



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
FINAL AGENDA  
THURSDAY, APRIL 21, 2022**

**The Planning Commission Hearing Room will be open to in-person attendance. Public comment during the meeting will be offered in-person and virtually through a Zoom meeting webinar <https://us06web.zoom.us/j/81695586692> utilizing the “raise hand” function; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 816 9558 6692.**

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 PARCEL REVIEW COMMITTEE</b>	
9:30 a.m.	<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>

9:30 a.m. KKC	<p><b>MINOR LAND DIVISION EXTENSION OF TIME (PMLD 20070292)</b>  <b>SMITH TRUST</b>  <b>CATEGORICAL EXEMPTION</b>  <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, Paul Austin, for the approval of a Minor Land Division Extension of Time to divide a 41.18-acre parcel into four parcels consisting of 5.10 acres (Parcel 1), 6.70 acres (Parcel 2), 12.88 acres (Parcel 3), and 16.50 acres (Parcel 4). The subject property, Assessor's Parcel Numbers 099-050-006-000 &amp; 099-050-007-000, comprise approximately 41.18 acres, are currently zoned F-B-100 PD0.4 (Farm, combining minimum Building Site of 100,000 square feet (or 2.3 ac min) and a Planned Development of 0.4 dwelling units per acre) and are located at 27355 Rollins Lake Road, in the Colfax area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15304 of the California Environmental Quality Act and 18.36.060 of the Placer County Environmental Review Ordinance. The Planning Services Division contact, Kally Kedinger-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>
9:40 a.m. KKC	<p><b>CERTIFICATE OF COMPLIANCE (PLN21-00268)</b>  <b>KAMBE</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b></p> <p>County review of Assessor's Parcel Number 043-141-002-000 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 RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located in the Loomis area.</p>
9:50 a.m. JB	<p><b>CERTIFICATE OF COMPLIANCE (PLN21-00509)</b>  <b>DAY</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</b></p> <p>County Review of Assessor's Parcel Number 097-075-016-000 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 Homewood area.</p>
9:55 a.m. PRC	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN21-00550)</b>  <b>HONCHAR</b>  <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</b></p> <p>Minor Boundary Line Adjustment of Assessor's Parcel Numbers 037-041-006-000 &amp; 037-041-020-000 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 Loomis area.</p>
9:55 a.m. PRC	<p><b>MINOR BOUNDARY LINE ADJUSTMENT</b>  <b>HOWELL</b>  <b>SUPERVISOR DISTRICT 2 SUPERVISOR (WEYGANDT)</b></p> <p>Minor Boundary Line Adjustment of Assessor's Parcel Numbers 026-260-033-000 &amp; 031-040-033-000 to reconfigure the subject parcels. The properties are zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and are located in the Newcastle area.</p>

