



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
THURSDAY, FEBRUARY 18, 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/91685467466> utilizing the "raise hand" function for public comment; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 916 8546 7466

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>
10:00 a.m. AR	<p>VARIANCE (PLN21-00001) DASSONVILLE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</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, Paul Dassonville, for the approval of a Variance to reduce the front setback along Sandy Creek Court to 26 feet where a setback of 35 feet is normally required in order to permit an existing metal carport. The subject property, Assessor's Parcel Number 047-011-057-000, comprises approximately 0.4-acres, is currently zoned RS-AG-B-20 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 20,000 square feet) and is located at 6980 Sandy Creek Court in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070(A) of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations). 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>
10:10 a.m.	<p>10 MINUTE RECESS</p>
10:20 a.m. BS	<p>VARIANCE (PLN20-00358) SINGH CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</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, Sacramento Bradshaw Investments LLC, for the approval of a Variance to allow for a +/- 1,000 square foot attached garage to be placed 18-feet from the front property line, where 50-feet is normally required. The subject property, Assessor's Parcel Number 468-060-001-000 comprises approximately 3.9 acres, is currently zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet) and is located at 9631 Anderson 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 proposed construction is a small structure. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at</p>

	bsmithha@placer.ca.gov.
10:30 a.m. BS	<p>CONDITIONAL USE PERMIT MODIFICATION (PLN20-00362) HARTMAN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</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, Diane Hartman, for the approval of a Conditional Use Permit Modification to allow for an existing +/- 500 square foot shade structure and cabana to be placed 10-feet from the rear property line, where 20-feet is normally required. The subject property, Assessor's Parcel Number 038-330-022-000 comprises approximately 0.8179 acres, is currently zoned RA-B-100 PD-1 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acre min and a Planned Development of 1 dwelling unit per acre) and is located at 11167 Vista Del Sol 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 proposed construction 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>
10:40 a.m. BS	<p>VARIANCE (PLN18-00462) DEMELLO CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (GUSTAFSON)</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, Sharalee DeMello, for the approval of a Variance Extension of Time to reduce the side setback (north property line) to 15-feet, where 30-feet would be normally required and the front setback (west property line) to 69-feet centerline of Porter Lane, where 75-feet would be normally required, to allow a 720 square foot garage to be built on the property. The subject property, Assessor's Parcel Number 053-020-068-000, comprises approximately 1 acre is currently zoned RS-AG-B-43 AO (Residential Single Family, combining Agriculture, combining a minimum Building Site of 43,560 square feet or a 1.0 acre min combining Airport Overflight) and is located at 181 Porter Lane, 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 of Accessory Structures) because the proposed construction is an accessory structure. The Zoning Administrator will be required to make a finding to this effect. 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>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
10:50 a.m. BS	<p>MINOR LAND DIVISION (PLN20-00265) CROWLEY</p>

	<p>MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</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, Timothy Crowley, for the approval of a Minor Land Division extension of time to allow for the subdivision of an approximately 34.6 acre parcel into four parcels consisting of 5.1 acres, 10.1 acres, 14.3 acres and 5.1 acres. The subject property, Assessor's Parcel Numbers 036-140-010-000 & 036-130-008-000, comprise approximately 34.6 acres, is zoned RA-B-X-4.6 PD 0.44 (Residential Agriculture, combining Minimum Building Site designation of 4.6 acres, combining Planned Residential Development designation of 0.44 dwelling units per acre) and is located at 9691 Sterling Pointe Court, approximately 1.3 miles from the intersection of Auburn Folsom Road and Lomida Lane in the Loomis area. The Parcel Review Chairman will also consider the adoption of a Mitigated 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>
<p>11:00 a.m. KKC</p>	<p>MINOR LAND DIVISION (PLN20-00325) OVATION SENIOR LIVING</p> <p>MITIGATED NEGATIVE DECLARATION (SCH # 2016082050) SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES)</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, Wellquest Granite Bay LLC , for the reapproval of a previously-approved Minor Land Division to subdivide the 6.9-acre property into two parcels consisting of 4.5 acres and 2.4 acres. The subject property, Assessor's Parcel Number 466-030-050-000, comprises approximately 6.9 acres, is currently zoned RA-B-40 (Residential Agriculture, combining building site minimum of 40,000 square feet) and RS-AG-B-40 (Residential-Single-Family, combining Agriculture, combining building site minimum of 40,000 square feet) and is located at 9747 Sierra College Blvd. in the Granite Bay area. Per Section 15160 (Subsequent EIRs and Negative Declarations) of the California Environmental Quality Act (CEQA), the proposed re-approval will not require revisions to the project's previously adopted Mitigated Negative Declaration (MND) and a subsequent MND will not be required to be prepared. The Planning Services Division contact, Kally Kedinge-Cecil can be reached by phone at (530) 745-3034 or by email at kkedinge@placer.ca.gov.</p>
<p>11:10 a.m. KKC</p>	<p>ADDITIONAL BUILDING SITE (PLN20-00185) VUTHARKAR</p> <p>CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 1 SUPERVISOR (GORE)</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, Viswa P. Vutharkar, for the approval of an Additional Building Site. The subject property, Assessor's Parcel Number 023-234-023-000 comprises approximately 8.31 acres, is currently zoned RA-B-X-2 (Residential Agriculture, combining minimum Building Site of 2.0 acres) and is located at 8400 Vineyard Lane in the Roseville area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental</p>

	Review Ordinance (Class 3 – Construction of Small Structures). The Planning Services Division contact, Kally Keding-Cecil can be reached by phone at (530) 745-3034 or by email at kkedinge@placer.ca.gov .
11:20 a.m. PRC	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN20-00322) HOLLEY/SANDOVAL SUPERVISORIAL DISTRICT 2 SUPERVISOR (WEYGANDT)</p> <p>Minor Boundary Line Adjustment of Assessor's Parcel Numbers 021-241-009-000 & 021-241-052-000 to reconfigure the subject parcels. The properties are zoned F 4.6 (Farm, combining a minimum Building Site of 4.6 acres) and are located in the Lincoln area.</p>