



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
THURSDAY, JANUARY 21, 2021**

Pursuant to Executive Order N-29-20 and because social distancing measures have been implemented in the State of California and Placer County in response to the threat of COVID-19, members of this Commission and agency staff will not be required to attend this meeting in person. Commissioners and staff may participate in this meeting by teleconference.

The Planning Commission Hearing Room is expected to be open to in-person attendance. To remain in compliance with the state's public health guidance if in-person attendance is allowed, the county will limit in-person attendance to just 25% of the room's capacity and will require 6 feet of social distancing inside and outside the hearing room. There will be no standing room in the hearing room. If all seats are occupied, citizens will be asked to wait outside. Due to the reduced capacity we ask that citizens only be inside the hearing room during the item they wish to participate on and then leave to allow others to participate inside.

Public comment for the Zoning Administrator/Parcel Review Committee during the meeting will be offered in-person and virtually through a Zoom meeting webinar <https://zoom.us/j/99807688767> utilizing the "raise hand" function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 99807688767

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.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

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

11:00 a.m.	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.
11:00 a.m. SW	VARIANCE (PLN20-00313) BERITZHOFF CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) 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 Paula Beritzhoff, for the approval of a Variance to for the approval of a re-application of an expired Variance for approval of a 25 foot front setback whereas a 30 foot front setback from the property line is required and a Variance for a zero (0) foot watercourse setback whereas a 50 foot watercourse setback is required. The subject property, Assessor's Parcel Number 069-430-014-000 comprises approximately .1658 acres, is currently zoned RS-B-X 6,500 (Residential Single Family, combining minimum Building Site of 6,500 square feet) and is located at 1142 Island Way in the Soda Springs area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3A, New Construction or Conversion of Small Structures), CEQA Section 15303. The Planning Services Division contact, Stacy Wydra, can be reached by phone at (530) 581-6288 or by email at swydra@placer.ca.gov .
11:10 a.m. AA	VARIANCE (PLN20-00328) WHIPPLE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) 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, Arthur Whipple, for the approval of a Variance to reduce the front setback (east property line) to 34 feet from edge of easement, where 50-feet from edge of easement would be normally required to construct a 1,320 square foot shop.. The subject property, Assessor's Parcel Number 099-040-016-000 comprises approximately 6.4 acres, is currently zoned F-B-100 PD0.4 (Farm, combining minimum Building Site of 100,000 square feet (or 2.3 ac min) and a Planned Development of 0.4 dwelling units per acre) and is located at 27881 Rollins Lake Road in the Colfax area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) 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 Accessory Structures). The Planning Services Division contact, Adam Anderson, can be reached by phone at (530) 745-3105 or by email at aanderson@placer.ca.gov .
11:20 a.m. AA	VARIANCE (PLN20-00337) GALE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) 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, Robert Gale, for the approval of a Variance to allow for a 240 square foot carport to be constructed 10 feet from the east property line and 7 feet from the south property line where a 20-foot setback is normally required.

	<p>The subject property, Assessor's Parcel Number 038-350-007-000 comprises approximately 1.1 acres, is currently zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet) and is located at 1150 Sleeping Child Lane in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15270 of the California Environmental Quality Act Guidelines and Section 18.36.010 (G) of the Placer County Environmental Review Ordinance (Projects which are disapproved). The Planning Services Division contact, Adam Anderson, can be reached by phone at (530) 745-3105 or by email at aanderson@placer.ca.gov.</p>
<p>11:30 a.m. AA</p>	<p>VARIANCE (PLN20-00282) BRADLEY CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</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, Steve Bradley, for the approval of a Variance to reduce eastern side setback from 15 feet from property line to 1 foot from property line and the northern rear property line from 15 feet to 1 foot to allow for a 480 square foot existing garage. Also, approval is requested to allow for an existing 350 square foot storage shed 2 feet from the eastern side property line where 15 feet would be required. The subject property, Assessor's Parcel Number 048-122-052-000 comprises approximately .512 acres, 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 8102 Joe Rodgers Road in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) 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 Accessory Structures). The Planning Services Division contact, Adam Anderson, can be reached by phone at (530) 745-3105 or by email at aanderson@placer.ca.gov.</p>
<p>11:40 a.m. BS</p>	<p>VARIANCE (PLN20-00286) FUSELIER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 SUPERVISOR (WEYGANDT)</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, Christopher Fuselier, for the approval of a variance to reduce the structural setbacks to 10-feet from the west property line, where 30-feet is normally required for the construction of a pre-engineered 3,600 square foot steel building. Additionally, the applicant is requesting a variance to allow for the proposed 3,600 square foot residential accessory structure where a maximum 3,000 square feet is normally permitted. The subject property, Assessor's Parcel Number 020-110-020-000 comprises approximately 2.51 acres, is currently zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and is located at 6935 S. Forbes Road in the Lincoln area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction Small Structures) because the proposed construction is small structure. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov.</p>
<p>11:50 a.m. BS</p>	<p>MINOR USE PERMIT EXTENSION OF TIME (PLN18-00119) KAMPS PROPANE MND SUPERVISORIAL DISTRICT 2 SUPERVISOR (WEYGANDT)</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, JKC3H8 LP, for the approval of a Minor Use Permit Extension of</p>