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

<p>10:00 a.m. HB</p>	<p><b>VARIANCE (PLN21-00356)</b> <b><u>SEEGERT</u></b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> 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 Brenda Seegert, for the approval of Variances to the required front, side and rear building setbacks. Specifically the applicants are requesting four variances: (1) a zero-foot front setback along North Lake Boulevard to allow for a 6-foot-tall wood and stone fence whereas 20 feet from the property line is otherwise required; (2) a 17-foot front setback for the proposed new residence, and 15 foot front setback (13 feet to eaves) to allow for a cantilevered second story living area totaling 31 square feet, whereas 20 feet from the property line is otherwise required; (3) a three-foot rear setback for second- and third-story decks and spiral staircase, whereas 10 feet from the property line is otherwise required; and (4) a three-foot roof eave projection on the western side property line, whereas a two and one-half foot projection is otherwise allowed. The subject property, Assessor's Parcel Number 117-130-032-000, comprises approximately .1224 acres, is currently zoned Mixed-Use (North Tahoe West) and is located at 7460 No. Lake Blvd. in the Tahoe Vista area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 18.36.050 and 18.36.070 of the Placer County Environmental Review Ordinance Class 3 (New Construction or Conversion of Small Structures) and Class 5 (Minor Alterations in Land Use Limitations) which allows for the reconstruction of single-family dwellings. The Planning Services Division contact, Heather Beckman can be reached by phone at (530) 388-6484 or by email at <a href="mailto:hbeckman@placer.ca.gov">hbeckman@placer.ca.gov</a>.</p>
<p>10:15 a.m. SW</p>	<p><b>VARIANCE (PLN20-00348)</b> <b><u>WISEMAN</u></b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> 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, John Wiseman and Tracy Yapp-Melcher, for the approval of a Variance for the construction of a residential accessory structure to be located 1.83-feet from the front property line whereas a 20-foot setback is required and for a 2.55-foot side setback from the southeast property line whereas a 5-foot setback is required and allow for a six-foot tall fence to be located within the required front setback at the property line and located in the right-of-way. The subject property, Assessor's Parcel Number 094-102-010-000, comprises approximately .1278 acres, is currently zoned Residential and is located at 300 Grove Street in the Tahoe City 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, 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>10:30 a.m. KC</p>	<p><b>VARIANCE (PERMIT 21-00278)</b> <b><a href="#">LOOMIS</a></b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</b> 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 John Mourier, on behalf of property owner, John Loomis, for the approval of a Variance to allow for construction of a 650 square foot covered deck to be located 11 feet from the east (side) property line where 30 feet is normally required. The subject property, Assessor's Parcel Number 036-050-011-000 comprises approximately 3 acres, is zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet and is located at 4391 Vista Drive in Loomis. 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 <a href="mailto:kconklin@placer.ca.gov">kconklin@placer.ca.gov</a>.</p>
<p>10:40 a.m. KC</p>	<p><b>MINOR USE PERMIT (PLN22-00063)</b> <b><a href="#">SILVA</a></b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> 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, Alexander Silva for the approval of a Minor Use Permit to allow for construction of a 500 square foot accessory shop building to be constructed prior to the establishment of a primary use (single-family residence). The subject property, Assessor's Parcel Number 073-201-001-000, comprises approximately 2 acres, is zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet and is located on Crother Road in Meadow Vista. 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 <a href="mailto:kconklin@placer.ca.gov">kconklin@placer.ca.gov</a>.</p>
<p>10:50 a.m. KC</p>	<p><b>VARIANCE (PLN22-00038)</b> <b><a href="#">GUINNIP VARIANCE</a></b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</b> 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, Chris and Emily Guinnip, for the approval of a Variance to reduce the minimum required side setback to 15 feet where 20 feet is normally required in order to allow for the construction of a 2,000 square foot accessory building. The applicant is also requesting approval of a Variance to exceed the maximum floor area square footage limit for residential accessory structures to construct the 2,000 square foot accessory building and maintain a 667 square foot existing garage and a 320 square foot shed. The subject property, Assessor's Parcel Number 468-040-004-000, comprises .7007 acres, is</p>

	<p>zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet) and is located at 3620 Annabelle Avenue 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). 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>11:00 a.m. KC</p>	<p><b>VARIANCE (PLN22-00001)</b> <b><a href="#">THOMPSON</a></b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> 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, Gerald Thompson, for the approval of a Variance to construct a 480 square foot (16 feet by 30 feet) gazebo to be located 0 feet from a man-made pond where 50 feet is normally required. The applicant is also requesting approval of a variance to locate the gazebo 76 feet from the edge of a canal where 100 feet is normally required. The subject property, Assessor's Parcel Number 073-181-024-000, comprises approximately 2.8 acres, is zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet and is located at 18115 Oleander Road in the Applegate 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, 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>11:10 a.m. KKC</p>	<p><b>MINOR USE PERMIT AND VARIANCE (PLN20-00210)</b> <b><a href="#">MOUNTAIN SHADOW RETREAT</a></b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> 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, Blue Dream Properties LLC, for the approval of a Minor User Permit to allow for the construction of new lodging and accessory structures and the operation of a rural retreat named Mountain Shadows Retreat to allow for 32 overnight guests and an additional 75 daytimes guests for a maximum of 102 guests to host 48 annual events. The project will be constructing a new permanent restroom, placing three tiny homes onsite for lodging, and would provide 47 parking spaces. The request also includes a Variance to the rear 30-foot setback to allow: 1) an existing 360 square foot deck to be 14 feet from the property line; 2) an existing 213 square foot casita to be 19 feet from the property line; 3) an additional existing 1,760 square foot deck to be 14 feet from the property line; and 4) a Variance to the parking lot surfacing requirement to allow compacted road base surfacing where hot mix asphalt or concrete is normally required. The subject property, Assessor's Parcel Number 007-110-026-000, comprises approximately 2.9 acres, is currently zoned RF-B-40 (Residential Forest, combining minimum Building Site of 40,000 Square Feet) and is located at 24260</p>

