



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
FINAL AGENDA  
THURSDAY, MAY 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 is expected to be open to in-person attendance. To remain in compliance with the state's public health guidance if in-person attendance is allowed, the county will limit in-person attendance to just 25% of the room's capacity and will require 6 feet of social distancing inside and outside the hearing room. There will be no standing room in the hearing room. If all seats are occupied, citizens will be asked to wait outside. Due to the reduced capacity we ask that citizens only be inside the hearing room during the item they wish to participate on and then leave to allow others to participate inside.**

**Public comment for the Zoning Administrator/Parcel Review Committee during the meeting will be offered in-person and virtually through a Zoom meeting webinar <https://zoom.us/j/92759803173> utilizing the "raise hand" function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 927 5980 3173**

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive in Auburn. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

**PLACER COUNTY PARCEL REVIEW COMMITTEE**

9:30	<b>PUBLIC COMMENT</b> 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/Parcel Review Committee.
9:30 AM NT	<b>MINOR LAND DIVISION (PLN20-00172)</b> <b>PLACER GOLD INDUSTRIAL PARK</b> <b>PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT, CEQA GUIDELINES</b> <b>SECTION 15183 (STREAMLINED CEQA REVIEW)</b> <b>SUPERVISORIAL DISTRICT 2 SUPERVISOR (WEYGANDT)</b> Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Brett Baumgarten on behalf of CP 3500 Cincinnati, LLC, for the approval of a Minor Land Division to 26.4-acre parcel (Lot 7 of the Placer Gold Industrial Park – Phase 3 & 4) into four parcels consisting of 6.2 acres (Parcel 1), 5.2 acres (Parcel 2), 13.8 acres (Parcel 3), and 1.2 acres (Parcel B). Parcel B will be designated for a common stormwater drainage basin which will be owned and maintained by the property owner’s association. The subject property, Assessor’s Parcel Number 017-063-068-000, comprises approximately 26.4 acres, is currently zoned LI-Dc (Light Industrial, Combining Design Corridor) and is located at the northern terminus of Cincinnati Avenue, north of Sunset Boulevard in the unincorporated Rocklin area. The Parcel Review Committee will also consider a finding that this Minor Land Division is consistent with the previously certified Sunset Area Plan/Placer Ranch Specific Plan Final Environmental Impact Report and meets the criteria in Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 (Streamlined CEQA review for projects with existing zoning and specific plan policies for which an EIR was certified). The Planning Services Division contact, Nick Trifiro can be reached by phone at (530) 745-3069 or by email at ntrifiro@placer.ca.gov.
9:40 AM AR	<b>ADDITIONAL BUILDING SITE (PLN20-00353)</b> <b>COLWELL</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</b> 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 owners, Richard and Nancy Colwell, for the approval of an Additional Building Site in accordance with Zoning Ordinance Section 17.56.230 in order to construct an approximately 2,800 square foot additional residence. The subject property, Assessor’s Parcel Number 032-191-032-000 comprises approximately 7.4 acres, is currently zoned RA-B-100 and RA-B-100-PD=1 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acres and Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acres, combining Planned Development of 1 dwelling unit per acre) and is located at 2500 Penryn Road in the Penryn area. The Parcel Review Committee 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(A) 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) 745-307 or by email at arossig@placer.ca.gov.
9:50 AM	<b>MINOR BOUNDARY LINE ADJUSTMENT (PLN21-00060)</b> <b>MCINTYRE/BRODZKY</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</b> A Minor Boundary Line Adjustment of Assessor’s Parcel Numbers 040-111-022-000 & 040-111-023-000 to reconfigure the subject parcels. The properties are zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square

	feet (or 2.3 acre min) and are located in the Auburn area.
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<b>ADJOURN AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE AND RECONVENE AS THE PLACER COUNTY ZONING ADMINISTRATOR</b>	
9:50 AM AR	<p><b>VARIANCE (PLN21-00114)</b>  <a href="#"><b>BUDECKE BARN VARIANCE</b></a>  <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, Ryan and Elizabeth Williams, for the approval of a Variance to allow for the construction of a 1,656 square foot barn (36 feet by 46 feet) to be located 20 feet from the rear property line where 30 feet is normally required. The subject property, Assessor's Parcel Number 048-151-031-000 comprises approximately 2 acres, is currently zoned RA-B-100 (Residential Agricultural, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 8915 Buddecke Place 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, Amy Rossig, can be reached by phone at (530) 745-3067 or by email at arossig@placer.ca.gov.</p>
10:00 AM KC	<p><b>MINOR USE PERMIT (PLN21-00077)</b>  <a href="#"><b>BAYSIDE ANIMAL HOSPITAL</b></a>  <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 owner, Bikramjit Basra with Bayside Animal Hospital, for the approval of a Minor Use Permit to allow a Veterinary Hospital in 3,100 square feet of space within an existing 8,250 square foot office building located at 6910 Douglas Boulevard in Granite Bay. The subject property, Assessor's Parcel Number 048-360-053-000 comprises approximately .83 acres, is currently zoned C1-UP-Dc (Neighborhood Commercial, combining Use Permit required, combining Design Scenic Corridor) and is located at 6910 Douglas Blvd. in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15301 of the California Environmental Quality Act Guidelines – Existing Facilities and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities). The Planning Services Division contact, Kara Conklin, can be reached by phone at (530) 745-3053 or by email at kconklin@placer.ca.gov.</p>
10:10 AM KC	<p><b>MINOR USE PERMIT (PLN21-00167)</b>  <a href="#"><b>STARBUCKS</b></a>  <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 owner, RGLI LLC, for the approval of a Minor Use Permit to allow Starbucks Coffee to operate a restaurant with a drive-thru lane at 8530 Auburn Folsom Road in Granite Bay. The proposed project would expand an existing 2,823 square foot building on the site by 85 square feet. The subject property, Assessor's Parcel Number 048-360-052-000, comprises approximately .77 acres, is zoned C1-UP-Dc (Neighborhood Commercial, combining Use Permit required, combining Design Scenic Corridor) and is located at 8530 Auburn Folsom Road in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with 15303 of the California Environmental</p>

