



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
THURSDAY, August 17, 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.	PUBLIC COMMENT 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.
10:00 a.m.	CONDITIONAL USE PERMIT MODIFICATION (PLN23-00208)

CG	<p><u>SHEPPARD</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 1 (GORE)</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 applicant for the approval of a modification to the Winding Creek Estates Subdivision/Conditional Use Permit Condition of Approval (COA) #94 to allow for the construction of a 728 square foot detached garage 10-feet from the rear property line where 20-feet is normally required. The subject property, Assessor's Parcel Number 023-520-019-000, comprises approximately 0.33 acre, is currently zoned Residential Single-Family combining Agriculture combining Building Site 40,000 square foot minimum lot area combining Planned Residential Development 1 acre (RS-AG-B-40 PD = 1) and is located at 3275 Silky Oak Drive in the Roseville 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 of the Placer County Environmental Review Ordinance (Class 3 – New construction or conversion of small structures). 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>
10:10 a.m. CG	<p>VARIANCE (PLN23-00186) <u>KLEIN</u> CATEGORICAL EXEMPTION 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, Laurel Klein for the approval of a Variance to construct a 1,925 square foot residential accessory structure (storage/workshop building) 5-feet from the private shared driveway (secondary front) where 50-feet is normally. The subject property, Assessor's Parcel Number 073-201-054-000, comprises approximately 3.4 acres, is currently zoned Residential Agricultural combining Building Site 100,000 square feet minimum (RA-B-100) and is located at 17740 Crother Hills Road in the Meadow Vista 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 Planning Services Division contact, Chris Graham, can be reached at (530) 745-3067 or cgraham@placer.ca.gov</p>
10:20 a.m. CG	<p>VARIANCE (PLN23-00203) <u>IWAN</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (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 Bret Iwan, requests approval of a Variance for an existing 960 square foot agricultural structure 41-feet from the front property line where 50-feet is normally required. The subject property, Assessor's Parcel Number 018-120-039-000, comprises approximately 19.9 acres, is currently zoned Farm combining Building Site District 10 AC. MIN. (F-B-X-10) and is located at 8100 Vista Avenue 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 of the Placer County Environmental Review Ordinance (Class 1 – Existing Facility). 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. JP</p>	<p>VARIANCE (PLN23-00216) <u>TENA</u> CATEGORICAL EXEMPTION 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, Lisa and Dan Tena for the approval of a Variance to allow a shed 14 feet from the east side property line where a minimum of 30 feet is normally required. The subject property, Assessor's Parcel Number 076-380-009-000, comprises approximately 1.02 acres, is currently zoned RS-AG-B-43-AO (Residential Single Family Combining Agriculture Combining Minimum Building Area of 43,000 square feet Combining Airport Overflight) and is located at 4040 Morning Sun Court, in the Auburn 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 and Section 15305 of the CEQA Guidelines (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>10:40 a.m. JP</p>	<p>VARIANCE (PLN23-00193) <u>OTTMAN</u> CATEGORICAL EXEMPTION 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 owners, Michele Ottman for the approval of a Variance to allow a 1,800 square foot shop 12 feet from the North Side Property line where a minimum of 30 feet is normally required. The subject property, Assessor's Parcel Number 037-041-077-000, comprises approximately 2.29 acres, is currently zoned RA-B-100 (Residential Agriculture combining minimum Building site of 100,000 square feet) and is located at 3340 Old Orchard Road, in the Loomis 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 and Section 15305 of the CEQA Guidelines (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>10:50 a.m. JP</p>	<p>VARIANCE (PLN23-00237) <u>KB DEVELOPMENT</u> CATEGORICAL EXEMPTION 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 owners, Alla Rutkevich on behalf of property owner KB Development Inc for the approval of a variance to allow a new 4,900 square foot single family dwelling 21 feet from the west side property line where a minimum of 30-feet is normally required and 32 feet from the edge of a pond where a minimum of 50 feet from the edge of a pond is normally required. The subject property, Assessor's Parcel Number 032-134-011-000, comprises approximately 2.5 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet and is located at 7751 Logan Lane, in the Penryn 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 and Section 15303 of the CEQA Guidelines (Class 3 – New Construction of Small Structures). 