



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
THURSDAY, APRIL 15, 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.

PLACER COUNTY ZONING ADMINISTRATOR	
10:00 AM	<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>
10:00 AM SW	<p>VARIANCE (PLN21-00043) BAGAN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</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, James and Meredith Bagan, for the approval of a Variance to allow for the construction of a garage and conditioned entry vestibule to be located 1'-6" to the face of the garage and 6'-7" to the vestibule from the front property line whereas a 20-foot setback is otherwise required. Specifically, the applicants are requesting consideration of approximately 458 square feet of the garage to be located in the front setback and 99 square feet of the conditioned entry vestibule to be within the 20-foot setback area. The subject property, Assessor's Parcel Number 115-070-002-000 comprises approximately .2467 acres, is currently zoned Residential and is located at 4760 N. Lake Blvd. in the Carnelian Bay 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) 581-6288 or by email at swydra@placer.ca.gov.</p>
10:10 AM SW	<p>VARIANCE (PLN21-00087) SPENCE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</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, Mary Amanda Spence, for the approval of a Variance to allow for a front setback of 22-feet, whereas a 30-foot setback is required for the construction and remodel of an existing single-family residence. The subject property, Assessor's Parcel Number 069-042-007-000 comprises approximately .1919 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 3061 Soda Springs Road in the Soda Springs 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) 581-6288 or by email at swydra@placer.ca.gov.</p>
10:20 AM BS	<p>SUBDIVISION MODIFICATION (PLN21-00037) ISHEIM CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</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, Jeff and Michelle Isheim, for the approval of a Subdivision Modification to increase an existing 9,950 square feet building envelope on Lot 33 of the Monte Verde Estates Subdivision to 13,000 square feet to allow for a pool, spa, and pool equipment. The subject property, Assessor's Parcel Number 078-240-005-000, comprises approximately 1.1 acres, is currently zoned RF-B-X-20 PD0.44 (Residential Forest, combining minimum Building Site of 20 acres and a Planned Development of 0.44 dwelling units per acre) and is located at 4430</p>

	<p>Santa Croce Ct. 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 Small Structures) because the proposed construction is a small structure. 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>10:30 AM BS</p>	<p>MINOR USE PERMIT (PLN21-00054) STARBUCKS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</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, Mark Engemann Colliers Int, for the approval of a Minor Use Permit for a remodel of a vacant fast food restaurant building into a Starbucks coffee shop and cafe. The project proposes an interior and exterior remodel, new signage, new landscape, and a new ADA path of travel. The subject property, Assessor's Parcel Number 054-181-004-000 comprises approximately 0.4488 acres, is currently zoned HS-Dc (Highway Service, combining Design Scenic Corridor) and is located at 13366 Lincoln Way in the Auburn 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) because the proposed construction is the remodel of an existing building. 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>10:40 AM BS</p>	<p>VARIANCE EXTENSION OF TIME (PLN17-00428) SFRENGEU CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 1 SUPERVISOR (GORE)</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, Alexandru Sfrenguev, for the approval of a Variance Extension of Time to allow for 7,248 square-feet of existing accessory structures, where 3,000 square-feet are normally required. The subject property, Assessor's Parcel Number 474-040-006-000 comprises approximately 2.6 acres, is currently zoned RA-B-43 (Residential Agriculture, combining minimum Building Site of 43,560 square feet or 1 acre min) and is located at 2291 Central Ave. in the Roseville 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) because the proposed construction is an accessory structure. 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>10:50 AM KC</p>	<p>VARIANCE (PLN21-00062) ARNOLD CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</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, Christopher Reynolds and Julie Arnold, for the approval of a Variance to allow for construction of a 190 square foot master bathroom addition to be located ten feet from the east property line where a 20-foot street-side setback is normally required. The subject property, Assessor's Parcel Number 035-086-002-000 comprises approximately .3515 acres, is currently zoned RS-AG-B-40</p>