	<p>Quality Act Guidelines – New Construction or Conversion of Small Structures and Section 18.36.030 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>10:20 AM BS</p>	<p><b>MINOR USE PERMIT (PLN21-00079)</b>  <a href="#">KEPHART BATTING CAGE</a>  <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 the property owner, Scott Tanner, for the approval of a Minor Use Permit for The Hitters Lab, a private baseball coaching service, that is proposed within an existing 18,000 square foot industrial building located at 3137 Swetzer Road in Loomis. The facility would occupy the 1,500 square foot Suite G and consist of one enclosed netted batting cage, storage space, and a bathroom. The subject property, Assessor's Parcel Number 043-015-043-000, comprises approximately 1 acre, is currently zoned IN-AG-Dc (Industrial, combining Agriculture, combining Design Scenic Corridor) and is located at 3137 Swetzer Road in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15301 of the California Environmental Quality Act Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities) because the proposed construction is the remodel of an existing building. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>
<p>10:30 AM HB</p>	<p><b>VARIANCE (PLN21-00068)</b>  <a href="#">BUBIENKO</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, Edward and Lisa Bubienko, for the approval of a Variance to the front setback to construct a new, three-story, single-family dwelling, front entry, and attached garage with two-stories of living area above. Specifically, the applicant requests a 21.8-foot front setback, whereas a 30-foot front setback is otherwise required. The subject property, Assessor's Parcel Number 069-332-002-000 comprises approximately .2093 acres, is currently zoned RS-B-X-6500 square feet (Residential Single Family, combining minimum Building Site of 6,500 square feet) and is located at 9318 Cascade Road in the Soda Springs 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 3A, New Construction or Conversion of Small Structures). 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>10:40 AM HB</p>	<p><b>VARIANCE (PLN21-00089)</b>  <a href="#">FLAHERTY</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, Michael and Tricia Flaherty, for the approval of a Variance to the front setback for construction of a residential addition. Specifically, the applicant is requesting approval of a reduction to the required 20-foot front setback to zero feet for a new, attached, one-car garage, 9.5 feet for a new, covered front entry (8.3 feet to eaves) and 13.5 feet to recognize the existing front deck that was part of the original construction but built in the front setback. The subject property, Assessor's</p>

	<p>Parcel Number 083-062-010-000 comprises approximately .1148 acres, is currently zoned Residential and is located at 341 Lake Ave. 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 3A, New Construction or Conversion of Small Structures) and which allows for residential additions including garages and front entries. The Planning Services Division contact, Heather Beckman, can be reached by phone at (530) 388-6484 or <a href="mailto:hbeckman@placer.ca.gov">hbeckman@placer.ca.gov</a>.</p>
<p>10:50 AM AA</p>	<p><b>VARIANCE (PLN20-00315)</b> <b>FRANKS</b> <b>CATEGORICAL EXEMPTION</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 the property owner, Nahoko Franks, for the approval of a Variance to reduce the north side setback from 30 feet from property line to 17 feet from property line and 27 feet from west front property line where 35 feet is required, in order to construct a 1200 square foot carport. The subject property, Assessor's Parcel Number 036-100-003-000, comprises approximately .7581 acres, is currently zoned RA-B-43 (Residential Agriculture, combining minimum Building Site of 43,560 square feet or 1 acre min) and is located at 4225 Bonaza Way in the Loomis 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, Adam Anderson, can be reached by phone at (530) 745-3105 or by email at <a href="mailto:aanderson@placer.ca.gov">aanderson@placer.ca.gov</a>.</p>
<p>11:00 AM AA</p>	<p><b>VARIANCE (PLN21-00159)</b> <b>MCLEAN</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, Robert and Tameson McLean, for the approval of a Variance to Variance to reduce the south side and west rear property line from 30 feet from property line to 25 feet from property line in order to construct a 760 square foot garage accessory structure attached to an existing garage. The subject property, Assessor's Parcel Number 048-290-029-000, comprises approximately 2.64 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 8804 Fargo Lane in the Granite Bay 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, Adam Anderson, can be reached by phone at (530) 745-3105 or by email at <a href="mailto:aanderson@placer.ca.gov">aanderson@placer.ca.gov</a>.</p>
<p>11:10 AM KKC</p>	<p><b>MINOR USE PERMIT AND VARIANCE (PLN20-00334)</b> <b>E. CATLETT ROAD COMMERCIAL DOG KENNEL</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 2 SUPERVISOR (WEYGANDT)</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, Lawrence Earl Wood, for the approval of a Minor Use Permit for the construction and operation of a commercial dog boarding and training kennel for up to 50 dogs. The project would include construction of a new 3,000 square foot prefabricated metal building, seven parking stalls, and an approximately 4,000 square foot fenced dog yard. The proposed hours of operation would be Monday through Friday, 7:30 am to 5:30 pm. In addition to the Minor Use Permit, the</p>

	<p>applicant requests approval of a Variance to allow for the following: 1) seven parking spaces where ten are normally required; 2) an all-weather parking surface where a paved surface is normally required; and 3) to allow kennel operations to occur on a 3-acre parcel where the minimum zoning designation is 80 acres. The subject property, Assessor's Parcel Number 021-110-045-000 comprises approximately 3 acres, is currently zoned F-B-X-80 (Farm, combining minimum Building Site of 80 acres) and is located at 7609 E. Catlett Road in the Lincoln 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, 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>
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