



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
THURSDAY, MAY 18, 2023**

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/87467247889> utilizing the “raise hand” function; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 874 6724 7889.

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.

not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.

PLACER ZONING ADMINISTRATOR

9:30 a.m.	<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>
9:30 a.m. CG	<p>LA POINTE ADU CARPORT VARIANCE (PLN23-00007) SUPERVISORIAL DISTRICT 5 (GUSTAFSON)</p> <p>NOTICE IS HEREBY GIVEN that the Placer County Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the property owners, Daniele and Josh La Pointe request approval of a variance for an approximate 580 square foot residential accessory structure (accessory dwelling unit (325 square feet) with carport (255 square feet)) to be constructed 10-feet from the front property line where 25-feet from the front property line is normally required. The subject property, Assessor's Parcel Number 054-162-008-000 comprises approximately 0.25-acre is currently zoned Residential Single-Family Residential District combining Building Site 10,000 square foot minimum lot area (RS-B-10) and is located at 144 Sylvan Vista Drive in the Auburn 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 or conversion of small structures). The Community Development Resource Agency contact for this project, Chris Graham, can be reached at (530) 745-3067 or cgraham@placer.ca.gov.</p>
9:40 a.m. CG	<p>SCHACHLE VARIANCE (PLN23-00003) SUPERVISORIAL DISTRICT 5 (GUSTAFSON)</p> <p>NOTICE IS HEREBY GIVEN that the Placer County Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the property owner, Archie Schachle for the approval of a Variance allow for an existing 360 square foot residential accessory structure (shop) to be 28 feet from the front property line and a proposed 600 square foot residential accessory structure (carport) 28 feet from the front property line where 50 feet from the front property line is normally required. The subject property, Assessor's Parcel Number 076-450-014-000, comprises approximately 1.4-acre, is currently zoned Residential Single Family combining Agricultural District combining Building Site District 100,000 square foot lot minimum combining Aircraft Overflight District (RS-AG-B-100-AO) and is located at 3048 Red Deer Court, in the Auburn 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 or conversion of small structures).The Community Development Resource Agency contact for this project, Chris Graham, can be reached at (530) 745-3067 or cgraham@placer.ca.gov.</p>
9:50 a.m. NT	<p>THOMSON VARIANCE (PLN23-00063) SUPERVISORIAL DISTRICT 5 (GUSTAFSON)</p> <p>NOTICE IS HEREBY GIVEN that the Placer County Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the property owners, David and Roberta Thomson for the approval of a variance to reduce the front setback to 20 feet from edge of easement, where 50 feet is normally required to allow for the construction of an Accessory Dwelling Unit structure (ADU) measuring approximately 1,148 square feet. The subject property, Assessor's Parcel Number 053-031-071-000, comprises approximately 2.8 acres, is currently zoned RA-B-100-AO (Residential Agricultural, combining a minimum Building Site of 100,000 square feet, combining Aircraft Overflight) and is located at 470 Keena Drive, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15303 and 15305 of the California Environmental Quality Act Guidelines and Sections 18.36.050(E) and 18.36.070(A)(1) of the Placer County Environmental Review Ordinance (Class 3 – New Construction and Class 5 – Minor Alterations in Land Use Limitations). The Community Development Resource Agency contact for this project, Nick Trifiro, can be reached at (530) 745-3069 or ntrifiro@placer.ca.gov.</p>

