



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
THURSDAY, FEBRUARY 20, 2020**

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 PARCEL REVIEW COMMITTEE	
9:00 a.m.	<p>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.</p>

<p>9:00 a.m. CS</p>	<p>MINOR LAND DIVISION (PLN18-00432) HOGAN 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, Colleen Hogan, for the approval of a Minor Land Division to subdivide a 4.9 acre parcel into two parcels consisting of 2.45 acres and 2.26 acres. Two existing single family dwellings exist on the property and the subdivision will split the property to two new parcels with one dwelling each. The subject property, Assessor's Parcel Number 072-052-051-000, comprises approximately 4.9 acres is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet) and is located at 790 Crother Road in the Applegate area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15061(b)(3) of the California Environmental Quality Act Guidelines and Section 18.08.020(A) of the Placer County Environmental Review Ordinance. The Planning Services Division contact, Christopher Schmidt, can be reached by phone at (530)745-3076 and crschmid@placer.ca.gov.</p>
<p>9:10 a.m. CS</p>	<p>MINOR LAND DIVISION (PLN20-00020) DOUGLAS OFFICE PARK CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR (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 owner, Douglas Office Park LLC, for the approval of a Minor Land Division to subdivide a vacant 0.69-acre parcel into two parcels consisting of 18,065 square feet and 16,552 square feet. The subject property, Assessor's Parcel Number 048-630-009-000, is zoned OP-UP-DL0-Dc (Office Professional, combining Use Permit, Density Limitation of 0, combining Design Scenic Corridor) and is located at 5940 Granite Lake Drive, Lot 9 of the Douglas Office Park. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15061(b)(3) of the California Environmental Quality Act Guidelines and Section 18.08.020(A) of the Placer County Environmental Review Ordinance. The Planning Services Division contact, Christopher Schmidt, can be reached by phone at 530.745.3076 and crschmid@placer.ca.gov.</p>
<p>9:20 a.m. BS</p>	<p>MINOR LAND DIVISION (PLN19-00295) BALJIT CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR (UHLER) Notice is hereby given that the Placer County Parcel Review Committee</p>

	<p>will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Sacramento Bradshaw Investments LLC, for the approval of a Minor Land Division to subdivide an approximately 3.9-acre property into three parcels consisting of 1.21 acres, 1.11 and 1.60 acres. The subject property, Assessor's Parcel Number 468-060-001-000, comprises approximately 3.9 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 9631 Anderson Drive, in the Roseville area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.170 of the Placer County Environmental Review Ordinance (Class 15 – Minor Land Divisions) because the proposal is consistent with the General Plan and Zoning, and does not require a variance or any exemptions. 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>9:30 a.m. PRC</p>	<p>CERTIFICATE OF COMPLIANCE (PLN19-00354) MCCLATCHY/BRIGGS SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) County Review of Assessor's Parcel Numbers 084-191-001-000, 084-191-002-000, 084-191-003-000 & 084-191-004-000 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 parcel is zoned Residential and is located in the Homewood area.</p>
<p>9:40 a.m. AR</p>	<p>MINOR LAND DIVISION AND MINOR USE PERMIT (PLN18-00051) SUMAN MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES) 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, Christian and Felicia Suman & Justin and Trisha Sherman, for the approval of a Minor Land Division to subdivide a 22.29-acre parcel into four parcels consisting of 5.174 acres (Parcel 1), 5.141 acres (Parcel 2), 6.222 acres (Parcel 3) and 5.754 acres (Parcel 4). The project also requests approval of a Minor Use Permit to permit establishment of an existing 2,500 square foot shop on proposed parcel 2 prior to the establishment of a residence in accordance with Zoning Ordinance Section 17.56.020 (Accessory buildings and uses - Timing of construction). The subject property, Assessor's Parcel Number 031-081-041-000, comprises approximately 22.3 acres, is currently zoned F-4.6 (Farm, combining a minimum Building Site of 4.6 acres) and is located at 9010 Wise Road, in the Auburn 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 arossig@placer.ca.gov.</p>
<p align="center">ADJOURN AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE AND RECONVENE AS THE PLACER COUNTY ZONING ADMINISTRATOR</p>	

