



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
FINAL AGENDA  
THURSDAY, APRIL 16, 2020**

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, the Zoning Administrator, Parcel Review Committee and agency staff will not be required to attend this meeting in person. The Zoning Administrator, Parcel Review Committee and staff may participate in this meeting by teleconference.

The Planning Commission Hearing Room will not be open to the public; however, the public may observe the hearing by accessing the following web link: <https://www.placer.ca.gov/2403/Planning-Commission>. Written public comments before the meeting are encouraged. Persons who wish to provide verbal public comment should be prepared to use the call-in line at 530-886-1800 when the Zoning Administrator announces the item. Callers will be placed in a queue to be heard when the public comment portion of the item occurs. Persons will not be connected after public comment for the item has been closed.

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 telephonically, 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 AND PARCEL REVIEW COMMITTEE**

|                  |   |
|------------------|---|
| 11:00 a.m.       | <b>PUBLIC COMMENT</b><br>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.   |
| 11:00 a.m.<br>BS | <b>VARIANCE (PLN20-00047)</b><br><b>MILLER</b><br><b>CATEGORICAL EXEMPTION</b><br><b>SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</b><br>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, Dean and Toni Miller, for the approval of a Variance to allow for a new 1,300 square foot residential accessory structure to be located 45 feet from the centerline of existing travel way of Greenview Lane, where a setback of 75 feet from centerline of existing travel way is normally required. The subject property, Assessor's Parcel Number 042-164-052-000, comprises approximately 1.0391 acres is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 3970 Greenview Lane, in the Loomis 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 <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a> . |
| 11:10 a.m.<br>BS | <b>VARIANCE (PLN20-00040)</b><br><b>DUNCAN</b><br><b>CATEGORICAL EXEMPTION</b><br><b>SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</b><br>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, Jacob Duncan, for the approval of a Variance to allow for the construction and placement of a pool, spa, and equipment to be located 15 feet from the south side property line where a setback of 25 feet is normally required for pool, spa, and pool equipment. Additionally, the applicant is requesting a setback reduction for the placement of a patio cover with fireplace that is proposed to be located 13 feet from the south side property line, where a setback of 30 feet is normally required. Lastly the applicant is requesting a setback reduction retaining walls ranging from 3-4 feet in height to be placed 7-feet from east property line, where a setback of 30 feet is normally required. The subject   |

|                          |   |
|--------------------------|---|
|                          | <p>property, Assessor's Parcel Number 043-170-005-000, comprises approximately 5 acres, is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 3000 Aspen Drive, 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 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 <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>  |
| <p>11:20 a.m.<br/>BS</p> | <p><b>VARIANCE (PLN20-00013)</b><br/><b><a href="#">AIELLO</a></b><br/><b>CATEGORICAL EXEMPTION</b><br/><b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b><br/>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 <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p> |
| <p>11:30 a.m.<br/>BS</p> | <p><b>VARIANCE (PLN19-00380)</b><br/><b><a href="#">BERGH</a></b><br/><b>CATEGORICAL EXEMPTION</b><br/><b>SUPERVISORIAL DISTRICT 4 SUPERVISOR (UHLER)</b><br/>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</p>  |