<p>10:00 a.m. SW</p>	<p><u>FIELD VARIANCE (PLN23-00061)</u> SUPERVISORIAL DISTRICT 5 (GUSTAFSON) NOTICE IS HEREBY GIVEN that the Placer County Zoning Administrator will conduct a public hearing at the above place and time to consider a request from Michael Hann of Tower 13 Architecture on behalf of the property owners, Ben and Nancy Field for the approval of a Variance to the 30-foot front setback requirement to allow for a 20-foot setback (17 feet to eaves) in order to construct a single car garage with a covered entry that transitions to the residence. At the front of the residence, the covered entry will be 27 feet from the front property line. The subject property, Assessor's Parcel Number 069-363-006-000, comprises approximately 8,000 sq. ft., is currently zoned R-S-B-X 6,500 sq. ft. (Residential Single-Family, combining minimum Building Site of 6,500 sq. ft.) and is located at 5533 Hemlock 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 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 Community Development Resource Agency contact for this project, Stacy Wydra, can be reached at (530) 388-6482 or swydra@placer.ca.gov.</p>
<p>10:10 a.m. SW</p>	<p><u>ST. CLAIRE VARIANCE (PLN23-00089)</u> SUPERVISORIAL DISTRICT 5 (GUSTAFSON) NOTICE IS HEREBY GIVEN that the Placer County Zoning Administrator will conduct a public hearing at the above place and time to consider a request from Rick Thompson of Sagan Design Group on behalf of the property owner, Greg St. Claire for the approval of a Variance to the 45-foot front setback measured from center of travelled way of a private road easement to allow for a setback of 19 feet (9 feet from the south property line) in order to construct a new trellis and roof structure on a deck over an existing flat-roofed garage. The subject property, Assessor's Parcel Number 085-280-046-000, comprises 12,720 square feet in area, is currently zoned TB-R-SS (Tahoe Basin-Residential-Sunnyside/Skyland) and located at 3145 West Lake Boulevard in the Homewood 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) 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 Community Development Resource Agency contact for this project, Stacy Wydra, can be reached at (530) 388-6482 or swydra@placer.ca.gov.</p>
<p>10:20 a.m. SW</p>	<p><u>TAHOE CROSS-COUNTRY LODGE REPLACEMENT AND EXPANSION PROJECT MINOR USE PERMIT (PLN22-00279)</u> SUPERVISORIAL DISTRICT 5 (GUSTAFSON) NOTICE IS HEREBY GIVEN that the Placer County Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the applicants, the Tahoe Cross-Country Ski Education Association on behalf of the property owners, Tahoe City Public Utility District for the approval of a Minor Use Permit to consider the relocation, expansion, and adaptive reconstruction of the historic Schilling residence into a new building (the Shilling Lodge; construct associated on-site improvements, including a driveway and parking lot, utilities, landscaping and outdoor community areas; and relocate the functions and operations of the existing Tahoe Cross-Country Center (Tahoe XC) to the proposed location of the project site. The subject property, Assessor's Parcel Numbers 093-160-064-000, 093-160-036-000, 093-600-001-000 comprises approximately 43.6 acres and is currently zoned North Tahoe High School – Recreation Subdistrict of the Greater Tahoe City Plan Area of the Tahoe Basin Area Plan. The property is located at 3001 Polaris Road, adjacent to the North Tahoe High School and North Tahoe Middle School, in the Tahoe City area. The Tahoe City Public Utility District (TCPUD) is the Lead Agency under CEQA, and</p>

	<p>Placer County is a Responsible Agency under CEQA. As part of this Minor Use Permit entitlement, the Placer County Zoning Administrator will consider the Environmental Impact Report (EIR) prepared by and certified compliant with CEQA by TCPUD.. The Community Development Resource Agency contact for this project, Stacy Wydra, can be reached at (530) 388-6482 or swydra@placer.ca.gov.</p>
10:30 a.m. SW	<p>PENNYROYAL LANE VARIANCE (PLN22-00518) SUPERVISORIAL DISTRICT 5 (GUSTAFSON) NOTICE IS HEREBY GIVEN that the Placer County Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the property owner, Onsnow LLC, for the approval of a Variance for a maximum single-family residential building height of 44-feet, whereas a maximum height of 36-feet is otherwise allowed and to allow for a 3-foot, 8-inch projection of the eaves into the side setback whereas a maximum projection of 2-feet, 6-inches is otherwise allowed, for the addition to the existing single-family residence. The subject property, Assessor's Parcel Number 069-102-008-000, comprises approximately 0.48 acres, is currently zoned RS-B-20 (Residential Single Family, combining minimum Building Site of 20,000 square feet) and is located at 730 Pennyroyal Lane in the Norden area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with CEQA Guidelines Section 15305 and Section 18.36.070 – Class 5 (Minor alterations in land use limitations) of the Placer County Environmental Review Ordinance. The Community Development Resource Agency contact for this project, Stacy Wydra, can be reached at (530) 388-6482 or by email at swydar@placer.ca.gov.</p>
10:40 a.m. BS	<p>SHOSTEK VARIANCE (PLN23-00117) SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) NOTICE IS HEREBY GIVEN that the Placer County Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the property owners, Shane and Paula Shostek for the approval of a Variance to reduce the side setback (west property line) to 20 feet from the property line, where a minimum of 30 feet is normally required and to reduce the front setback (north property line) to 35-feet from edge of the easement, where a minimum of 50-feet from edge of easement is required in order to allow for the placement of a garage. The subject property, Assessor's Parcel Number 076-070-019-000, comprises approximately 0.74 acres, is currently zoned RS-AG-B-100-AO, and is located at 12110 Griffin Way, 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 of the Placer County Environmental Review Ordinance (Class 3 – New Construction Small Structures) because the garage is a small structure. The Community Development Resource Agency contact for this project, Bennett Smithhart, can be reached at (530) 745-3039 or Bsmithha@placer.ca.gov.</p>
10:50 a.m. BS	<p>DOYLE SETBACK VARIANCE (PLN23-00024) SUPERVISORIAL DISTRICT 5 (GUSTAFSON) NOTICE IS HEREBY GIVEN that the Placer County Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the property owners, JXB PROPERTIES LLC, for the approval of a Variance to reduce the side setback to 3'-8" and the rear setback to 2'-8", where a minimum side and rear setback of 4'-0" is normally required, to allow for a conversion of an unpermitted structure into an Accessory Dwelling Unit (ADU). The subject property, Assessor's Parcel Number 052-060-045-000, comprises approximately 0.34 acres, is currently zoned OP-Dc-AO (Office Professional, Combining Design Scenic Corridor, Combining Airport Overflight), and is located at 11755 Atwood 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 of the Placer County Environmental Review Ordinance (Class 3 – New Construction Small Structures) because the ADU is a small structure. The Community Development Resource Agency contact for this project, Bennett Smithhart, can be reached at (530) 745-3039 or bsmithha@placer.ca.gov.</p>
11:00 a.m.	<p>SIMPSON SETBACK VARIANCE (PLN23-00101)</p>