<p>9:50 a.m. AR</p>	<p>VARIANCE (PLN19-00390) STONER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR (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, Greg and Carrie Stoner, for the approval of a Variance to exceed the 2,400 square foot maximum floor area limit for residential accessory structures in order to allow the construction of a 2,540 square foot workshop and maintain an existing 900 square foot agricultural building. The subject property, Assessor's Parcel Number 032-060-042-000, comprises approximately 1.9 acres, is currently zoned RA-B-X-10 (Residential Agriculture, combining minimum Building Site of 10 acres) and is located at 2126 Delmar Avenue in the Penryn 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(E) of the Placer County Environmental Review Ordinance (Class 3 - New Construction or conversion of small structures). 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>10:00 a.m. DF</p>	<p>MINOR USE PERMIT (PLN19-00361) ARC OF PLACER COUNTY ADULT ACHIEVEMENT CENTER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR (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 Nick Alexander, on behalf of The ARC of Placer County, for the approval of a Minor Use Permit to operate The ARC of Placer County Adult Achievement Center as an Adult Daycare serving approximately 50 clients. The business would occupy 4,934 square feet within the existing office complex located at 3217-3227 Professional Drive, in Auburn. The subject property, Assessor's Parcel Number 051-160-059-000, comprises approximately 0.07 acres, is currently zoned OP-DC-AO (Office Professional, combining Design Scenic Corridor, combining Airport Overflight) and is located in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.030(A) of the Placer County Environmental Review Ordinance and with Section 15301(a) of the California Environmental Quality Act Guidelines (Class 1 – Existing Facilities). The Planning Services Division contact, Delanie Farnham can be reached by phone at (530) 745-3187 or by email at dfarnham@placer.ca.gov.</p>
<p>10:10 a.m. DF</p>	<p>VARIANCE (PLN19-00388) LESHCHIK CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR (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 owner, Vitaliy Leshchik, for the approval of a Variance to reduce the east front setback to 30 feet from edge of easement where 50 feet from edge of easement is required to construct a</p>

	<p>3,200 square foot single-family dwelling. The subject property, Assessor's Parcel Number 046-101-024-000, comprises approximately 1 acre, is currently zoned RA-B-X 4.6 Acre Minimum (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 5561 Cavitt Stallman Road, in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.050(A) of the Placer County Environmental Review Ordinance and Section 15303(a) of the California Environmental Quality Act Guidelines (Class 3 – New Construction or Conversion of Small Structures). The Planning Services Division contact, Delanie Farnham, can be reached by phone at (530) 745-3187 or by email at dfarnham@placer.ca.gov.</p>
<p>10:20 a.m. DF</p>	<p>VARIANCE (PLN20-00001) CIRIC CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</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, Nathan Ciric, for the approval of a Variance to reduce the south front setback to 53 feet from centerline of traveled way where 75 feet from centerline of traveled way is required to construct a 2,290 square foot addition to an existing single-family dwelling. The subject property, Assessor's Parcel Number 051-030-083-000, comprises approximately 1.2 acres, is currently zoned RS-AG-B-43-AO (Residential Single-family, combining Agriculture, combining minimum Building Site of 43,560 square feet, combining Aircraft Overflight) and is located at 3800 Loray Lane, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.050(A) of the Placer County Environmental Review Ordinance and with Section 15303(a) of the California Environmental Quality Act Guidelines (Class 3 – New Construction or conversion of small structures). The Planning Services Division contact, Delanie Farnham, can be reached by phone at (530) 745-3187 or by email at dfarnham@placer.ca.gov.</p>
<p>10:30 a.m. KB</p>	<p>VARIANCE (PLN19-00387) SHARPE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</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, Matt and Megan Sharpe, for the approval of a Variance to allow for the construction of a 2,400-square foot residence 10 feet from the western property line and 30 feet from a manmade pond south of the proposed residence, where a setback of 30 feet and 50 feet, respectively, is normally required. The subject property, Assessor's Parcel Number 037-101-019-000, comprises approximately 1.55 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3-acre min) and is located at 9230 Dirk Lane, in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 18036.050(A) and 18.36.070(A)(1) of the Placer</p>

	<p>County Environmental Review Ordinance (Class 3 - New construction or conversion of small structures and Class 5 - Minor alterations in land use limitations). The Planning Services Division contact, Alex Fisch, can be reached by phone at (530) 745-3081 or by email at afisch@placer.ca.gov.</p>
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