



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
FINAL AGENDA  
THURSDAY, JULY 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 ZONING ADMINISTRATOR</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</p>

	appropriate by the Zoning Administrator.
9:30 a.m. SW	<p><a href="#">VARIANCE (PLN22-00095)</a> <a href="#">ALVARADO</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, Ruiz Sergio Alvarado, for the approval of a Variance to allow a front setback of 32'-6" from the centerline of Speedboat Avenue whereas a 45-foot setback is otherwise required for the construction of a new 2,176 square foot (gross area) single-family residence and 542 square foot garage and associated outdoor accessory areas of a patio and balcony. The subject property, Assessor's Parcel Number 090-272-017-000, comprises approximately 7,500 square feet, is currently zoned Brockway Residential of the North Tahoe East Sub Area of the Tahoe Basin Area Plan and is located at the parcel on the corner of Speedboat Avenue and State Highway 28 (no address is assigned to the vacant parcel at this time) in the Kings Beach 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 <a href="mailto:swydra@placer.ca.gov">swydra@placer.ca.gov</a>.</p>
9:40 a.m. NT	<p><a href="#">MINOR USE PERMIT/DESIGN REVIEW AGREEMENT EXTENSION OF TIME (PLN18-00484/PLN20-00191)</a> <a href="#">TPA WAREHOUSE</a> <b>PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION (SCH #2020029058)</b> <b>SUPERVISORIAL DISTRICT 1 SUPERVISOR (GORE)</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 Maureen Murphy of Michael Kent Murphy Architects, on behalf of Pavel Tyukayev, for the approval of a two-year Extension of Time for a previously approved Minor Use Permit and Design Review Agreement to construct and operate two (2) 14,400 square feet warehouses, with a storage yard and parking area. The subject property, Assessor's Parcel Number 473-040-023-000, comprises approximately 2.3 acres, is currently zoned IN-UP-Dc-SP (Industrial combining Design Corridor, Combining Special Purpose) and is located at 1770 Booth Road in the unincorporated Roseville area. The Minor Use Permit was approved by the Zoning Administrator on May 21, 2020. A Mitigated Negative Declaration that was prepared for the project in accordance with CEQA, was adopted at the same time. The Design Review Agreement was approved separately at a staff level on September 30, 2020. The Zoning Administrator will be asked to make a finding that no changes have occurred to the project or existing circumstances that would warrant additional environmental analysis for the Extension of Time request. The Planning Services Division contact, Nick Trifiro, can be reached by phone at (530) 745-3069 or by email at <a href="mailto:ntrifiro@placer.ca.gov">ntrifiro@placer.ca.gov</a>.</p>
9:50 a.m. JB	<p><a href="#">MINOR USE PERMIT MODIFICATION (PLN22-00167)</a> <a href="#">CINGULAR WIRELESS</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 owners, North Tahoe Public Utility District, for the approval of a Minor Use Permit Modification to construct a new cellular communications facility consisting of a 15 foot by 20 foot lease area within which are two raised equipment platforms, a 30kw backup generator, and one 65 foot tall monopine, on which will be mounted nine panel antennas and associated equipment. The subject property, Assessor's Parcel Number 112-210-001-000, comprises approximately 0.72 acres, is currently zoned Residential and is located at 1400 Kings Vista Court in the Tahoe Vista 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</p>