<p>BS</p> <p>WITHDRAWN BY APPLICANT</p>	<p>SUPERVISORIAL DISTRICT 4 (JONES) NOTICE IS HEREBY GIVEN that the Placer County Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the property owner, Bob Simpson, for the approval of a Variance to reduce the rear setback (east property line) to 0 feet from the property line, where a minimum of 5 feet is normally required to allow for the placement of a reflecting pool and pool equipment located at 8385 W. Hidden Lakes Drive in Granite Bay within the Hidden Lake Estates Community. The subject property, Assessor's Parcel Number 047-300-007-000, comprises approximately 0.36 acres, is currently zoned Residential Single Family, combining Building Site of 10,000 square feet minimum (RS-B-X-10000), and is located at 8385 W. Hidden Lakes Drive, in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption pursuant to Section 15270 of the California Environmental Quality Act Guidelines and Section 18.36.010(G) of the Placer County Environmental Review Ordinance (Projects which are disapproved). The Community Development Resource Agency contact for this project, Bennett Smithhart, can be reached at (530) 745-3039 or bsmithha@placer.ca.gov.</p>
<p>11:10 a.m. BS</p>	<p>DESIGN REVIEW (PLN22-00491) DRIFTWOOD APARTMENTS SUPERVISORIAL DISTRICT 5 (GUSTAFSON) Owner: MP Core Grass Valley Hwy LLC APN: 038-101-037-000 Zoning: CPD-Dc; RM-Dc; RS-B-8 (Commercial Planned Development, combining Design Scenic Corridor combining Residential Multi-Family, combining Design Scenic Corridor, Combining Residential Single Family, combining minimum Building Site of 8,000 square feet) Planner: Bennett Smithhart Project Description: The project proposes to construct eighteen (18) 2- story, 3- bedroom 3-bathroom units with single car garages along with six(6) 2-story, 2- bedroom 3-bathroom units with single car garages in the northeasterly area of an existing forty-eight (48) unit Complex.</p>
<p>11:10 a.m. KC</p>	<p>DESIGN REVIEW EXTENSION OF TIME (PLN20-00283) PENRYN TOWNHOMES SUPERVISORIAL DISTRICT 3 (HOLMES) Owner: Jeremy Jaeger APN: 043-060-061-000 Zoning: C1-UP-Dc (Neighborhood Commercial, combining Use Permit required, combining Design Scenic Corridor) Planner: Kara Conklin Project Description: A Design review Agreement and Tree Permit to build a Planned Residential Development of 23 townhomes on 3.2 acres</p>
<p>11:10 a.m. KKC</p>	<p>DESIGN REVIEW (PLN23-00020) TRILOGY AT BICKFORD RANCH SUPERVISORIAL DISTRICT 3 (HOLMES) Owner: SHAA Bickford, LLC APN: 340-013-017-000 Zoning: SPL-BRSP Bickford Ranch Special Plan Planner: Kally Kedingler-Cecil Project Description: Construction of 196 Low-Density, age-restricted homes within the Bickford Ranch Specific Plan (LBR-19). Homes would range from 2,085 SF to 3,829 SF including garages, patios, and landscaping on 48.9 acres.</p>
<p>PLACER COUNTY ZONING ADMINISTRATOR AND PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>11:15 a.m. KC</p>	<p><u>MAUDRU PARCEL MAP MODIFICATION</u> AND VARIANCE (PLN23-00105) SUPERVISORIAL DISTRICT 5 (GUSTAFSON) NOTICE IS HEREBY GIVEN that the Placer County Zoning Administrator/Parcel Review Committee will conduct a public hearing at the above place and time to consider a request from the property owners, Christopher and Kat Maudru for the</p>

