



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
THURSDAY, JANUARY 26, 2023 - * REVISED ***

The Planning Commission Hearing Room will be open to in-person attendance. Public comment during the meeting will be offered in-person and virtually through a Zoom meeting webinar <https://us06web.zoom.us/j/85774971902> utilizing the “raise hand” function; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 857 7497 1902.

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	
9:30 a.m.	<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>

<p>9:30 a.m. CG</p>	<p>MINOR USE PERMIT (PLN22-00106) FOWLER RANCH CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 SUPERVISOR (LANDON) 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, Nancy Fowler-Johnson, for the approval of a Minor Use Permit to operate a 40-vendor Farmers' Market with public operating hours one weekday day between 9:00 AM to 1:00 PM and one weekend day between 8:00 AM to 1:00 PM as an outdoor retail sales location on 1/3 acre of their parcel. Access to the site will be from Sierra College/ State Highway 193 intersection. The subject property, Assessor's Parcel Number 031-460-067-000, comprises approximately 29.1 acres, is currently zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and is located at 3111 Lincoln Newcastle Hwy in the Lincoln area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15301 (Existing Facilities); Section 15304(e) (Minor Alterations to Land); Section 15311 (Accessory Structures); Section 15323 (Normal Operations of Facilities for Public Gatherings) of the California Environmental Quality Act Guidelines and Sections 18.36.030 (Class I-Existing facilities); Section 18.36.060 (Class 5 – Minor Alterations to Land); Section 18.36.130 (Class 11- Accessory Structures); Section 18.36.250 (Class 23-Normal Operations of Facilities for Public Gatherings of the Placer County Code The Planning Services Division contact, Chris Graham, can be reached by phone at (530) 745-3067 or by email at cgraham@placer.ca.gov.</p>
<p>9:40 a.m. CG</p>	<p>CERTIFICATE OF COMPLIANCE (PLN22-00485) SHABAN SUPERVISORIAL DISTRICT 5 (GUSTAFSON) County review of Assessor's Parcel Number 077-100-086-000 and 072-090-021-000 to make a statement as to the compliance with the Subdivision Map Act (i.e. this is a legally created, saleable piece of land). Subject parcels are zoned For RA-B-X-100 (Residential Agriculture, combining minimum Building Site of 100 acres) and are located in the Weimar area.</p>
<p>9:41 a.m. JP</p>	<p>VARIANCE (PLN22-00510) YAROSHEVICH CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES) 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, Eduard Yaroshevich, for the approval of a Variance to allow a home expansion at a 5-foot side setback where 15 is normally required and a 20-foot front setback where 35 feet is normally required. The subject property, Assessor's Parcel Number 047-060-060-000 comprises approximately 0.5 acres, is zoned RS-AG-B-20 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 square feet) and is located at 7137 Wilcox Place in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.050 The Planning Services Division contact, Jared Peters, can be reached by phone at (530) 745-3523 or by email at jpeters@placer.ca.gov.</p>
<p>9:51 a.m. JP</p>	<p>VARIANCE (PLN22-00467) HINKEY CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 SUPERVISOR (WEYGANDT) 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</p>

	<p>property owners, Joshua & Elise Hinkey, for the approval of a Detached Garage Variance to construct a 2,017 square foot detached garage in the northwest corner of the parcel, 16 feet and 6 inches from the side set back where a minimum of 30 feet is normally required and 15 feet and 8 inches from the front setback where a minimum of 50 feet is required. A 1,136 square foot unpermitted detached garage already exists in the proposed location, which will be torn down to make room for this permitted detached garage. The subject property, Assessor's Parcel Number 037-031-100-000 comprises approximately 1.4 acres, is zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3-acre min) and is located at 8969 Seavey Lane in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.040. The Planning Services Division contact, Jared Peters can be reached by phone at (530) 745-3523 or by email at jpeters@placer.ca.gov.</p>
<p>10:01 a.m. CG</p>	<p>VARIANCE MODIFICATION (PLN22-00388) BAUTISTA CATEGORICAL EXEMPTION CEQA SECTION 15303(e) SUPERVISORIAL DISTRICT 2 SUPERVISOR (LONDON)</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, Bautista Maria Elena Salcedo, for the approval of a Variance Modification to allow for the future development of a 1,500 square foot shop in the northeast corner of the parcel. The Variance Modification is being requested as the parcel is permitted to have only 2,000 square feet of maximum floor area of residential accessory structures on a less than 1-acre parcel. Development of the future shop would result in the residential accessory structure maximum floor area of 2,000 square feet to be exceeded by, approximately 810 square feet. The subject property, Assessor's Parcel Number 019-100-027-000, comprises approximately 0.498 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 6110 Camp Far West Road in the Sheridan 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 or conversion of small structures). The Planning Services Division contact, Chris Graham, can be reached by phone at (530) 745-3067 or by email at cgraham@placer.ca.gov.</p>
<p style="text-align: center;">ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>10:11 a.m. KKC</p>	<p>DESIGN REVIEW MODIFICATION (PLN22-00466) PENRYN 76 SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES) Owner: Penryn Enterprises, Inc. APN: 043-060-064-000 Zoning: C1-Dc (Neighborhood Commercial, combining Design Scenic Corridor) Planner: Kally Keding-Cecil</p> <p>The project is submitted for a modification to the Design Review for a patio cover and walk-in refrigerator.</p>