	<p>Time to allow for the expansion of an existing propane business to the undeveloped adjoining parcel to the east. Approximately 1.5 acres of the site would be developed to support the proposed use of parking, storage and equipment maintenance. The property use would consist of parking for the employees of the adjoining property (1545 Nichols Dr.) and parking of the company vehicles behind locked gates when not in use. The subject property, Assessor's Parcel Number 017-210-036-000, comprises approximately 1.7 acres, is currently zoned INP-DC (Industrial Park, combining Design Corridor) and is located at 1575 Nichols Drive in the Rocklin area. A Mitigated Negative Declaration was prepared for this project and was adopted by the Zoning Administrator on December 20, 2018. Pursuant to CEQA Guidelines section 15162, the Environmental Review Committee (ERC) has determined that no changes have occurred to the project or to existing circumstances that would warrant additional environmental analysis for this Extension of Time request. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov.</p>
<p>12:00 p.m. AR</p>	<p>VARIANCE (PLN20-00270) GOODELL CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 1 SUPERVISOR (GORE) 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, Steve and Gretchen Goodell, for the approval of a Variance to exceed the 3,000 square foot maximum floor area limit for residential accessory structures in order to permit four structures including, (1) a 3,278 square foot barn, (2) a 2,592 square foot horse stall, (3) a 528 square foot shed and (4) a 200 square foot shed. Together, all structures comprise 6,598 square feet of accessory structure square footage. The subject property, Assessor's Parcel Number 023-050-026-000 comprises approximately 3.8 acres, is currently zoned RA-B-X-DR-10 (Residential Agricultural, combining Development Reserve, combining minimum Building Site of 10 acres) and is located at 10830 Tims Lane in the Elverta area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070(A) of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations). The Planning Services Division contact, Amy Rossig, can be reached by phone at (530) 745-3067 or by email at arossig@placer.ca.gov</p>
<p>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>12:10 p.m. AR</p>	<p>MINOR LAND DIVISION EXTENSION OF TIME (PMLD 20080342) FRANZ PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Douglas and Kathy Franz, for approval of an Extension of Time for a Minor Land Division that was originally approved on November 19, 2009. The Minor Land Division involves the subdivision of an existing 15 acre parcel into three parcels (4.8 acres, 4.9 acres and 5.3 acres). The subject property, Assessor's Parcel Number 077-023-058-000, comprises approximately 15 acres, is currently zoned RA-B-X-AO 4.6 PD=0.22 (Residential Agriculture, combining minimum Building Site of 4.6 acres, combining Airport Overflight, Planned Development of 0.22 dwelling units per acre) and is located at 2284 Christian Valley Road in the Auburn area. A Mitigated Negative Declaration was prepared for the project in accordance with the California Environmental Quality Act and was adopted on November 19, 2009. The Parcel Review Committee will be asked to make a finding that no changes have occurred to the project or existing circumstances that would warrant additional environmental analysis for the Extension of Time request. The Planning Services</p>

	Division contact, Amy Rossig, can be reached by phone at (530) 745-3067 or by email at arossig@placer.ca.gov .
12:15 p.m. AR	<p>MINOR LAND DIVISION (PLN18-00217) OLSEN MITIGATED NEGATIVE DECLARATION (SCH# 2020120140) SUPERVISORIAL DISTRICT 2 SUPERVISOR (WEYGANDT)</p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, 39th Street Properties, for the approval of a Minor Land Division to subdivide an 11.47-acre parcel into two parcels consisting of 6.47 acres (Parcel 1) and 5.0 acres (Parcel 2). The subject property, Assessor's Parcel Number 021-250-029-000 comprises approximately 11.47 acres, is currently zoned F 4.6 (Farm, combining a minimum Building Site of 4.6 acres) and is located at 1440 Hungry Hollow Road in the Lincoln area. The Parcel Review Committee will also consider adoption of the proposed Mitigated Negative Declaration prepared for the project. The Planning Services Division contact, Amy Rossig, can be reached by phone at (530) 745-3067 or by email at arossig@placer.ca.gov.</p>
12:20 p.m. BS	<p>MINOR LAND DIVISION (PMLD 20070376) HARBOUR CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, John and Janice Harbour, for the re-approval of a Minor Land Division to subdivide an approximately 9.9 acre parcel into two parcels consisting of 4.7 acres and 5.2 acres. The subject property, Assessor's Parcel Number 076-140-024-000, is currently zoned F-AO 4.6 AC. MIN. (Farm, combining Airport Overflight, 4.6 acre minimum) and is located at 3180 Sunshine Meadow Lane, approximately 0.3 miles from the intersection of Sunshine Meadow Lane and Gayle Lane in the Auburn area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15304 of the CEQA Guidelines and Section 18.36.060 of the Placer County Environmental Review Ordinance (Class 4 – Minor Alterations to Land). The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov.</p>
12:25 p.m. PRC	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN20-00279) HINKEY SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</p> <p>Minor Boundary Line Adjustment of Assessor's Parcel Numbers 037-031-024-000 & 037-031-025-000 to reconfigure the subject parcels. The properties are zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and are located in the Loomis area.</p>
12:25 p.m. PRC	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN20-00126) CALKOVSKY/BELLATUSCANY SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</p> <p>Minor Boundary Line Adjustment of Assessor's Parcel Numbers 076-190-066-000, 076-220-081-000 & 077-032-087-000 to reconfigure the subject parcels. The properties are zoned RA-B-100 PD=0.44 AO (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and a Planned Development of 0.44 dwelling units per acre combining Airport Overflight) and are located in the Auburn area.</p>
12:25 p.m. PRC	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN20-00317) WOLF/SIDLOVSKY SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</p> <p>Minor Boundary Line Adjustment of Assessor's Parcel Numbers 042-192-042-000 & 042-192-046-000 to reconfigure the subject parcels. The properties are zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and are located in the Newcastle area.</p>