



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
MARCH 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.

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. JP</p>	<p>VARIANCE (PLN22-00545) <u>SMITH</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the property owner Gary Smith, for the approval of a Variance to allow a guesthouse to remain in place with a reduced 11-foot, 11-inch canal setback where a minimum of 50 feet is normally required and a 5-foot, 1-inch north 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 minimum or a minimum of 43,000 square feet with sewer) 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 of the Placer County Environmental Review Ordinance (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 jpeters@placer.ca.gov.</p>
<p align="center">ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>9:40 a.m. KKC</p>	<p>ADDITIONAL BUILDING SITE (PLN22-00486) <u>JACOBSON</u> 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, 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 Kedinger-Cecil can be reached by phone at (530) 745-3034 or by email at kkedinge@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. PD</p>	<p>VARIANCE (PLN22-00218) <u>CIRIC</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the property owner Daniel Ciric, for approval of a Variance to reduce the front building setback to 40-feet from the west (front) property line where 50-feet would normally be required, and to reduce the side setback to 20-feet from the north (side) property line where 30-feet would normally be required, to construct a new 2,585 square foot single family dwelling with</p>

	<p>an attached garage. The subject property, Assessor's Parcel Number 026-400-061-000, comprises approximately 0.64 acres, is currently zoned RS-AG-B-X 10 Ac. Min. PD = 0.2 (Residential Single-Family, Combining Agriculture, Combining Minimum Building Site of 10 Acres, Combining Planned Residential Development Maximum 0.2 Units per Acre) and is located at 6315 Cypress Court in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15303(a) and 15305(a) of the California Environmental Quality Act Guidelines, and Sections 18.36.050 and 18.36.070 of the Placer 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, Patrick Dobbs, can be reached by phone at (530) 745-3060 or by email at pdobbs@placer.ca.gov.</p>
<p>10:00 a.m. AC</p>	<p>MINOR USE PERMIT (PLN22-00372) <u>ROUDA</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the property owners Ronald and Marilyn Rouda, for the approval of a Minor Use Permit to allow for three temporary outdoor events (weddings) at 10 Aspen Street, APN 094-176-009 and 15 Aspen Street, APN 094-175-007, in Tahoe City on June 3, 2023, June 24, 2023, and August 12, 2023. The first subject property, Assessor's Parcel Number 094-176-009-000 comprises approximately 0.27 acres, is zoned Lake Forest Residential Subdistrict in the Tahoe Basin Area Plan and is located at 10 Aspen Street in the Lake Forest Area of Tahoe City. The second subject property, Assessor's Parcel Number 094-175-007-000, comprises approximately 0.20 acres, is zoned Lake Forest Residential Subdistrict in the Tahoe Basin Area Plan, and is located at 15 Aspen Street in the Lake Forest Area of Tahoe City. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.060 of the Placer County Environmental Review Ordinance (Class 4F – Minor Temporary Use of Land). Class 4 consists of minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, outdoor festivals/concerts, sales of Christmas trees, arts and crafts fairs, etc. The Planning Services Division contact, Amy Cornelius can be reached by phone at (530) 906-5787 or by email at acornelius@placer.ca.gov.</p>
<p>10:10 a.m. JP</p>	<p>VARIANCE (PLN22-00469) <u>BONA GARAGE ADDITION SUBDIVISION MODIFICATION</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the property owners, Charles and Catalina Bona, for the approval of a Subdivision Modification to lot 95 of the Lakeridge subdivision to build a 150 square foot garage addition 15 feet from the front property line where a minimum 25-foot setback is normally required. The subject property, Assessor's Parcel Number 047-202-009-000, comprises approximately 0.23 acres, is zoned RS-B-10 (Residential Single Family, combining minimum Building Site of 10,000 square feet) and is located at 7770 Sierra Drive in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.50 of the California Environmental Review Ordinance (Class 3 – New Construction of Small Structures).The Planning Services Division contact,</p>

	Jared Peters can be reached by phone at (530) 745-3523 or by email at jpeters@placer.ca.gov .
10:20 a.m. JP	VARIANCE (PLN23-00019) SWENSON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 SUPERVISOR (LANDON) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the property owners, Matthew and Chelsea Swenson, for the approval of a Variance to allow a pool to be built 10 feet from the side property line where a minimum 25-foot setback is normally required. The subject property, Assessor's Parcel Number 021-241-065-000, comprises approximately 4.8 acres, is zoned F 4.6 ac. min. (Farm, combining a minimum Building Site of 4.6 acres) and is located at 1557 Hardscrabble Road in the Lincoln area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.070 of the Placer County Environmental Review Ordinance (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 jpeters@placer.ca.gov .
10:30 A.M. BS	DESIGN REVIEW (PLN23-00069) BAYSIDE FIELDS SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES) Owner: Bayside Covenant Church, Inc. APN: 048-030-059-000 Zoning: F-B-X-20 (Farm, combining minimum Building Site of 20 acres) Planner: Bennett Smithhart Applicant requests approval of building design, architectural colors, materials, and textures of all structures, landscaping, irrigation, exterior lighting, fences and walls, site amenities, signs, and entry features.
ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE	
10:40 a.m. BS	MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00220) ADELINE DRIVE SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) Minor Boundary Line Adjustment of Assessor's Parcels Number 071-150-063-000 and 072-100-067-000 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 Weimar area.
10:41 a.m. JP	MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00416) DODSON SUPERVISORIAL DISTRICT 2 SUPERVISOR (LANDON) Minor Boundary Line Adjustment of Assessor's Parcels Number 020-070-031-000 and 018-110-001-000 to reconfigure the subject parcels. The properties are zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and are located in the Lincoln area.
10:42 a.m. GR	CERTIFICATE OF COMPLIANCE (PLN23-00045) GRUNDY SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) County review of Assessor's Parcel Number 053-040-067-000 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 RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3-acre min) and is located in the Auburn area.

<p>10:43 a.m. GR</p>	<p>CERTIFICATE OF COMPLIANCE (PLN23-00067) PETRUL SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) County review of Assessor's Parcel Number 074-310-043-000 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 RS-AG-B-40) Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet) and is located in the Meadow Vista area.</p>
<p>10:44 a.m. KC</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00527) ARRINGTON-ELLIS SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) Minor Boundary Line Adjustment of Assessor's Parcel Number 031-091-018-000 to reconfigure the subject parcel. The properties are zoned F-B-X-4.6 DR (Farm, combining minimum Building Site of 4.6 acres combining Development Reserve) and is located in the Newcastle area.</p>