	<p>(Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet) and is located at 7970 S. Lake Circle 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 – 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 by email at kconklin@placer.ca.gov.</p>
11:00 AM KC	<p>VARIANCE (PLN21-00076) ROZAKIS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES) 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, Peter Rozakis, for the approval of a Variance to allow for construction of a 125 square foot living room addition to be located 25.5 feet from the side property line where a 30 foot setback is normally required. The subject property, Assessor's Parcel Number 048-290-012-000 comprises approximately 1.9 acres, is currently zoned RA-B-100 (Residential Agricultural, combining minimum Building Site of 100,000 square feet (or 2.3 acre min)) and is located at 8895 Barton 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 – 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 by email at kconklin@placer.ca.gov.</p>
11:10 AM KC	<p>VARIANCE (PLN21-00101) SOUZA 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 owner, Carroll Souza, for the approval of a Variance to allow for construction of a 1,672 square foot garage accessory structure to be located 36 feet from the front property line where 50 feet from the edge of easement is normally required. The subject property, Assessor's Parcel Number 042-141-007-000 comprises approximately 1.46 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 1910 Crockett Road in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines – 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 by email at kconklin@placer.ca.gov.</p>
11:20 AM AA	<p>MINOR USE PERMIT (PLN20-00321) URBAN SIPS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES) 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, Merlone Geier Partners, for the approval of a Minor Use Permit to operate a soda-based Food Trailer in an existing shopping center known as The Marketplace @ Granite Bay. The business would utilize existing parking and improvements within the shopping center. The subject property, Assessor's Parcel Number 048-103-062-000 comprises approximately 10.9 acres, is currently zoned C1-UP-Dc (Neighborhood Commercial, combining Use Permit required, combining</p>

	Design Scenic Corridor) and is located at 6811 Douglas Blvd. 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, Adam Anderson, can be reached by phone at (530) 745-3105 or by email at aanderson@placer.ca.gov .
11:30 AM KKC	<p>MINOR USE PERMIT (PLN20-00344) KRAMER FIREARMS SALES CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</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 Kristel Kramer, for the approval of a Minor Use Permit to operate a Federal Firearms Dealer as a home occupation in accordance with Section 17.56.120 (Home Occupations) and Section 17.58.120 (Minor Use Permit) of the Placer County Code. The subject property, Assessor's Parcel Number 072-030-054-000 comprises approximately 3.1 acres is currently zoned F-B-100 (Farm, combining minimum Building Site of 100,000 square feet (or 2.3 ac min) and is located at 1849 Naturewood Drive in the Meadow Vista area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1, Existing Facilities). 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>
11:40 AM KKC	<p>MINOR USE PERMIT (PLN20-00277) KITTEN CENTRAL CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 SUPERVISOR (WEYGANDT)</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, Dennis and Penny Dougherty, for the approval of a Minor Use Permit to convert an existing 1,000 square foot garage to a small private veterinary care facility for kittens. The subject property, Assessor's Parcel Number 031-280-052-000 comprises approximately 4.8 acres is currently zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and is located at 5130 Fruitvale Road in the Newcastle area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with 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, Kally Kedinger-Cecil, can be reached by phone at (530) 745-3034 or by email at kkedinge@placer.ca.gov</p>
11:50 AM AR	<p>MINOR USE PERMIT (PLN20-00041) AUBURN RV RESORT CAMPGROUND MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</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, Musso Road LLC, for the approval of a Minor Use Permit to construct and operate a campground with 20 camp sites. The subject property, Assessor's Parcel Numbers 053-020-044-000, 053-020-074-000, 053-020-075-000, comprises approximately 3.92 acres, is currently zoned O (Open Space) and is located at 14400 Musso Road in the Auburn area. The Zoning Administrator 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 by email at arossig@placer.ca.gov.</p>

**ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE
PLACER COUNTY PARCEL REVIEW COMMITTEE**

<p align="center">12:00 PM AR</p>	<p>MINOR LAND DIVISION EXTENSION OF TIME (PLN16-00313) CLAMPITT CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) 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 Sandy Jansen of California Survey Company, on behalf of the property owner, Robert Clampitt, for the approval of an Extension of Time for Minor Land Division that was approved on March 15, 2018. The Minor Land Division involves the subdivision of an approximately five-acre property into four parcels consisting of 1.3 acres (Parcel 1), 1.4 acres (Parcel 2), 1.2 acres (Parcel 3) and 1 acre (Parcel 4). The subject property, Assessor's Parcel Number 074-133-004-000, comprises approximately 5 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 2060 Meadow Vista Road in the Meadow Vista area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15315 of the California Environmental Quality Act Guidelines and Section 18.36.170 of the Placer County Environmental Review Ordinance (Class 15 - Minor Land Divisions). 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 align="center">12:10 PM NT</p>	<p>MINOR LAND DIVISION (PLN20-00172) PLACER GOLD INDUSTRIAL PARK PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT, CEQA GUIDELINES SECTION 15183 (STREAMLINED CEQA REVIEW) SUPERVISORIAL DISTRICT 2 SUPERVISOR (WEYGANDT) 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, Brett Baumgarten on behalf of CP 3500 Cincinnati, LLC, for the approval of a Minor Land Division to 26.4-acre parcel (Lot 7 of the Placer Gold Industrial Park – Phase 3 & 4) into four parcels consisting of 6.2 acres (Parcel 1), 5.2 acres (Parcel 2), 13.8 acres (Parcel 3), and 1.2 acres (Parcel B). Parcel B will be designated for a common stormwater drainage basin which will be owned and maintained by the property owner's association. The subject property, Assessor's Parcel Number 017-063-068-000, comprises approximately 26.4 acres, is currently zoned LI-Dc (Light Industrial, Combining Design Corridor) and is located at the northern terminus of Cincinnati Avenue, north of Sunset Boulevard in the unincorporated Rocklin area. The Parcel Review Committee will also consider a finding that this Minor Land Division is consistent with the previously certified Sunset Area Plan/Placer Ranch Specific Plan Final Environmental Impact Report and meets the criteria in Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 (Streamlined CEQA review for projects with existing zoning and specific plan policies for which an EIR was certified). The Planning Services Division contact, Nick Trifiro can be reached by phone at (530) 745-3069 or by email at ntrifiro@placer.ca.gov.</p>
<p align="center">12:20 PM BS</p>	<p>MINOR LAND DIVISION (PLN20-00054) DAMASCHIN MND SUPERVISORIAL DISTRICT 2 SUPERVISOR (WEYGANDT) 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, Slava Damaschin, for the approval of a Minor Land Division to subdivide an undeveloped 19.07-acre parcel (APN 021-210-045-00) into four parcels. The project site is located near the northern terminus of Farrell Lane in the</p>

	<p>unincorporated Lincoln area. Parcel A is proposed to be 4.66 acres, Parcel B is proposed to be 4.68 acres, Parcel C is proposed to be 4.60 acres, and Parcel D is proposed to be 4.60 acres. The proposed parcels would utilize onsite septic and wells. Access to future residences on the four parcels would be provided by driveways from Farrell Lane. The subject property, Assessor's Parcel Number 021-210-045-000 comprises approximately 19.07 acres, is currently zoned F 4.6 (Farm, combining a minimum Building Site of 4.6 acres) and is located at 2349 Farrell Lane. in the Lincoln area. The Parcel Review Chairman will also consider the adoption of a Mitigation Negative Declaration prepared for the proposed project. 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>
12:31 PM PRC	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN20-00351) KIMBROUGH/MAGNUSON SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT A Minor Boundary Line Adjustment of Assessor's Parcel numbers 020-012-008-000 & 020-012-007-000 to reconfigure the subject parcels. The properties are zoned F-B-X-20 (Farm, combining minimum Building Site of 20 acres) and are located in the Lincoln area.</p>
12:31 PM PRC	<p>MINOR BOUNDARY LINE ADJUSTMENT RE-APPLICATION (PLN21-00102) ANDREYEV SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES A Minor Boundary Line Adjustment of Assessor's Parcel Numbers 040-260-009-000, 040-260-012-000 & 040-260-013-000 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 Auburn area</p>
12:31 PM PRC	<p>CERTIFICATE OF COMPLIANCE (PLN21-00064) PLAZA CIRCLE TAHOE VISTA SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON County review of Assessor's Parcel Number 117-110-052-000 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 Tahoe Vista area.</p>