	<p>Mosquito Ridge Road in the Foresthill area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15301 and 15303 of the California Environmental Quality Act Guidelines and Sections 18.36.030 and 18.36.050 of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities; 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 <a href="mailto:kkedinge@placer.ca.gov">kkedinge@placer.ca.gov</a>.</p>
<p>11:20 a.m. KKC</p>	<p><b>VARIANCE (PLN22-00061)</b> <b><a href="#">WALSH</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, Donald and Jennifer Walsh, for the approval of a Variance to allow an existing generator to be located 11 feet within the edge of easement where setback of 50 feet is normally required. The subject property, Assessor's Parcel Number 026-350-047-000 comprises approximately 7.6 acres, is currently zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and is located at 4115 Sailors 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 18.36.030(E) of the Placer County Environmental Review Ordinance (Class 3 - New Construction, Accessory Structures). The Planning Services Division contact, Kally Kedinger-Cecil, can be reached by phone at (530) 745-3034 or <a href="mailto:kkedinge@placer.ca.gov">kkedinge@placer.ca.gov</a>.</p>
<p>11:30 a.m. BS</p>	<p><b>SUBDIVISION MODIFICATION (PLN22-00007)</b> <b><a href="#">BLACKBURN</a></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 Chris Blackburn, for the approval of a Subdivision Modification to allow for construction of a +/- 1,200 square foot residential accessory structure/detached garage to be located 22 feet from the recorded front setback line for Oak Knoll Drive where a setback of 35 feet is normally required. The subject property, Assessor's Parcel Number 047-032-001-000, comprises approximately 1 acre, 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 8257 Oak Knoll Drive 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 Small 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 <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a></p>
<p>11:40 a.m. SW</p>	<p><b>VARIANCE (PLN21-00505)</b> <b><a href="#">ERIKSSON</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</p>

	<p>request from the property owner, Stan Eriksson, for the approval of a Variance to allow for the construction of a new single-family residence, garage, and exterior deck, located approximately 22.4-feet from the centerline of the watercourse, Bear Creek, to the deck of the proposed residence and approximately 29.5-feet to the residence from the centerline of Bear Creek, whereas 100-feet is required. The subject property, Assessor's Parcel Number 095-380-010-000, comprises approximately .2087 acres is currently zoned RS PD4 (Residential Single Family and a Planned Development of .4 dwelling units per acre) and is located at 1432 Mineral Springs Trail in the Alpine Meadows 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) 388-6482 or by email at <a href="mailto:swydra@placer.ca.gov">swydra@placer.ca.gov</a>.</p>
<p>11:50 a.m. SW</p>	<p><b>VARIANCE (PLN22-00108)</b>  <a href="#">SHADYSIDE TAVERN</a>  <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, Shadyside LLC, for the approval of a Variance to reduce the required front and side setbacks for the construction of a covered handicap access ramp and walkway approximately one foot (1') from the front property line, construction of a second story addition for storage above a portion of the existing building to be reconstructed, proposed to be located approximately nine feet (9') from the front property line, and construct a single story addition for storage zero feet (0') from the northern side property line whereas, a 20 foot front setback is required and a total of 15 feet, with a five (5') minimum on each side is required for the side setback proposed at the existing commercial building. The subject property, Assessor's Parcel Number 083-108-005-000, comprises approximately .1175 acres, is currently zoned Sunnyside Village Center of the West Shore Mixed-Use Subdistrict of the Tahoe Basin Area Plan and is located at 1770 W. Lake Blvd. in the Sunnyside area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.050 Class 3 – "New Construction" of the Placer County Environmental Review Ordinance and Section 15303 of the California Environmental Quality Act (CEQA). Planning Services Division contact, Stacy Wydra, can be reached by phone at (530) 388-6482 or by email at <a href="mailto:swydra@placer.ca.gov">swydra@placer.ca.gov</a></p>
<p>12:00 p.m. AF</p>	<p><b>MINOR USE PERMIT AND VARIANCE EXTENSION OF TIME (PLN20-00079)</b>  <a href="#">GOLD COUNTRY WILDLIFE RESCUE</a>  <b>CATEGORICAL EXEMPTION OR</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 Sallysue Stein, Board President of Gold County Wildlife Rescue, on behalf of the property owner, GCWR Holding, LLC, for the approval of a three-year Extension of Time for a Minor Use Permit and Variance originally approved on May 21, 2020. The Minor Use Permit allows for the operation of a wildlife intake center. Also approved was a Variance to Section 17.54.070.C.3 of the County Code, which requires paving of onsite parking and circulation areas for commercial and</p>