|                          |  |
|--------------------------|--|
|                          | <p>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 <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>   |
| <p>11:40 a.m.<br/>BS</p> | <p><b>VARIANCE (PLN20-00059)</b><br/><b><a href="#">WOLFE</a></b><br/><b>CATEGORICAL EXEMPTION</b><br/><b>SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</b><br/>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, Ellen Wolfe, for the approval of a Variance to allow for a 2,165 square foot single-family residence and a 688 square foot residential accessory structure/ detached garage to be located 10 feet from the recorded setback line for Mountainview Drive, where a setback of 20 feet is normally required. In addition, a Variance to allow the single-family residence to be located 10 feet from the rear property line, where 20 feet is normally required for two or more stories. The subject property, Assessor's Parcel Number 037-173-028-000 comprises approximately 10,393 square feet or 0.23 acres and is currently zoned RS (Residential Single Family) and is located at 3865 Mountainview Drive, in the Loomis 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 Small Structures). 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>11:50 a.m.<br/>DF</p> | <p><b>MINOR LAND DIVISION (PLN19-00123)</b><br/><b><a href="#">WILSON</a></b><br/><b>MITIGATED NEGATIVE DECLARATION</b><br/><b>SUPERVISORIAL DISTRICT 4 SUPERVISOR (UHLER)</b><br/>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, Jeanne Pilling, for the approval of a Minor Land Division to subdivide a 3.31-acre parcel into three parcels consisting of 1.15 acres (Parcel 1), 1.07 acres (Parcel 2), and 1.07 acres (Parcel 3). The subject property, Assessor's Parcel Number 035-151-011-000, comprises approximately 3.31 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 a Planned Development of 1 dwelling unit per acre) and is located at 7420 Vogel Valley Road, in the Granite Bay area. The Parcel Review Committee will also consider adoption of the proposed Mitigated Negative Declaration prepared for the project. The Planning Services Division contact, Delanie Farnham, can be reached by phone at (530) 745-3187 or by email at <a href="mailto:dfarnham@placer.ca.gov">dfarnham@placer.ca.gov</a>.</p>  |
| <p>12:00 p.m.<br/>DF</p> | <p><b>MINOR LAND DIVISION EXTENSION OF TIME (PLN14-00121)</b><br/><b><a href="#">DADURKA</a></b><br/><b>PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION</b><br/><b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b></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 (PLN14-00121). The Minor Land Division allowed a 26.61 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 &amp; 073-390-057-000, comprise approximately 26.61, 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 <a href="mailto:dfarnham@placer.ca.gov">dfarnham@placer.ca.gov</a>.</p> |
| <p>12:10 p.m.<br/>DF</p>  | <p><b>VARIANCE (PLN20-00069)</b><br/><b><a href="#">PLACE</a></b><br/><b>CATEGORICAL EXEMPTION</b><br/><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, Brian and Mattie Place, for the approval of a Variance to the eastern side setback to 17 feet from the property line where 30' to property line is normally required in order to construct an approximately 1,452 square foot accessory structure/detached garage. The subject property, Assessor's Parcel Number 032-263-091-000, comprises approximately 4.4 acres is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 8585 Rock Springs Road, in the Penryn 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, Delanie Farnham, can be reached by phone at (530) 745-3187 or by email at <a href="mailto:dfarnham@placer.ca.gov">dfarnham@placer.ca.gov</a>.</p>  |
| <p>12:20 p.m.<br/>KKC</p> | <p><b>MINOR LAND DIVISION (PLN19-00389)</b><br/><b><a href="#">TRUSTED INVESTORS</a></b><br/><b>CATEGORICAL EXEMPTION</b><br/><b>SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</b></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 Giuliani and Kull-Auburn, Inc. on behalf of the property owners, Trusted Investors LLC, for the approval of a Minor Land Division that would result in the creation of four parcels consisting of 3,024 square feet; 4,063 square feet; and two 2,130-square feet. The subject</p>  |

|                   |   |
|-------------------|---|
|                   | <p>property, Assessor's Parcel Number 051-300-033-000, comprises approximately 1.1 acres is currently zoned C2-DC (General Commercial combining Design Scenic Corridor) and is located at 3130 Professional Drive, in the Auburn 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, Kally Keding-Cecil can be reached by phone at (530) 745-3034 or by email at <a href="mailto:kkedinge@placer.ca.gov">kkedinge@placer.ca.gov</a>.</p>   |
| 12:30 p.m.        | <p><b>SCHEDULED BREAK</b></p>   |
| 12:40 p.m.<br>KKC | <p><b>MINOR USE PERMIT AND VARIANCE (PLN19-00395)</b><br/> <b><u>ALTA DUPLEX</u></b><br/> <b>CATEGORICAL EXEMPTION</b><br/> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b><br/> 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 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-Keding-Cecil, can be reached by phone at (530) 745-3034 or by email at <a href="mailto:kkedinge@placer.ca.gov">kkedinge@placer.ca.gov</a>.</p> |
| 12:50 p.m.<br>AR  | <p><b>VARIANCE (PLN20-00051)</b><br/> <b><u>DOROSHUK</u></b><br/> <b>CATEGORICAL EXEMPTION</b><br/> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</b><br/> 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 Paul Doroshuk, on behalf of the property owner Eastridge Investments, for the approval of a Variance to allow for a 1,000 square foot addition to an existing dwelling which would be located 37 feet from edge of easement where a front setback of 50 feet from edge of easement is normally required (or 75 feet from centerline of traveled way, whichever is greater). The request also includes the construction of an approximately 70 square foot porch to be 43 feet from edge of easement where a front setback of 50 feet from edge of easement is normally required (or 75 feet from centerline of traveled way, whichever is greater). The subject</p>  |

