



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
THURSDAY, JUNE 15, 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 ([Click here](#)) utilizing the “raise hand” function; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 964 3768 7346.

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	
10:00 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>

<p>10:00 a.m. JP</p>	<p>VARIANCE (PLN23-00141) KHEHRA CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 1 SUPERVISOR (GORE) 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, Sarbjit Khehra for the approval of a Variance to allow a single-family residence to be constructed 13 feet from the east side property line where a minimum of 30 feet is normally required. The subject property, Assessor's Parcel Number 023-272-059-000, comprises approximately 0.92-acres, is zoned RA-B-43 (Residential Agriculture, combining minimum Building Site of 43,560 square feet or 1 acre minimum) and is located at 3289 Baseline Road, in the Roseville area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations) The Planning Services Division contact, Jared Peters, can be reached by phone at (530) 745-3523 or by email at jpeters@placer.ca.gov.</p>
<p>10:10 a.m. JP</p>	<p>VARIANCE (PLN23-00104) KUTSAR CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES) 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, Yury Kutsar, for the approval of a variance to allow a garage one foot from the edge of easement where a minimum 50 feet from edge of easement is normally required. The subject property, Assessor's Parcel Number 032-124-048-000, comprises approximately 2.93 acres, is zoned RA-B-100 (Residential Agriculture combining minimum Building Site of 100,000 square feet.) and is located at 1384 Orange Hill Lane in the Penryn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations). The Planning Services Division contact, Jared Peters, can be reached by phone at (530) 745-3523 or by email at jpeters@placer.ca.gov.</p>
<p>10:20 a.m. CG</p>	<p>VARIANCE (PLN23-00124) DEGRANDMONT CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 1 SUPERVISOR (GORE) 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 Daniel Ciric, for approval of a Variance to reduce the front building setback to 40-feet from the west (front) property line where 50-feet would normally be required, and to reduce the side setback to 20-feet from the north (side) property line where 30-feet would normally be required, to construct a new 2,585 square foot single family dwelling with an attached garage. The subject property, Assessor's Parcel Number 026-400-061-000, comprises approximately 0.64 acres, is currently zoned RS-AG-B-X 10 Ac. Min. PD = 0.2 (Residential Single-Family, Combining Agriculture, Combining Minimum Building Site of 10 Acres, Combining Planned Residential Development Maximum 0.2 Units per Acre) and is located at 6315 Cypress Court in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15303(a) and 15305(a) of the California Environmental Quality Act Guidelines, and 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). The Planning Services Division contact, Chris Graham, can be reached by phone at (530) 745-3067 or by email at cgraham@placer.ca.gov.</p>
<p>10:30 a.m. KKC</p>	<p>MINOR USE PERMIT AND VARIANCE EXTENSION OF TIME (PLN20-00334) EAST CATLETT ROAD COMMERCIAL DOG KENNEL CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 SUPERVISOR (LANDON)</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, Lawrence Earl Wood, for the approval of a two-year Extension of Time for a previously approved Minor Use Permit and Variance to construct and operate a commercial dog boarding and training kennel. 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 15301 of the California Environmental Quality Act Guidelines and Section 18.36.030(R) of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities, Extension of Time) because the project is requesting an Extension of Time for a previously-approved project. The Planning Services Division contact, Kally Kedinger-Cecil can be reached by phone at (530) 745-3034 or by email at kkedinge@placer.ca.gov.</p>
<p>10:40 a.m. PT</p>	<p>VARIANCE (PLN23-00093) <u>JJHI – HILL</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (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 Julie Soules of Elise Fett & Associates, Ltd. on behalf of the property owners, Jason Lawrence Hill & Jonathan Hill Living Trust, for the approval of a Variance to the 20-foot front setback measured from property line to allow for a setback of 13 feet (to eaves) for a proposed covered entry, a 0-foot setback for proposed entry walkway and deck and to retroactively approve a setback of approximately 9 feet for the existing garage with living area below. The subject property, Assessor's Parcel Number 116-100-004-000, comprises approximately .5 acres, is currently zoned TB-R-FP (Tahoe Basin - Residential - Flick Point/Agate Bay) and is located at 5672 North Lake Boulevard, in the Carnelian 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 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, Paul Thompson, can be reached by phone at (530) 401-3353 or by email at paulthompson@placer.ca.gov.</p>
<p>10:50 a.m. PT</p>	<p>VARIANCE (PLN23-00108) <u>RAMSEY</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (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 Eric Good of Mountain Crest Designs on behalf of the property owners, Daniel and Whitney Ramsey, for the approval of a Variance to the maximum building height requirement of 35 feet to allow for a height of 42 feet for a residential addition and to the 30-foot front setback requirement to allow 22 feet in order to construct a covered entry with stairs to the residence. The subject property, Assessor's Parcel Number 069-052-007-000, comprises approximately 0.2 acres, is currently zoned R-S-B-X 6,500 sq. ft. minimum (Residential Single-Family, combining minimum Building Site of 6,500 sq. ft.) and is located at 2147 Donner Drive, in the Serene Lakes 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 Planning Services Division contact, Paul Thompson, can be reached by phone at (530) 401-3353 or by email at paulthompson@placer.ca.gov.</p>