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>11:00 a.m. JP</p>	<p>VARIANCE (PLN23-00239) <u>CHERCHENKO</u> CATEGORICAL EXEMPTION 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 owners, Timur Cherchenko for the approval of a Variance to 710 square foot addition to an existing single-family residence to be located 5 feet 4 inches from the west side setback where a minimum of 20 feet is normally required. The subject property, Assessor's Parcel Number 468-050-005-000, comprises approximately 0.25 acre, is currently zoned RS-B-40 (Residential Single Family, combining minimum Building site of 40,000 square feet) and is located at 3800 Annabelle Avenue, in the Granite Bay 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 and Section 15303 of the CEQA Guidelines (Class 3 – Small Constructions of Small Structures). 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>11:10 a.m. BS</p>	<p>VARIANCE (PLN23-00197) <u>YORK</u> CATEGORICAL EXEMPTION 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, Keith York, for the approval of a Variance to construct a 550-square-foot detached garage located 5 feet from the side property line, where 30 feet is normally required. The subject property, Assessor's Parcel Number 048-301-044-000, comprises approximately 1.10 acres and is currently zoned Residential Single Family, combining Agriculture, combing a minimum Building Site of 40,000 square feet, and is located at 8255 Johnson Lane in Granite Bay. 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). 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>MINOR USE PERMIT AND DESIGN REVIEW (PLN23-00218) <u>MCGUIRE'S SPORTS BAR & GRILL</u> CATEGORICAL EXEMPTION 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, Ken McGuire, for the approval of a Minor Use Permit and Design Review to operate a 6,500 square-foot restaurant and bar 7 days a week with hours of operation from 11 am to 12 pm Sunday through Thursday and 11 am to 2 am Friday and Saturday. The project proposes the addition of a 728-square-foot deck on the east side of the building. The subject property, Assessor's Parcel Number 053-110-037-000, comprises approximately 4.30 acres and is currently zoned Highway Services, combining Design Scenic Corridor, and is located at 13570 Lincoln Way in Bowman. 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 addition to the existing structure is less than 2,500 square feet. 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>11:30 a.m. SW</p>	<p>VARIANCE (PLN23-00126) <u>JEWELL & BROWN</u> CATEGORICAL EXEMPTION 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 Brad Altman of Evolve Design Works on behalf of the property owners, Steven Brown and Sara Jewell for the approval of a Variance to the 20-foot front setback requirement to allow for 17 feet in order to construct a single car garage and to allow 14 feet in order to reconstruct an existing deck. The subject property, Assessor's Parcel Number 069-165-012-000, comprises approximately 5,432 square feet, is currently zoned RS (Residential Single-Family) and is located at 15281 South Shore Drive, in the Truckee 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) 581-6288 or SWydra@placer.ca.gov.</p>
<p>11:40 a.m. SW WITHDRAWN BY OWNER</p>	<p>VARIANCE (PLN23-00130) SAWYER ADDITION 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 Eric Good of Mountain Crest Designs on behalf of the property owners, Steve and Meritt Sawyer for the approval of a Variance to the 30-foot front setback requirement to allow 8 feet 11 inches in order to construct an attached, three-car garage with a storage area above and a 7.5-foot setback for a covered entry to the residence. The subject property, Assessor's Parcel Number 069-440-018-000, comprises approximately 5,432 square feet, 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 1062 Serene Road, 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 Community Development Resource Agency contact for this project, Stacy Wydra, can be reached at (530) 581-6288 or SWydra@placer.ca.gov</p>
<p>11:50 a.m. SB</p>	<p>DESIGN REVIEW (PLN23-00167) RITZ CARLTON LAKE TAHOE – CABANAS AND PATIO ENHANCEMENTS SUPERVISORIAL DISTRICT 5 (GUSTAFSON) Owner: BHR TRS Tahoe LLC APN: 114-040-002-000 Zoning: RES-Ds PD = 5.8; RM-Ds PD = 5.8 Planner: Steve Buelna Project Description: The applicant is requesting approval of a Design Review Agreement to add three cabanas at the existing main pool deck (314 square feet) as well as the addition of a single cabana at the existing spa pool deck (105 square feet) for weather protection and an enhanced guest experience. The addition of three fire tables at the existing terrace.</p>

