



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
FINAL AGENDA  
TUESDAY, APRIL 20, 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 will be open to in-person attendance. To remain in compliance with the state's public health guidance, 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/94077979969> # utilizing the "raise hand" function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 940 7797 9969**

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**

11:00 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>
11:00 AM JB	<p><b>VARIANCE (PLN21-00039)</b> <b>DAULTON</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 owner, Kathleen Daulton, for the approval of a Variance to allow for a 37-foot, ten-inch to centerline front setback where 20 feet from centerline is required (Nevada Street), an eight-foot, nine-inch to property line street-side setback where ten feet to property line is required (Olive Street), and a five-foot, four-inch to the South side property line setback where ten feet is required in order to demolish an existing residence and construct a new single-family dwelling. The subject property, Assessor's Parcel Number 115-040-030-000, comprises approximately .1556 acres, is currently zoned Residential and is located at 5095 Nevada Street in the Carnelian Bay 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) and Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5, Minor Alterations in Land Use Limitations). 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>
11:10 AM JB	<p><b>VARIANCE (PLN21-00024)</b> <b>T-MOBILE GENERATOR</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 owner, Global Signal Acquisitions IV, LLC, for the approval of a Variance to allow for a six-foot, eight-inch from property line front setback where 50 feet is required, and a four-inch from property line east side setback where 20 feet is required to install an emergency backup generator proposed inside a new T-Mobile cellular lease area near an existing cellular monopine on which T-Mobile has collocated antennas. The subject property, Assessor's Parcel Number 066-110-001-000, comprises approximately .4857 acres, is currently zoned RS-AG-B-40 PD1 (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 50149 Hampshire Rocks Road in the Emigrant Gap area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section</p>

	<p>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) and Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations). The Planning Services Division contact, Janey Balvin can be reached by phone at (530) 581-6283 or by email at <a href="mailto:jbalvin@placer.ca.gov">jbalvin@placer.ca.gov</a>.</p>
<p>11:20 AM SB</p>	<p><b>VARIANCE (PLN21-00069)</b> <b><a href="#">BRAYLINGA/BOYLE</a></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, Tracy Braylinga and Chris Boyle, for the approval of a Variance to the following: The front setback requirement of 20 feet from property line to allow for a zero foot setback, the side property lines to the north to allow for a setback of 2.5 feet and 2.5 feet and zero feet to the southern side property lines, where 5 foot would otherwise be required, a rear setback of 1.5 feet where 10 feet is required, a watercourse setback of 92 feet where 100 feet from centerline is required, a 3 bedroom residence where the density of 1.7 bedrooms would be allowed, 2 parking spaces where 3 parking spaces are required, , and allowing for site coverage of 62 percent, where 35 percent is the maximum permissible. The subject property, Assessor’s Parcel Number 096-030-035-000, comprises approximately .067 acres, is currently zoned HDR PD=25 (High Density residential and a Planned Development of 25 bedrooms per acre) and is located at 241 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, Steve Buelna can be reached by phone at (530) 388-6481 or by email at <a href="mailto:sbuelna@placer.ca.gov">sbuelna@placer.ca.gov</a>.</p>
<p>11:30 AM SB</p>	<p><b>VARIANCE (PLN21-00091)</b> <b><a href="#">PORTER/MOORE</a></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, Frank and Sharan Porter &amp; Richard and Tanya Moore, for the approval of a Variance to the front setback requirement of 30 feet to allow for a setback of 15 foot 6 inches for the construction of a new garage with deck above. The deck portion is included in this variance and would extend to 10 feet from the front property line. The subject property, Assessor’s Parcel Number 069-410-009-000, comprises approximately .16 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 4104 Westshore Drive 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 3, New Construction or</p>

	<p>Conversion of Small Structures). The Planning Services Division contact, Steve Buelna can be reached by phone at (530) 388-6481 or by email at sbuelna@placer.ca.gov.</p>
<p>12:00 PM HB</p>	<p><b>VARIANCE (PLN21-00080)</b>  <b><u>SQUAW VALLEY / ALPINE MEADOWS BASE-TO-BASE GONDOLA</u></b>  <b>ADDENDUM TO PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT</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 applicant, Squaw Valley Ski Holdings LLC, for the approval of a Variance to height for structures associated with the Alpine Meadows base-terminal and Alpine Meadows mid-station. Specifically, the variance request is to 1) allow a 45.2-foot height for the Alpine Meadows base-terminal cabin storage and maintenance facility building whereas a maximum height of 25 feet is otherwise allowed, and 2) allow a 52.5-foot height for the Alpine Meadows mid-station avalanche enclosure, whereas a maximum height of 25 feet is otherwise allowed. The Squaw Valley/Alpine Meadows Base-to-Base Gondola Conditional Use Permit (PLN15-00398) was approved by the Board of Supervisors on July 23, 2019, and an Environmental Impact Report (SCH# 2016042066) was certified at the same time. The subject project area is located on two separate parcels. The Alpine Meadows base terminal is Assessor's Parcel Number 095-190-005-000, comprises approximately 640 acres, is currently zoned O (Open Space) and is located at 2600 Alpine Meadows Road in the Alpine Meadows area. The Alpine Meadows mid-station is Assessor's Parcel Number 095-280-033-000, comprises approximately 143 acres, is currently zoned O (Open Space) and is located at 2400 Alpine Meadows Road in the Alpine Meadows area. The Zoning Administrator will also consider an Addendum to the previously certified EIR for this project. The Planning Services Division contact, Heather Beckman can be reached by phone at (530) 388-6484 or by email at hbeckman@placer.ca.gov.</p>