<p>11:00 a.m. KC</p>	<p>VARIANCE (PLN23-00080) <u>ABRAHAMSEN</u> CATEGORICAL EXEMPTION 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 Rob Wood with Millennium Planning and Engineering, on behalf of property owner Nicholas Abrahamsen for the approval of a Variance to allow for construction of a 776 square foot, detached, two-story garage and Accessory Dwelling Unit (ADU) to be located ten feet from the south (rear) property line where a minimum of 20 feet is normally required. The subject property, Assessor's Parcel Number 074-290-011-000, comprises approximately 0.9 acres, is zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet) and is located at 2757 Volley Circle in Meadow Vista. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(a) of the California Environmental Quality Act Guidelines – New construction or conversion of small structures 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, Kara Conklin, can be reached by phone at (530) 745-3053 or by email at kconklin@placer.ca.gov.</p>
<p>11:10 a.m. BS</p>	<p>VARIANCE (PLN23-00120) <u>JONES</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 1 SUPERVISOR (GORE) 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, Winding Creek. LLC., for the approval of a Variance to reduce the rear setback (south property line) to 5 feet from the property line, where a minimum of 20 feet is normally required, in order to allow for the placement of a swimming pool and outdoor kitchen. The subject property, Assessor's Parcel Number 023-520-011-000, comprises approximately 0.32 acres, is currently zoned RS-AG-B-40 PD = 1 (Residential Single Family, combining Agriculture, combining minimum Building Site of 40,000 square feet, combining Planned Residential Development of 1 dwelling unit per acre), and is located at 3155 Silky Oak Drive, in the Roseville 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 pool and outdoor kitchen is a small structure. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at Bsmithha@placer.ca.gov.</p>
<p>11:20 a.m. BS</p>	<p>DESIGN REVIEW (PREAPP-230152) PLANET FITNESS SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES) Owner: MGP XI US Properties LLC APN: 048-103-062-000 Zoning: C1-Dc (Neighborhood Commercial, combining Design Scenic Corridor) Planner: Bennett Smithhart Project Description: This is an application for a MINOR USE PERMIT for a new Planet Fitness Gym. It is an interior alteration consisting of new interior partitions, finishes and fixtures. New electrical and lighting systems. New and existing mechanical systems and controls. New toilet plumbing and fixtures. Change in Use. Parking Study is forthcoming. MUP application was allowed with Parking Study pending (per Shaun Johnson).</p>
<p>11:21 a.m. JP</p>	<p>DESIGN REVIEW (PLN23-00140) HOUGHTBY EARLY TOAST SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES) Owner: Heather Houghtby APN: 048-030-081-000</p>

	<p>Zoning: CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor)</p> <p>Planner: Jared Peters</p> <p>Project Description: Applicant submitting for a Design Review for the patio outdoor seating area located at 8425 Sierra College Boulevard for Early Toast.</p>
11:22 a.m. PD	<p>DESIGN REVIEW (PLN23-00051) FONG SUPERVISORIAL DISTRICT 2 SUPERVISOR (LANDON) Owner: Sunset 65 Business Park LLC APN: 017-303-013-000 Zoning: Industrial Mixed-Use (Industrial Mixed-Use) Planner: Patrick Dobbs Project Description: Grading and paving of building pad located at 1110 Tinker Road, Rocklin, CA. No change in site lighting. No change in site parking. .</p>
<p>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
11:25 a.m. BS	<p>MINOR LAND DIVISION MODIFICATION (PLN20-00054) DAMASCHIN ADDENDUM TO MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 2 SUPERVISOR (LANDON) 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, Slava Damaschin, for the approval of a Minor Land Division Modification to subdivide an undeveloped 18.2-acre parcel (APN 021-210-045-000) into four parcels. The project site is located near the northern terminus of Farrell Lane in the unincorporated Lincoln area. Parcel A is proposed to be 4.66 acres, Parcel B is proposed to be 4.68 acres, Parcel C is proposed to be 4.96 acres, and Parcel D is proposed to be 4.76 acres. The proposed parcels would utilize onsite septic and wells. Access to future residences on the four parcels would be provided by driveways from Fruitvale Road. The subject property, Assessor's Parcel Number 021-210-045-000, comprises approximately 18.2 acres, is currently zoned F 4.6 AC MIN (Farm, combining a minimum Building Site of 4.6 acres), and is located at 2349 Farrell Lane. in the Lincoln area. The Parcel Review Chairman will also consider the adoption of an Addendum to the Mitigation Negative Declaration prepared for the proposed project. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov</p>
11:30 a.m. PRC	<p>CERTIFICATE OF COMPLIANCE (PLN23-00103) HOMEWOOD MOUNTAIN PARTNERS, LLC PARCEL 13-A NON-CONDITIONAL SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) County review of Assessor's Parcel Numbers 097-050-068-000, 097-050-069-000, 097-050-076-000, 097-050-079-000, 097-060-032-000 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 Recreation and is located in the Homewood area.</p>
11:31 a.m. HB	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00206) RSC TOWNHOMES SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) Minor Boundary Line Adjustment of Assessor's Parcel Number 096-290-073-000 and 096-290-075-000 to reconfigure the subject parcel. The property is zoned FR; HDR DF = 20 (Forest Recreation; High Density Residential, Density Factor of 20 bedrooms per acre) and is located in the Tahoe City area.</p>

<p>11:32 a.m. JP</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00291) WHITEHAWK II SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) Minor Boundary Line Adjustment of Assessor's Parcel Numbers 048-151-052-000, 048-151-039-000 and 048-680-066-000, 048-680-061-000, 048-151-039-000, 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 Granite Bay area.</p>
<p>11:33 a.m. BS</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN23-00015) SANSOME SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON) Minor Boundary Line Adjustment of Assessor's Parcel Numbers 036-190-081-000 and 036-190-082-000 to reconfigure the subject parcels. The properties are zoned RA-B-X 4.6 AC. MIN. PD = 0.44 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and are located in the Loomis area.</p>