|                         |  |
|-------------------------|--|
|                         | <p>property, Assessor's Parcel Number 038-250-030-000, comprises approximately 1 acre, is currently zoned F 4.6 (Farm, combining a minimum Building Site of 4.6 acres) and is located at 1025 Merry Knoll Road, in the Auburn 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>1:00 p.m.<br/>AR</p> | <p><b>VARIANCE (PLN19-00391)</b><br/><b><u>DRAKE</u></b><br/><b>CATEGORICAL EXEMPTION</b><br/><b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b><br/> <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, Dallas Drake, for the approval of a Variance to allow for the construction of a 1,800 square foot, two story residence to be located 17 feet from front property boundary where 20 feet from front property boundary (or 29 feet from centerline of traveled way where 50 feet from centerline of traveled way is normally required, whichever is greater). The request also includes a Variance to allow for construction of a staircase and deck to be 12 feet from front property boundary where 20 feet from front property boundary (or 24 feet from centerline of traveled way where 50 feet from centerline of traveled way is normally required, whichever is greater). The request also includes a Variance to allow a seven (7) foot setback from a canal where 100 feet is normally required. The subject property, Assessor's Parcel Number 054-060-020-000, comprises approximately .17 acres, is currently zoned RS-AG (Residential Single Family combining Agriculture) and is located at 1645 Auburn Ravine 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 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 <a href="mailto:arossig@placer.ca.gov">arossig@placer.ca.gov</a>.</p> </p> |
| <p>1:10 p.m.<br/>AR</p> | <p><b>MINOR USE PERMIT (PLN20-00070)</b><br/><b><u>YORSTON</u></b><br/><b>CATEGORICAL EXEMPTION</b><br/><b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b><br/> <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 Jodi and Scott Yorston, on behalf of the property owners, Linda Halliday and David Yorston, for the approval of a Minor Use Permit to allow for the establishment of an approximately 1,173 square foot mobile home on a soft set foundation due to a medical hardship. The subject property, Assessor's Parcel Number 064-310-005-000, comprises approximately 20 acres, is currently zoned RF-B-X-20 (Residential Forest, combining minimum Building Site of 20 acres) and is located at 7057 Blackhawk Lane in the Foresthill area. The Zoning Administrator will also</p> </p>   |

|                         |   |
|-------------------------|---|
|                         | <p>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 <a href="mailto:arossig@placer.ca.gov">arossig@placer.ca.gov</a>.</p>   |
| <p>1:20 p.m.<br/>AR</p> | <p><b>MINOR LAND DIVISION EXTENSION OF TIME (PLN15-00177)</b><br/><b>HALES</b><br/><b>PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b><br/>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, Samuel Hales, for the approval of a Minor Land Division Extension of Time to extend the expiration date by two years in order to complete construction of project improvements and record a Parcel Map. The subject property, Assessor's Parcel Number 071-100-022-000, comprises approximately 13.3 acres, is currently zoned F-B-100 PD=0.4 (Farm, combining minimum Building Site of 100,000 square feet (or 2.3 ac min) combining Planned Development of 0.4 dwelling units per acre) and is located southeast of the intersection of Eden Forest Drive and Far Far A Way in the Colfax area. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA was previously adopted. The Parcel Review Chairman will be asked to make a finding that no changes have occurred to the project or existing circumstances that would warrant additional environmental analysis for the Extension of Time request. 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>1:30 p.m.<br/>SW</p> | <p><b>VARIANCE (PLN18-00096)</b><br/><b>FITTERER/MCCOWN</b><br/><b>CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</b><br/>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, Kelly McCown and Barbara Fitterer, for the approval of a three-year Extension of Time request for the Variance approved to allow for construction of a residential addition to the existing single-family residence approximately 16-feet to the proposed deck, 20-feet to the garage and 28-feet to the living space as measured from the front property line of the subject property. The subject property, Assessor's Parcel Number 069-062-009-000, comprises approximately .1153 acres, is currently zoned RS-B-X6,500 (Residential Single Family, combining minimum Building Site of 6,500 square feet) and is located at 1152 Lake Drive, in the Soda Springs area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050 Class 3 – New Construction of the Placer County Environmental Review Ordinance. The Planning Services Division contact Stacy Wydra, can be reached by phone at (530) 581-6288 or by email at <a href="mailto:swydra@placer.ca.gov">swydra@placer.ca.gov</a>.</p>   |
| <p>1:40 p.m.<br/>HB</p> | <p><b>VARIANCE PLN19-00309</b><br/><b>6M LLC</b></p>  |