	Ordinance (Class 3 - New construction of small structures). The Planning Services Division contact, Janey Balvin, can be reached by phone at (530) 581-6212 or by email at <a href="mailto:jbalvin@placer.ca.gov">jbalvin@placer.ca.gov</a> .
10:00 a.m. JB	<p><a href="#">VARIANCE (PLN22-00116)</a>  <a href="#">WALLACE-SEMAS</a>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSO)</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, Patrick Wallace, for the approval of a Variance to reduce the north side setback from ten feet to six feet from property line, and to reduce the south side setback from ten feet to six feet from property line, and to reduce the watercourse setback from 50 feet to 29 feet from the high water mark of Lake Serena to tear down and rebuild an existing single-family dwelling. The subject property, Assessor's Parcel Number 069-061-013-000, comprises approximately 0.26 acres, is currently zoned RS-B-X 6,500 SQ. FT. MIN.; W (Residential Single Family, combining minimum Building Site of 6,500 square feet; water influence) and is located at 1161 Lake Drive in the Soda Springs area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15302 of the California Environmental Quality Act Guidelines and Section 18.36.040 of the Placer County Environmental Review Ordinance (Class 2 – Replacement or reconstruction) and Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations). The Planning Services Division contact, Janey Balvin, can be reached by phone at (530) 581-6212 or by email at <a href="mailto:jbalvin@placer.ca.gov">jbalvin@placer.ca.gov</a>.</p>
10:10 a.m. BS	<p><b>DESIGN REVIEW (PLN21-00565)</b>  <b>NICHOLS INDUSTRIAL PARK</b>  <b>SUPERVISORIAL DISTRICT 2 SUPERVISOR (WEYGANDT)</b>  <b>Owner:</b> CAL2 NICHOLS LLC  <b>APN:</b> 495-010-001-000 &amp; 495-010-004-000  <b>Zoning:</b> Industrial Mixed-Use  <b>Planner:</b> Bennett Smithhart, Associate Planner (530) 745-3039 or <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>  <b>Project Summary:</b> The Nichols Industrial Park, Lots 1 and 4 project (the "Project") proposes to develop two industrial/flex buildings on two parcels within the Nichols Industrial Park.</p>
10:15 a.m. BS	<p><b>DESIGN REVIEW (PLN22-00170)</b>  <b>CHICK-FIL-A</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b>  <b>Owner:</b> Auburn W.C. Partners LLC  <b>APN:</b> 052-041-009-000  <b>Zoning:</b> CPD-Dc AO (Commercial Planned Development, combining Design Scenic Corridor, combining Airport Overflight)  <b>Planner:</b> Bennett Smithhart, Associate Planner (530) 745-3039 or <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>  <b>Project Summary:</b> Installation of two freestanding canopies</p>
10:20 a.m. BS	<p><b>DESIGN REVIEW (PLN22-00195)</b>  <b>EL FORASTERO</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b>  <b>Owner:</b> Devika Restaurants Inc.  <b>APN:</b>052-042-007-000  <b>Zoning:</b> CPD-Dc AO (Commercial Planned Development, combining Design Scenic Corridor, combining Airport Overflight)  <b>Planner:</b> Bennett Smithhart, Associate Planner (530) 745-3039 or <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>  <b>Project Review:</b> Change current color of building to Sequoia Redwood #159</p>
10:30 a.m. BS	<p><a href="#">SUBDIVISION MODIFICATION (PLN22-00134)</a>  <a href="#">HARTMANN</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 owners, Michael and Anne Marie Hartmann, for approval of a Subdivision Modification to remove a no access strip along the Curry Court to facilitate construction of an Accessory Dwelling Unit. The subject property, Assessor's Parcel Number 077-041-067-000, comprises approximately 2.8 acres, is zoned RA-B-100-AO (Residential Agriculture, combining minimum Building Site of 100,000 square feet, combining Airport Overflight) and is located at 14600 Curry Court in the Auburn 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 Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or bsmithha@placer.ca.gov.</p>
<p>10:40 a.m. SB</p>	<p><b><a href="#">MINOR USE PERMIT/DESIGN SITE REVIEW (PLN20-00197)</a></b>  <b><a href="#">MARTIS VALLEY SELF STORAGE AND CO-OP WORKSPACE</a></b>  <b>MITIGATED NEGATIVE DECLARATION</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, Martis Valley Storage Group, LLC, David Kindelt, for the approval of a Minor Use Permit and Design Site Review to construct a new 67,840 square foot, 3 story commercial building that will include storage, caretakers, and co-working office space uses on this vacant parcel in the Martis Valley area on the east side of State Route 267 and west of the Truckee Tahoe Airport. The subject property, Assessor's Parcel Number 080-270-008-000, comprises approximately 2.88 acres, is currently zoned Airport Combining Design Sierra and Airport Overflight Zone and Open Space Combining Airport Overflight Zone (AP-Ds-AO; O-AO) and is located at 9780 North Shore Boulevard in the Martis Valley area. The Zoning Administrator will also consider the adoption of a Mitigation Negative Declaration prepared for the proposed project. The Planning Services Division contact, Steve Buelna, can be reached by phone at (530) 388-6481 or by email at sbuelna@placer.ca.gov</p>
<p>10:50 a.m. SB</p>	<p><b><a href="#">VARIANCE (PLN22-00210)</a></b>  <b><a href="#">COLMENERO</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 Kaufman Edwards Planning on behalf of the property owners, Claudia and Ildefonso Colmenero, for the approval of a Variance to the watercourse setback requirement of 100 feet from the centerline of Griff Creek to allow for a setback of 59 feet in order to allow for the tear down and rebuild of an existing residence. The subject property, Assessor's Parcel Number 117-200-037-000, comprises approximately 19,575 square feet, is currently zoned Residential and is located at 373 Secline Street in the Kings Beach area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15302 of the California Environmental Quality Act Guidelines and Section 18.36.040 of the Placer County Environmental Review Ordinance (Class 2 – Replacement or reconstruction) and Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations). The Planning Services Division contact, Steve Buelna, can be reached by phone at (530) 388-6481 or by email at sbuelna@placer.ca.gov</p>
<p>11:00 a.m. SB</p>	<p><b><a href="#">VARIANCE (PLN22-00224)</a></b>  <b><a href="#">SHAPIRO</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 owner, Danny Shapiro, for the approval of a Variance to the front setback requirement of 20 feet to allow for a setback of 10 feet in order to allow for a remodel/expansion of an existing residence that will include the enclosure of an existing covered entry porch with modified roofline to create a mud room and improvements to the existing garage door, which will include structural</p>

