Building Site of 80 acres) and are located on Nicolaus Road in the Lincoln area.

*****	**MINOR BOUNDARY LINE ADJUSTMENT (PLN15-00265)** **CAIN / HAWKS** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Minor Boundary Line Adjustment on Assessor's Parcel Numbers 036-310-014-000 and 036-310-015-000 to reconfigure the subject parcels. The properties are zoned RA-B-X 4.6 Acre Minimum PD = 0.44 (Residential Agriculture, combining minimum Building Site of 20 acres and a Planned Development of 0.44 dwelling units per acre) and are located at 9706 Rim Rock Circle in the Loomis area.
*****	**MINOR BOUNDARY LINE ADJUSTMENT (PLN15-00242)** **KAHLON / BURTON** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 2 (WEYGANDT)** Minor Boundary Line Adjustment on Assessor's Parcel Numbers 031-330-003-000, 031-330-004-000 and 031-330-005-000 to reconfigure the subject parcels. The properties are zoned F-B-X 10 Acre Minimum (Farm, combining minimum Building Site of 10 acres) and are located at 4433 Fruitvale Road in the Lincoln area.
*****	**MINOR BOUNDARY LINE ADJUSTMENT (PLN15-00292)** **DOUGLAS** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Minor Boundary Line Adjustment on Assessor's Parcel Numbers 084-181-004-000 and 084-181-003-000 to reconfigure the subject parcels. The properties are zoned PAS 164 (Sunnyside/Skyland Residential) and are located at 2365 Sunnyside Lane in the Tahoe City area.