|                         |   |
|-------------------------|---|
|                         | <p><b>CATEGORICAL EXEMPTION CLASS 3A<br/>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, 6M LLC for the approval of a Variance to reduce the required 20-foot front setback to seven feet and ten inches, as measured from the property line, and to reduce the required 7.5 foot required side setback to three feet and one inch, for a new 330 square foot single-car attached garage. The applicant is also requesting to reduce the required seven and one-half foot side setback to three feet and two inches to retroactively permit a covered side deck on the north side of the residence. The subject property, Assessor's Parcel Number 091-174-001-000, comprises approximately .21 acres, is currently zoned Residential and is located at 4480 N. Lake Blvd., in the Carnelian Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 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 <a href="mailto:hbeckman@placer.ca.gov">hbeckman@placer.ca.gov</a>.</p> |
| <p>1:50 p.m.<br/>HB</p> | <p><b>VARIANCE (PLN20-00022)</b><br/><b>SCOTT</b></p> <p><b>CATEGORICAL EXEMPTION CLASS 3A<br/>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, Steven and Terri Scott, for the approval of a Variance to reduce the required 20-foot front setback to 12.5 feet (8.7 feet to eaves) for a new 538 square foot, two-story garage with 408 square feet of living space above; the living space would not encroach into the front setback. The applicant is also requesting a variance to reduce the required side setback from five feet to 2.5 feet for a second-story deck addition. The subject property, Assessor's Parcel Number 083-330-037-000 comprises approximately .2806 acres is currently zoned Residential and is located at 507 Club Drive in the Tahoe City area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 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>2:00 p.m.<br/>NS</p> | <p><b>ADMINISTRATIVE REVIEW PERMIT (PLN18-00469)</b><br/><b>SEHR WINERY</b></p> <p><b>MITIGATED NEGATIVE DECLARATION<br/>SUPERVISORIAL DISTRICT 4 SUPERVISOR (UHLER)</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, AJS Enterprised, LLC, for the approval of a Administrative Review Permit to permit a small winery that would produce up to 20,000 cases of wine annually and host six promotional events annually. The proposed project consists of construction of an</p>   |

|                          |  |
|--------------------------|--|
|                          | <p>approximately 11,200 square-foot facility inclusive of a 4,300 square foot wine cave. In addition to the winery, the project proposes to produce a small amount of olive oil from trees grown on the property. The project also proposes construction of approximately 6,200 square-feet of patio and covered porch. The subject property, Assessor's Parcel Number 035-050-073-000, comprises 78.7 acres, is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 6635 Cavitt Stallman Road in Granite Bay. The Zoning Administrator will also consider adoption of the proposed Mitigated Negative Declaration prepared for the project. The Planning Services Division contact, Nikki Streegan, can be reached by phone at (530) 745-3577 or by email at <a href="mailto:nstreegan@placer.ca.gov">nstreegan@placer.ca.gov</a>.</p> |
| <p>2:30 p.m.<br/>PRC</p> | <p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN20-00025)<br/>BARONE/AYERS<br/>SUPERVISORIAL DISTRICT 1 SUPERVISOR GORE</b><br/>A Minor Boundary Line Adjustment of Assessor's Parcel Numbers 473-030-038-000 &amp; 473-030-039-000 to reconfigure the subject parcels. The properties are zoned O; RS-AG-B-20: (Open Space); RS-AG-B-20 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 square feet) and RS-AG-B-20; RS-B-X-3000 RS-AG-B-20 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 square feet ); RS-B-X 3,000 (Residential Single Family, combining minimum Building Site of 3,000 square feet) respectively and are located in the Roseville area.</p>  |
| <p>2:31 p.m.<br/>PRC</p> | <p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN20-00028)<br/>FRANSELLA<br/>SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</b><br/>A Minor Boundary Line Adjustment of Assessor's Parcel Numbers 072-100-057-000 &amp; 072-100-062-000 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.</p>   |