	<p>enhancements in the front setback area. The subject property, Assessor's Parcel Number 083-033-007-000, comprises approximately 43,190 square feet, is currently zoned Residential and is located at 1855 Tahoe Park Heights in the Tahoe City area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15302 of the California Environmental Quality Act Guidelines and Section 18.36.040 of the Placer County Environmental Review Ordinance (Class 2 – Replacement or reconstruction) and Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations). The Planning Services Division contact, Steve Buelna, can be reached by phone at (530) 388-6481 or by email at sbuelna@placer.ca.gov</p>
<p>11:10 a.m. AA</p>	<p><a href="#">TELESPAN CELL TOWER MUP (PLN21-00312)</a> <a href="#">MICHAEL FORSTER</a> <b>CATEGORICAL EXEMPTION 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, Michael Forster, for the approval of a Minor Use Permit to install a new 100-foot cellular mono-pine tower within a 50' x 70' fenced lease area on an 17.4-acre parcel located 700 feet east of the intersection of Crater Hill Road and Wise Road in the Ophir area. The lease area perimeter is proposed to be enclosed by a six-foot-tall fence. The project would include installation of nine wireless communications antennas and three equipment cabinets would be installed within the compound. There will be trenched fiber optic cable and electric cables extended to the tower site. The subject property, Assessor's Parcel Number 038-170-066-000, comprises approximately 17.4 acres, is currently zoned Farm 4.6 Acre Minimum and is located at 700 feet east of the Wise Road and Crater Hill Road intersection in the Ophir 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 3 – New Construction of Small Structures). The Planning Services Division contact, Adam Anderson, can be reached by phone at 530-745-3105 or AAnderson@placer.ca.gov.</p>
<p><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	
<p>11:20 a.m. PD</p>	<p><a href="#">MINOR LAND DIVISION (PLN22-00085)</a> <a href="#">LADD</a> <b>CATEGORICAL EXEMPTION 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, Donald Ladd, for the approval of a Minor Land Division to subdivide a 7.71 property into two resultant lots consisting of 3.81 acres (Lot 1) and 3.90 acres (Lot 2). The subject property, Assessor's Parcel Numbers 062-122-035-000 and 062-122-018-000, comprises approximately 7.71 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 33455 Main Street in the Dutch Flat area. The Parcel Review Chairman will also consider a finding of Categorical Exemption in accordance with Sections 15304 and 15315 of the California Environmental Quality Act Guidelines and Sections 18.36.060 and 18.36.170 of the Placer County Environmental Review Ordinance (Class 4 – Minor Alterations to Land; Class 15 – Minor Land Divisions). The Planning Services Division contact, Patrick Dobbs, can be reached by phone at (530) 745-3060 or by email at pdobbs@placer.ca.gov.</p>
<p>11:30 a.m. PRC</p>	<p><b>CERTIFICATE OF COMPLIANCE (PLN22-00212)</b> <b>CIRIC</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b></p> <p>County review of Assessor's Parcel Numbers 0226-130-005-000 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 F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and is located in the Auburn area.</p>



<p>11:35 a.m. PRC</p>	<p><b>CERTIFICATE OF COMPLIANCE (PLN22-00149)</b> <b>LOMBARDI</b> <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</b> County review of Assessor's Parcel Numbers 036-050-008-000 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>
<p>11:40 a.m. PRC</p>	<p><b>CERTIFICATE OF COMPLIANCE (PLN22-00197)</b> <b>HOFFMAN</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> County review of Assessor's Parcel Numbers 115-020-026-000 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 Carnelian Bay area.</p>
<p>11:45 PRC</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00244)</b> <b>HOMEWOOD VILLAGES RESORTS</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> Minor Boundary Line Adjustment of Assessor's Parcel Numbers 097-060-038, 097-140-003, APN 097-060-037 &amp; 097-130-044 to reconfigure the subject parcels. The properties are zoned Mixed Use (West Shore); Recreation and are located in the Homewood area.</p>
<p>11:45 PRC</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN22-00157)</b> <b>SCHWARTZ/YOUNG</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</b> Minor Boundary Line Adjustment of Assessor's Parcel Numbers 071-121-022-000 &amp; 071-121-022-000 to reconfigure the subject parcels. The properties are zoned F-B-100 (Farm, combining minimum Building Site of 100,000 square feet (or 2.3 ac min) &amp; F-B-43 PD1 (Farm, combining minimum Building Site of 43,560 square feet (or 1 acre min) and a Planned Development of 1 dwelling unit per acre) and are located in the Colfax area.</p>