	<p>institutional uses, to allow use of aggregate road base. The subject property, Assessor's Parcel Numbers 038-211-011-000 and 038-230-048-000, comprises approximately 10 acres, is zoned F 4.6 (Farm, combining a minimum Building Site of 4.6 acres) and is located at 11340 Mount Vernon Road 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). The Planning Services Division contact, Alex Fisch, can be reached by phone at (530) 745-3081 or by email at <a href="mailto:afisch@placer.ca.gov">afisch@placer.ca.gov</a>.</p>
<p>12:10 p.m. AC</p>	<p><b>VARIANCE (PLN21-00507)</b> <b><a href="#">GREENBERG</a></b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> 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, Joshua and Susanna Greenberg, for the approval of a Variance to allow a deck above a proposed garage. The garage qualifies for a setback exception per 17.54.140.B.2.a due to the steep slopes on the site, and is located 9' from the property line. The deck is located above the garage and 12.1' from the front property line where 20' would otherwise would be required.. The subject property, Assessor's Parcel Number 083-450-004-000 comprises approximately .2846 acres, is currently zoned Residential and is located at 4118 Courchevel Road in the Tahoe City 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, Amy Cornelius, can be reached by phone at (530) 581-6286 or by email at <a href="mailto:acornelius@placer.ca.gov">acornelius@placer.ca.gov</a>.</p>
<p>12:20 p.m. AC</p>	<p><b>VARIANCE (PLN21-00517)</b> <b><a href="#">HINMAN</a></b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> 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, John Hinman, for the approval of a Variance for a reduction to the front setback requirement of 20 feet from property line to allow for a setback of 10 feet, in order to construct a new covered walkway in order to address the situation that there is currently no parking that provides direct access to this residence. Additionally, the Zoning Administrator will be asked to acknowledge that the location of the existing residence is currently within the existing 20 foot setback. The subject property, Assessor's Parcel Number 096-170-008-000, comprises approximately .2643 acres, is currently zoned LDR DF=10 (Low Density Residential, combining a Density Factor 10) and is located at 1201 Sandy Way in the Olympic Valley 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, Amy Cornelius, can be reached by phone at (530) 906-5787 or by email at <a href="mailto:acornelius@placer.ca.gov">acornelius@placer.ca.gov</a>.</p>



<p>12:30 p.m. AC</p>	<p><b>VARIANCE (PLN22-00029)</b>  <a href="#">MCCAULEY</a>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b>          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, John and Cindy McCauley, for the approval of a Variance to construct an addition and deck extension which both encroach into the 100' watercourse setback with a maximum encroachment of 25'. The existing residence is legal nonconforming with respect to it's location in the watercourse setback and a variance for a similar project was granted in 2008. The subject property, Assessor's Parcel Number 095-212-009-000 comprises approximately .3312 acres, is currently zoned RS PD4 (Residential Single Family and a Planned Development of .4 dwelling units per acre) and is located at 1633 Deer Park Drive in the Alpine Meadows area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with 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, Amy Cornelius, can be reached by phone at (530) 906-5787 or by email at <a href="mailto:acornelius@placer.ca.gov">acornelius@placer.ca.gov</a></p>
<p>12:40 p.m. KC</p>	<p><b>DESIGN REVIEW (PLN22-00041)</b>  <a href="#">GULARTE BUILDING II</a>  <b>SUPERVISORIAL DISTRICT 2 SUPERVISOR (WEYGANDT)</b>  <b>Owner/Applicant:</b> GREG GULARTE  <b>APN:</b> 495-020-012-000  <b>Zoning:</b> Industrial Mixed-Use  <b>Planner:</b> Kara Conklin, Assistant Planner (530) 745-3053 or <a href="mailto:kconklin@placer.ca.gov">kconklin@placer.ca.gov</a>  <b>Project Summary:</b> Project is in Nichols Ind Park, Lot 23, 1 acre, proposes 6600 SF building with 1800 SF office, remainder warehouse. Includes yard area, parking, landscaping. One building proposed. No special phasing.</p>
<p>12:45 p.m. SB</p>	<p><b>DESIGN REVIEW (PLN22-00044)</b>  <a href="#">ALPENGLOBE INSTALLATION</a>  <b>Owner:</b> BHR Tahoe LP  <b>APN:</b> 114-040-001-000  <b>Zoning:</b> RES-Ds PD = 5.8; RM-B-X-Ds 20 AC. MIN. PD = 5.8  <b>Planner:</b> Steve Buena, Supervising Planner (530) 581-6285 or <a href="mailto:sbuena@placer.ca.gov">sbuena@placer.ca.gov</a>  <b>Project Summary:</b> Applicant wishes to install three (3) Alpenglobes I the backyard area of the Ritz-Carlton Lake Tahoe adjacent to the restaurant patio to serve as additional food and beverage seating areas.</p>