



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
FINAL AGENDA  
THURSDAY, MARCH 18, 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/92759803173> utilizing the "raise hand" function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 927 5980 3173**

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>	
10:00 AM	<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>
10:00 AM JB	<p><b>VARIANCE (PLN20-00360)</b> <b>GIESELMAN</b> <b>CATEGORICAL EXEMPTION</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 request from the property owners, Jon and Krista Gieselman, for the approval of a Variance to demolish an existing residence and construct a new single-family dwelling with 39 percent lot coverage where 35 percent lot coverage is the maximum allowed. The subject property, Assessor's Parcel Number 096-030-031-000 comprises approximately .1942 acres, is currently zoned LDR PD=10 (Low Density Residential and a Planned Development of 10 dwelling units per acre) and is located at 226 Granite Chief Road in the Olympic Valley area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15302 of the California Environmental Quality Act Guidelines and Section 18.36.040 of the Placer County Environmental Review Ordinance (Class 2 – Replacement or reconstruction). The Planning Services Division contact, Janey Balvin, can be reached by phone at (530) 581-6283 or by email at jbalvin@placer.ca.gov</p>
10:10 AM KKC	<p><b>VARIANCE (PLN18-00461)</b> <b>STUDEBAKER</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</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 request from the property owners, Joe and Merissa Studebaker, for the approval of a Variance to allow for the following: The applicant requests approval of a Variance to allow for the following: 1) Allow an existing 9-foot tall solid fence and gate to remain within the front (west) setback and replace the existing chain link portion with an extension of the 9-foot wall where a 6-foot solid fence is normally allowed; 2) Allow a single-family dwelling to be located 28.9-feet from the side (north) property line where a setback of 30 feet is normally required; and 3) allow an existing barn to remain 24.31 feet from the front (east) property line where a setback of 50 feet from edge of easement is normally required and 26.88 feet from the side (north) property line where a setback of 30 feet is normally required. The subject property, Assessor's Parcel Number 032-244-077-000, comprises approximately 5 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 2463 Taylor Road in the Penryn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15301, 15303 and 15305 of the California Environmental Quality Act Guidelines and Sections 18.36.030, 18.36.050(A) and 18.36.070 of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities, Class 3 – New Construction or Conversion of Small Structures, and Class 5 – Minor Alterations to Land). 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>
10:20 AM HB	<p><b>VARIANCE MODIFICATION (PLN21-00051)</b> <b>BEHRENS</b> <b>CATEGORICAL EXEMPTION</b></p>

	<p><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 request from the property owners, Michael and Matthew Behrens, for the approval of a Variance Modification to the required 50-foot watercourse setback at the rear of the property and the required 30-foot front setback, to construct a new single-family dwelling, attached garage, front and rear decks and front entry. Specifically, the applicants are requesting the same 32.5-foot water course setback for the residential structure and a 23.5-foot watercourse setback for the proposed rear deck as was previously approved, whereas a 50-foot setback is otherwise required. The variance modification, however, recognizes that the proposed rear deck is proposed to extend the full width of the residence (44 feet), whereas it was previously approved to extend three-quarters of the width of the residence (33 feet). The applicants are also requesting a 19.5-foot front setback to the covered front entry and small portion of the residence, whereas 30 feet as measured from the property line is otherwise required. The subject property, Assessor's Parcel Number 069-420-060-000, comprises approximately .1622 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 2182 Serene Road in the Soda Springs 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 3A, New Construction or Conversion of Small Structures). The Planning Services Division contact, Heather Beckman, can be reached by phone at (530) 581-6286 or by email at <a href="mailto:hbeckman@placer.ca.gov">hbeckman@placer.ca.gov</a>.</p>
<p>10:30 AM KC</p>	<p><b>VARIANCE EXTENSION OF TIME (PLN18-00510)</b> <b>SCHLEGEL</b></p> <p><b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</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 request from the property owner, Brandi Schlegel, for the approval of an Extension of Time for a previously approved Variance to convert an existing garage to living space and construct an addition on the north side of the existing residence to add approximately 1,000 square feet of space including an attached garage and an expanded bedroom. The proposed addition requests a side setback reduction to eight (8) feet where 15 feet is normally required. The existing driveway along Itchy Acres Road will be removed and a new driveway constructed on the north end of the property. The subject property, Assessor's Parcel Number 048-122-030-000, comprises approximately 0.95 acres, is currently zoned RS-AG-B-20 (Residential Single Family, combining Agriculture, combining minimum Building Site of 20,000 square feet) and is located at 7255 Itchy Acres Road 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 (E) of the Placer County Environmental Review Ordinance (Class 3 - New construction or conversion of small structures) and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New construction or conversion of small structures).The Planning Services Division contact, Kara Conklin, can be reached by phone at (530) 745-3053 or email <a href="mailto:kconklin@placer.ca.gov">kconklin@placer.ca.gov</a>.</p>
<p>10:40 AM KC</p>	<p><b>VARIANCE (PLN21-00030)</b> <b>LAMBERTI</b></p> <p><b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</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 request from the property owner, Garrett Lamberti, for the approval of a Variance to allow for an 1,880 square foot metal garage/shop accessory structure which would be located five (5) feet from the edge of the rear and side property lines where 15 feet is</p>

