



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
FINAL AGENDA  
FEBRUARY 16, 2023**

**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/87467247889> utilizing the “raise hand” function; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 874 6724 7889.**

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.

<b>PLACER COUNTY ZONING ADMINISTRATOR</b>	
9:30 a.m.	<p><b>PUBLIC COMMENT</b></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. BS</p>	<p><b>VARIANCE (PLN22-00528)</b>  <u><a href="#">GLOBE INVESTMENT</a></u>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</b>  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, Globe Investment, LLC., for the approval of a Variance to reduce the front setback to 5 feet from the west property line, where a minimum of 20-feet is normally allowed, and to reduce the rear setback to 6 foot 10 inches to the east property line, where a minimum of 10 feet to property line is normally allowed for the construction of a single-family dwelling. The subject property, Assessor's Parcel Number 471-040-015-000 comprises approximately 0.24 acres, is currently zoned RS-AG (Residential Single Family Agriculture) and is located in the Roseville 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 <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>
<p>9:40 a.m. BS</p>	<p><b>VARIANCE (PLN21-00563)</b>  <u><a href="#">AMAZING FACTS SIGN</a></u>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</b>  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, Rodney Thompson, for the approval on the following requests in order to install two monument signs: 1) A variance to reduce the front structural setback to 10 feet from the edge of easement, where 50 feet from edge of easement is normally required. 2) A variance to reduce the monument sign setback to 88-feet from the intersection of Sierra College and Night Watcher Drive, where a minimum of 100 feet from the intersection is normally allowed. 3) A variance to allow two monument signs, 74.2 square feet of total sign area, and a 10-foot-tall sign, where a one monument sign, 50 square feet of sign area, and a 6-foot tall sign is normally allowed for Commercial and Public Assembly Uses in Non-commercial Zones. 4) A Variance to allow for a 10-foot monument sign, where low profile (8-feet Max) is normally required. The subject property, Assessor's Parcel Number 046-050-010-000 comprises approximately 21.8 acres, is currently zoned F-B-X-20 (Farm, combining minimum Building Site of 20 acres) and is located at 6615 Sierra College Blvd in the Granite Bay 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 <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>
<p>9:50 a.m. JP</p>	<p><b>VARIANCE (PLN22-00545)</b>  <u><a href="#">SMITH</a></u>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</b>  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, Gary Smith, for the approval of a Variance to allow a pre-existing Guest House to remain in place with a 20-foot, 5-inch</p>

	<p>canal setback where a minimum of 50 feet is normally required and a 13-foot, 8-inch side setback where a minimum of 30 feet is normally required. The subject property, Assessor's Parcel Number 032-052-050-000 comprises approximately 3.33 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 1800 Fager Hill Road in the Penryn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.070 (Class 5 – Minor Alterations in Land Use Limitations) The Planning Services Division contact, Jared Peters can be reached by phone at (530) 745-3523 or by email at <a href="mailto:jpeters@placer.ca.gov">jpeters@placer.ca.gov</a>.</p>
<p>10:00 a.m. SW</p>	<p><b>VARIANCE (PLN21-00378)</b> <b><u>DAVINI/HERBERT</u></b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> 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, Fritz Herbert and Melissa Davini, for the approval of a Variance to the 100-foot watercourse setback for consideration of a setback of 51-feet from the centerline of Bear Creek, for a 49-foot encroachment into the 100-foot watercourse setback, for the expansion of the existing exterior deck area, including exterior stairs, and for 17 square feet of the proposed mudroom addition to be located approximately 95-feet from the centerline of Bear Creek, for a five-foot (5') encroachment into the 100-foot watercourse setback. The subject property, Assessor's Parcel Number 095-202-016-000, comprises approximately 0.3266 acres, is currently zoned RS PD = 4 (Residential Single Family and a Planned Development of .4 dwelling units per acre) and is located at 1495 Beaver Dam Trail in the Alpine Meadows area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.050 Class 3 – New construction or conversion of small structures (CEQA Guidelines, Section 15303). The Planning Services Division contact, Stacy Wydra, can be reached by phone at (530) 388-6482 or by email at <a href="mailto:swydra@placer.ca.gov">swydra@placer.ca.gov</a>.</p>
<p>10:10 a.m. AA</p>	<p><b>VARIANCE (PLN22-00325)</b> <b><u>BILLINGS SUB MOD</u></b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</b> 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 applicant Mark Billings, for the approval of a Subdivision Modification for Lot 3 in the Lakeshire subdivision. The proposed modification would abandon a portion of the Conservation Easement, approximately 2,400 square feet, along the western property line and update the location of the 100-year floodplain as mapped on Lot 3. Also consider a request to allow a garage addition and a detached shed 15 feet from the north property line where 35 feet would normally be required. This addition and detached structure will encroach into the previously identified conservation area by 40 feet. The subject property, Assessor's Parcel Number 048-084-040-000, comprises approximately 0.86 acres, is currently zoned RS-B-20 (Residential Single Family, Combining Minimum Building Site of 20,000 Square Feet) and is located at 5810 Macargo Road in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303, 15304, and 15305 of the California Environmental Quality Act Guidelines and Section 18.36.050(e), 18.36.060(A) and 18.36.070(A.1) of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Small Structures, Class 4 Minor Alterations to Land and Class 5 – Minor Alterations in Land Use Limitations) because the garage addition and detached shed is a small</p>

