



ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
CANCELLED - FINAL AGENDA - CANCELLED
THURSDAY, MARCH 19, 2020

In order to ensure the health and safety of community members, County staff, and to help stop the spread of the COVID-19 virus we have cancelled Zoning Administration hearings through the end of March. We will continue to monitor the situation over the next few weeks and provide an update beyond March 30th.

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	
1:00 p.m.	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>1:00 p.m. BS</p>	<p>VARIANCE (PLN20-00013) AIELLO 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, Steven and Denise Aiello, for the approval of a Variance to reduce the front setback to 37-feet from centerline of existing travel way for Hosemer Mine Ct, where 75-feet is normally required, and the side setback to 12-feet, where 30-feet is normally required, to allow for the construction of 682 square foot residential accessory garage structure. In addition, the applicant requests to reduce the front setback to 41-feet from centerline of existing travel way for Hosemer Mine Ct, where 75-feet is typically required, and the side setback to 15-feet, where 30-feet is normally required, for the construction of a 240 square foot residential accessory storage structure. The subject property, Assessor's Parcel Number 258-190-030-000, comprises approximately 3.0 acres, is currently zoned RS-AG-B-X 2 AC. MIN. (Residential Single Family, combining agriculture, combining a minimum Building Site of 2 acres min) and is located at 20080 Hosmer Mine Court in the Foresthill 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 of Accessory Structures). 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>1:10 p.m. BS</p>	<p>VARIANCE (PLN19-00380) BERGH 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, Joseph Bergh for the approval of a Variance to reduce the side setback (south property line) to 24 feet, where 30-feet would normally be required, for an attached garage. The subject property, Assessor's Parcel Number 046-131-057-000, comprises approximately 1.00 acres, is currently zoned RS-AG-B-43 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 43,560 square feet (or a 1.0 acre min) and is located on Barton Road, in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15301 of the California Environmental Quality Act Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities). The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or bsmithha@placer.ca.gov.</p>
<p>1:20 p.m. KKC</p>	<p>MINOR USE PERMIT AND VARIANCE (PLN19-00395) ALTA DUPLEX 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</p>

	<p>request from applicant Isaac Harris on behalf of the property owners, Grant and Lyu Ter-Avanesyan, for the approval of a Minor Use Permit to construct a duplex consisting of two-bedroom units totaling approximately 2,400 square feet and a Variance to parking standards to allow the first parking space to the east to be 30.5 feet from the curb of pavement and the first parking space to the west to be 38 feet from the curb of pavement where a setback of 40 feet from the curb of pavement is normally required. The subject property, Assessor's Parcel Number 062-200-091-000, comprises approximately .4885 acres, is currently zoned C1-Dh (Neighborhood Commercial, combining Design Historical) and is located at 34015 Alta Bonny Nook Road, in the Alta 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(B) of the Placer County Environmental Review Ordinance (Class 3, New Construction or Conversion of Small Structures). The Planning Services Division contact, Kally-Kedinger-Cecil, can be reached by phone at (530) 745-3034 or by email at kkedinger@placer.ca.gov.</p>
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<p>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
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<p>1:30 p.m. DF</p>	<p>MINOR LAND DIVISION EXTENSION OF TIME DADURKA PREVIOUSLY ADOPTED (MODIFIED) MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</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, Robert Dadurka, for the approval of a two-year Extension of Time for a previously approved Minor Land Division. The Minor Land Division allows a 26.1 acre property to be subdivided into two parcels consisting of 5.0 and 21.6 acres. The subject properties, Assessor's Parcel Numbers 073-390-054-000 & 073-390-057-000, comprise approximately 23.5 acres and 2.5 acres, respectively, are currently zoned F-B-X-5 (Farm, combining minimum Building Site of 5 acres) and are located on Ponderosa Way, in the Foresthill area. The Minor Land Division was approved by the Board of Supervisors on February 7, 2017. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA and was adopted at the same time. The Parcel Review Committee will be asked to make a finding that no changes have occurred in the project or existing circumstances that would warrant additional environmental analysis for the Extension of Time Request. Approval of the proposed two-year Extension of Time would establish a new expiration date of February 7, 2022. 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>
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