	<p>normally required. The applicant is also proposing a 120 square foot office structure to be located five (5) feet from the side property line, where 15 feet is normally required.</p> <p>The subject property, Assessor's Parcel Number 050-130-037-000, comprises approximately .89 acres, is zoned RS-AG-B-40 PD=1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet, combining Planned Residential Development of 1 dwelling unit per acre) and is located at 9625 Oak Leaf Way 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 or conversion of small structures. The Planning Services Division contact, Kara Conklin, can be reached by phone at (530) 745-3053 or by email at <a href="mailto:kconklin@placer.ca.gov">kconklin@placer.ca.gov</a></p>
<p>10:50 AM AR</p>	<p><b>CONDITIONAL USE PERMIT MODIFICATION (PLN21-00033)</b> <b>KIM</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</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 request from the property owners, Julie and Daniel Kim, for the approval of a Conditional Use Permit Modification to increase the maximum lot coverage percentage from 20 percent to 23 percent in order to allow the construction of two covered patios, a covered porch and a future shade structure. The subject property, Assessor's Parcel Number 048-660-004-000, comprises approximately .72 acres, is currently zoned RS-AG-B-40 PD=1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet and combining Planned Development of 1 dwelling unit per acre) and is located at 5960 Barton Ranch Court in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15305(a) of the California Environmental Quality Act Guidelines and Section 18.36.070(A)(1) 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 <a href="mailto:arossig@placer.ca.gov">arossig@placer.ca.gov</a></p>
<p>11:00 AM AA</p>	<p><b>CONDITIONAL USE PERMIT MODIFICATION (PLN21-00004)</b> <b>SCHRIEBER</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 1 SUPERVISOR (GORE)</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 request from the property owners, Michael and Carmen Schreiber, for the approval of a Conditional Use Permit Modification to allow a reduction in the 30 foot required rear setback on lot 53 within the Hidden Crossing subdivision to 5 feet from the rear property line in order to construct a 288 square foot patio cover and pool. The subject property, Assessor's Parcel Number 023-350-016-000, comprises approximately .2718 acres, is currently zoned RS-AG-B-20 PD2 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 sq. ft., and a Planned Development of 2 dwelling units per acre).and is located at 9845 Sword Dancer Drive in the Roseville area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15305(a) of the California Environmental Quality Act Guidelines and Section 18.36.070 (A.1) of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations). 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>
<p>11:10 AM AA</p>	<p><b>VARIANCE (PLN20-00349)</b> <b>LOOMIS</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a</p>