**PLACER COUNTY ZONING ADMINISTRATOR AND
PLACER COUNTY PARCEL REVIEW COMMITTEE**

11:51 p.m. KC	<p>MINOR LAND DIVISION, VARIANCE AND ADMINISTRATIVE REVIEW (PLN21-00321) <u>HOLLEY</u> MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 2 (LANDON)</p> <p>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 Allen Bormuth, on behalf of the property owners, Rayvon and Rosaetta Holley, for the approval of a Minor Land Division to subdivide a 14.04-acre parcel into two separate parcels: Parcel 1 being 5.55 acres and Parcel 2 being 8.49 acres. The applicants are also requesting a Variance to allow an existing 1,056 square foot agriculture building to be located 11 feet from the access road easement where 30 feet is normally required, as well as an Administrative Review Permit to allow the use of an existing 2,400 square foot agriculture building to remain on the property (Parcel 2) prior to the primary use (single-family residence) being established. The subject property, Assessor's Parcel Number 021-241-068-000, comprises approximately 14.04 acres, is zoned F-4.6 Ac. Min. (Farm, combining a minimum Building Site of 4.6 acres) and is located at 1866 Fruitvale Road in unincorporated Lincoln. The Zoning Administrator/Parcel Review Committee will also consider adoption of the Mitigated Negative Declaration (State Clearinghouse #2023060377) prepared for the project. 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>
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RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE

12:05 p.m. KC	<p>MINOR LAND DIVISION (PLN21-00138) <u>MOSS</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (JONES)</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 property owners, Bob and Beverly Moss, for the approval of a Minor Land Division to subdivide an 8.56-acre parcel into two separate parcels: Parcel 1 being 5.03 acres (existing single-family residence) and Parcel 2 being 3.41 acres. The subject property, Assessor's Parcel Number 036-012-065-000, comprises approximately 8.56 acres, and has two zoning designations: Parcel 1 is zoned RA-B-X-4.6 Ac. Min (Residential Agriculture, combining a minimum Building Site of 4.6 Acres) and Parcel 2 is zoned RA-B-100 (Residential Agriculture, combining a minimum Building Site of 100,000 square feet). The parcel is located at 7785 Jeannie Court in Loomis. The Parcel Review Chairman will also consider a finding of Categorical Exemption in accordance with Section 15315 (Minor Land Divisions) of the California Environmental Quality Act Guidelines and Section 18.36.170 of the Placer County Environmental Review Ordinance (Class 15 – Minor Land Divisions). 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>
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12:15 p.m. JB	<p>CERTIFICATE OF COMPLIANCE (PLN23-00214) LOWE SUPERVISORIAL DISTRICT 3 (HOLMES)</p> <p>County review of the history of Assessor's Parcel Number 032-092-031-000 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-10 (Residential Agriculture, combining minimum Building Site of 10 acres) and is located on Tracy Lane in the Loomis area. The Planning Services Division contact, Jennifer Byous, can be reached by phone at (530) 745-3008 or by email at jbyous@placer.ca.gov</p>
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12:16 p.m. JP	<p>MINOR BOUNDARY LINE ADJUSTMENT PLN23-00057 SPICA SUPERVISORIAL DISTRICT 5 (GUSTAFSON)</p>
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	<p>Minor Boundary Line Adjustment of Assessors Parcel Numbers 071-181-039 and 071-181-040 and 071-181-041. The properties are zoned F-B-X 4.6 AC MIN (Farm combining minimum Building Site of 4.6 acre minimum) and are located in the Weimar area. 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>12:17 p.m. JP</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT PLN23-00166 ANDERSON ELLYSON SUPERVISORIAL DISTRICT 5 (GUSTAFSON) Minor Boundary Line Adjustment of Assessors Parcel Numbers are 038-280-007-000 and 038-280-039-000. The properties are zoned F 4.6 (Farm, combining a minimum Building Site of 4.6 acres) and are in the Auburn area. 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>12:18 p.m. SW</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT PLN23-00050 BACK TO HOMEWOOD, LLC & HOMEWOOD CAMP, LLC SUPERVISORIAL DISTRICT 5 (GUSTAFSON) Minor Boundary Line Adjustment of Assessors Parcel Numbers 097-122-028-000 and 097-122-031-000. The properties are zoned Homewood Residential Subdistrict of the Tahoe Basin Area Plan and are located in the Homewood area. The Community Development Resource Agency contact for this project, Stacy Wydra, can be reached at (530) 581-6288 or SWydra@placer.ca.gov</p>