<p>10:13 a.m. JP</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00209) CARR HALL SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES) Minor Boundary Line Adjustment of Assessor's Parcel Number 036-031-036-000 and 036-031-049-000, 036-031-050-000 to reconfigure the subject parcels. RA-B-100 (Residential Agriculture, combining minimum building Site of 100,000 square feet or 2.3 acre min) and arre located in the Loomis area.</p>
<p>10:15 a.m. KC</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00322) NIKITIN SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) Minor Boundary Line Adjustment of Assessor's Parcel Number 026-410-029-000 to reconfigure the subject parcels. The property is zoned F 4.6 (Farm, combining a minimum Building Site of 4.6 acres) and is located in the Auburn area.</p>
<p>10:17 a.m. AF</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00371) ELLIS SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) Minor Boundary Line Adjustment of Assessor's Parcel Numbers 038-170-044-00, 038-170-058-000 and 038-170-059-000 to reconfigure the subject parcels. The properties are zoned F-4.6 (Farm, combining a minimum Building Site of 4.6 acres) and C2-Dc (General Commercial combining Design Review) and are located in the Newcastle area.</p>
<p>10:23 a.m. AA</p>	<p>DESIGN REVIEW MODIFICATON (PLN22-00317) SUTTER HEALTH SOLAR PV CARPORT SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) Owner: Sutter Valley Medical Foundation APN: 051-170-010-000 Zoning: OP-UP-DC (Office Professional combining Use Permit and Combining Design Scenic Corridor) Planner: Adam Anderson</p>
<p>10:28 a.m. JP</p>	<p>MINOR LAND DIVISION EXTENSION OF TIME (PLN17-00417) PETRIK SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES) 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, Lina Petrik, for the approval of a Minor Land Division Extension of Time to allow the applicant and new property owners time to decide if they would like to split a single parcel into two parcels sized 1.31 AC and 1.12 AC This is the project's first request for an Extension of Time and would allow the Tentative Parcel Map to remain valid through January,12, 2026. The subject property, Assessor's Parcel Number 035-031-041-000, comprises approximately 2.4 acres, is zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet) and is located at 7960 Eagle View Lane in the Granite Bay area. A final Mitigated Negative Declaration was prepared for this project in accordance with CEQA and was adopted at the same time. The Parcel Review Chairman will also 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 Division contact, Jared Peters by phone at (530) 745-3523, or by email at jpeters@placer.ca.gov.</p>
<p>10:33 a.m. NT</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00333) CARSON</p>

	<p>SUPERVISORIAL DISTRICT 3 SUPERVISOR (GUSTAFSON) Minor Boundary Line Adjustment of Assessor's Parcel Numbers 071-041-020-000 and 071-041-019-000 to reconfigure the subject parcels. The properties are zoned F-B-X-20 (Farm, combining minimum Building Site of 20 acres and RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acre min) and are located in the Weimar area.</p>
<p>10:34 a.m. GR</p>	<p>MINOR LAND DIVISION (PLN20-00065) LEMKE SUPERVISORIAL DISTRICT 3 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, Raymond & Dora Lemke, for the approval of a two-lot subdivision of a 5 acre parcel into two parcels of 2.6 and 2.4 acres. The subject property, Assessor's Parcel Number 036-082-014-000 comprises approximately 5.2 acres, zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3-acre min) and is located at 4334 Canterbury Lane in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15315 Class 15 Minor Land Divisions. The Planning Services Division contact, George Rosasco, can be reached by phone at (530) 745-3065 or by email at grosasco@placer.ca.gov.</p>