	<p>structure, the grading proposed is at less than 10% slope and is not within a waterway or wetland, also the setback modification will not result in the creation of a new parcel. The Planning Services Division contact, Adam Anderson, can be reached by phone at (530) 745-3105 or by email at <a href="mailto:aanderson@placer.ca.gov">aanderson@placer.ca.gov</a>.</p>
10:20 a.m. BS	<p><b>DESIGN REVIEW (PLN23-00014)</b>  <b>ARCO AM PM</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b>  <b>Owner:</b> Johl Petroleum, Inc.  <b>APN:</b> 076-420-057-000  <b>Zoning:</b> C2-Dc (General Commercial, combining Design Scenic Corridor)  <b>Planner:</b> Bennett Smithhart</p> <p>The applicant requests approval of a design review modification in order to replace 3 illuminated logos and 2 channel letter "ARCO" signs on the canopy and to install enter and exit signs on the carwash.</p>
10:21 a.m. CG	<p><b>DESIGN REVIEW (PLN22-00264)</b>  <b>SIENA TERRACES</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b>  <b>Owner:</b> Blue Oaks RE, LLC  <b>APN:</b> 051-180-090-000  <b>Zoning:</b> OP-RM-Dc (Office Professional, combining Residential Multi-Family, combining Design Scenic Corridor)  <b>Planner:</b> Christopher Graham</p> <p>The project is intended to provide group living space for residents for a period of at most six months as they transition from one care setting, such as a recovery program to another permanent living situation.</p>
<p><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND  RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	
10:22 a.m. PD	<p><b>MINOR LAND DIVISION (PLN21-00307)</b>  <b>STONE</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b></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, Mark Stone, for approval of a Minor Land Division to subdivide an existing 4.6-acre parcel into two resultant parcels consisting of 2.3-acres each. The subject property, Assessor's Parcel Number (APN) 072-310-026-000, comprises 4.6-acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet), and is located at 2000 Ponderosa Way in the Weimar area. The Parcel Review Committee will also consider adoption of the Mitigated Negative Declaration prepared for the project. The Planning Services Division contact for this project, Patrick Dobbs, can be reached at (530) 745-3060 or <a href="mailto:pdobbs@placer.ca.gov">pdobbs@placer.ca.gov</a>.</p>
10:32 a.m. GR	<p><b>CERTIFICATE OF COMPLIANCE (PLN23-00006)</b>  <b>CHANG</b>  <b>SUPERVISORIAL DISTRICT 5 (GUSTAFSON)</b></p> <p>County review of Assessor's Parcel Number 083-201-002-000 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 Residential and are located in the Tahoe City area.</p>
10:33 a.m. KKC	<p><b>ADDITIONAL BUILDING SITE (PLN22-00486)</b>  <b>JACOBSON</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b></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</p>

	<p>request from the property owners, Michael Thomas and Jeanine Thomas, for the approval of a Additional Building Site to allow for a second single-family dwelling to be constructed on the parcel. The subject property, Assessor's Parcel Number 031-031-007-000 comprises approximately 19.4 acres, is currently zoned F 4.6 (Farm, combining a minimum Building Site of 4.6 acres) and is located at 7987 Chili Hill Road in the Newcastle area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act and Section 18.36.050(A) 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 by phone at (530) 745-3034 or by email at <a href="mailto:kkedinge@placer.ca.gov">kkedinge@placer.ca.gov</a>.</p>
<p>10:38 a.m. JP</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00463)</b> <b>EASLEY/LYNCH</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</b> Minor Boundary Line Adjustment of Assessor's Parcel Numbers 032-051-034-000, 032-0051-037-000, 032-051-035-000 and 032-051-038-000 to reconfigure the subject parcels. The properties are zoned RA-B-X-10 AC Min. (Residential Agriculture, combining minimum Building Site of 10 acres.) and are located in the Penryn area.</p>
<p>10:39 a.m. SW</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00226)</b> <b>NORDEN CROSS-KNAUF</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> Minor Boundary Line Adjustment of Assessor's Parcel Numbers 069-070-048-000 and 069-070-039-000 to reconfigure the subject parcels. The properties are zoned RF (Residential Forest) and RES (Resort), respectively and are located in the Soda Springs area.</p>
<p>10:40 a.m. JB</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN21-00348)</b> <b>ALPINE VIEW ESTATES</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> Minor Boundary Line Adjustment of Assessor's Parcel Numbers 117-071-015-000 and 117-071-044-000 to reconfigure the subject parcels. The properties are zoned Mixed Use and are located in the Tahoe Vista area.</p>