	<p>approval of Parcel Map Modification and Variance to expand the building envelope by 325 square feet and a variance to reduce the rear property line setback from 25 feet to ten feet to construct a swimming pool and equipment. The subject property, Assessor's Parcel Number 077-041-017-000, comprises approximately 2.4 acres, is zoned RA-B-100-AO (Residential Agriculture, combining a minimum Building Site of 100,000 square feet, combining Aircraft Overflight) and is located at 1010 Meadow Oak Drive in Auburn. The Zoning Administrator/Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Sections 15303 and 15304 of the California Environmental Quality Act Guidelines – New construction or conversion of small structures and Minor alterations to land; and Sections 18.36.050 and 18.36.060 of the Placer County Environmental Review Ordinance (Class 3 – New construction or conversion of small structures and Class 4 Minor alterations to land). The Community Development Resource Agency contact for this project, Kara Conklin, can be reached at (530) 745-3053 or kconklin@placer.ca.gov.</p>
<p>RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>11:25 a.m. KKC</p>	<p>NAGESWARAN MINOR LAND DIVISION (PLN21-00438) SUPERVISORIAL DISTRICT 1 SUPERVISOR (GORE) NOTICE IS HEREBY GIVEN that the Placer County Parcel Review Committee will conduct a public hearing at the above place and time to consider a request from the property owner, Radhakrishnan Nageswaran, for the approval of a Minor Land Division to divide a 10-acre parcel into four parcels consisting of 2.18 acres (Parcel 1), 2.00 acres (Parcel 2), 2.00 acres (Parcel 3), and 3.82 acres (Parcel 4). The subject property, Assessor's Parcel Number 023-234-074-000, comprises approximately 10 acres, is currently zoned RA-B-2 Ac. Min. (Residential Agriculture, Combining Minimum Building Site of 2 Acres) and is located at 8451 Lotus Court in unincorporated Roseville. The Parcel Review Committee will also consider adoption of the proposed Mitigated Negative Declaration prepared for the project. The Community Development Resource Agency contact for this project, Kally Keding-Cecil can be reached at (530) 745-3034 or kkedinge@placer.ca.gov.</p>
<p>11:35 a.m. PRC</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN23-00029) ROLLINS LAKE ROAD SUPERVISORIAL DISTRICT 5 (GUSTAFSON) Minor Boundary Line Adjustment of Assessor's Parcel Numbers 099-150-005-000, 099-0150-006-000 & 099-150-007-000 to reconfigure the subject parcels. The properties are zoned C2-DC (General Commercial, combining Design Scenic Corridor) and are located in the Colfax area.</p>
<p>11:35 a.m. PRC</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN23-00091) BLODGER SUPERVISORIAL DISTRICT 5 (GUSTAFSON) Minor Boundary Line Adjustment of Assessor's Parcel Numbers 074-202-003, 074-202-004 and 074-211-057 to reconfigure the subject parcels. The properties are zoned RS-AG-B-100 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 square feet (or a 2.3 acre min) and are located in the Meadow Vista area.</p>
<p>11:35 a.m. PRC</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00526) MUSSO ROAD SUPERVISORIAL DISTRICT 5 (GUSTAFSON) Minor Boundary Line Adjustment of Assessor's Parcel Numbers 053-031-089, 053-020-075, 053-020-076 and 053-140-033 to reconfigure the subject parcels. The properties are zoned C2-Dc; O (General Commercial, combining Design Scenic Corridor, combining Open space) and are located in the Auburn area.</p>
<p>11:35 a.m. PRC</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00322) NIKITIN SUPERVISORIAL DISTRICT 5 (GUSTAFSON) Minor Boundary Line Adjustment of Assessor's Parcel Numbers 026-410-029-000, 026-410-030-000, 026-410-031-000, 026-410-032-000, 026-410-033-000 & 026-410-034-000 to reconfigure the subject parcels. The properties are zoned F</p>

	4.6 (Farm, combining a minimum Building Site of 4.6 acres) and are located in the Auburn area.
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