	<p>public hearing, on the date and time noted above, to consider a request from the property owner, John Loomis, for the approval of a Variance to reduce the front setback from 50 feet from edge of easement to 48 feet from centerline of Vista Drive in order to construct a 797 square foot barn next to the driveway. The subject property, Assessor's Parcel Number 036-050-011-000, comprises approximately 3 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 4391 Vista Drive in the Loomis 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 <a href="mailto:aanderson@placer.ca.gov">aanderson@placer.ca.gov</a>.</p>
<p><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	
<p>11:20 AM NT</p>	<p><b>MINOR LAND DIVISION (PLN19-00328)</b> <b>DZEMIDOVICH</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</b> 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, Siarhei Dzemidovich, for the approval of a Minor Land Division to subdivide a 0.97-acre parcel into two parcels consisting of 25,804 square feet (Parcel 1) and 16,461 square feet (Parcel 2). The subject property, Assessor's Parcel Number 471-040-012-000, comprises approximately 0.97 acres, is currently zoned RM-DL 10 (Residential Multi-Family, combining a Density Limitation of 10 units per acre) and is located at 208 Langley Avenue in the unincorporated Roseville area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 18.36.170 of the Placer County Environmental Review Ordinance (Class 15 – Minor Land Divisions). The Planning Services Division contact, Nick Trifiro can be reached by phone at (530) 745-3069 or by email at <a href="mailto:ntrifiro@placer.ca.gov">ntrifiro@placer.ca.gov</a>.</p>
<p>11:30 AM BS</p>	<p><b>MINOR LAND DIVISION RE-APPLICATION (PLN20-00350)</b> <b>CHRISTENSEN</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> 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, Auburn Equipment Company LLC, for the approval of a Minor Land Division Re-application to in order to subdivide an approximately 1.98-acre parcel into two parcels consisting of a 1.02 acre parcel and a 0.96 acre parcel. The subject property, Assessor's Parcel Number 052-270-037-000, comprises approximately 1.9 acres, is currently zoned OP-DC AO:OP-DC-FH AO (Office Professional, combining Design Scenic Corridor combining Airport Overflight; Office Professional, combining Design Scenic Corridor combining, Flood Hazard Airport Overflight) and is located off of KOA Way, approximately 0.25 miles east of Grass Valley Highway 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 <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>
<p>11:40 AM PRC</p>	<p><b>CERTIFICATE OF COMPLIANCE (PLN21-00045)</b> <b>GUISANDE</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</b> County review of Assessor's Parcel Number 043-164-004-000to make a statement</p>

	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-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres)and is located in the Loomis area.
11:45 AM PRC	<b>CERTIFICATE OF COMPLIANCE (PLN21-00056)</b> <b>INGALLS</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> County review of Assessor's Parcel Number 064-160-012-000 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 RF-B-100 PD0.44 (Residential Forest, combining minimum Building Site of 100,000 square feet (2.3 acre min) and a Planned Development of 0.44 dwelling unit per acre) and is located in the Foresthill area.
11:50 AM PRC	<b>MINOR BOUNDARY LINE ADJUSTMENT (PLN21-00042)</b> <b>BASE TO BASE</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> A Minor Boundary Line Adjustment on Assessor's Parcel Numbers 096-221-045-000, 096-221-048-000 & 096-010-012-000 to reconfigure the subject parcels. The properties are zoned FR; SPL-VSVSP (Forest Recreation; (Specific Plan – Village at Squaw Valley)) and are located in the Olympic Valley area.
11:55 AM PRC	<b>MINOR BOUNDARY LINE ADJUSTEMENT (PLN21-00020)</b> <b>BASQUIN/WHEELER</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> A Minor Boundary Line Adjustment to Assessor's Parcel Numbers 071-270-003-000 & 071-270-041-000 to reconfigure the subject parcels. The properties are zoned TPZ (Timberland Production) and are located in the Colfax area.
12:00 PM PRC	<b>CERTIFICATE OF COMPLIANCE (PLN20-00307)</b> <b>LAUER</b> <b>SUPERVIORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> County review of Assessor's Parcel Number 090-225-002-000 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 parcel is zoned Residential and is located in the Kings Beach area.