



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
THURSDAY, JUNE 17, 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 ZONING ADMINISTRATOR	
10:00 AM	<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 AM SB	<p>VARIANCE (PLN21-00110) RODRIGGS 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, Betty Jean Rodriggs, for the approval of a Variance to the Front Yard Setback of 50-feet from property line to allow for a setback of 20-feet and a variance to the Side Yard Setback requirement of 20-feet to allow for a setback of 5-feet, in order to construct a new 1,988 square foot single-family residence and a 1,066 square foot residential accessory structure/detached garage. The subject property, Assessor's Parcel Number 080-121-003-000, comprises approximately .6655 acres, is currently zoned RS-B-40-SP (Residential Single Family, combining minimum Building Site of 40,000 square feet, special purpose) and is located at 8990 River Road 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 3A, New Construction or Conversion of Small Structures). Class 3 consists of construction of new structures, including additions to existing single-family residences. The Planning Services Division contact, Steve Buelna, can be reached by phone at (530) 581-6285 or by email at sbuelna@placer.ca.gov</p>
10:10 AM SW	<p>VARIANCE (PLN21-00113) KLEIN 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, Josh Klein Investments, for the approval of a Variance to allow for the construction of an approximate 402 square foot garage, associated with a new single-family residence, located approximately 29 feet from the centerline of Center Street, whereas 45 feet is required and for the construction of an associated 67 square foot covered walkway, approximately 22 feet from the centerline of Center Street, whereas 45 feet is required. The subject property, Assessor's Parcel Number 115-040-082-000 comprises approximately 0.1068 acres, is currently zoned Carnelian Bay Subdivision Subdistrict - Residential and is located at Lot 4 Center Street in the Carnelian Bay area (no site address has been assigned at this time). 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) 581-6288 or by email at swydra@placer.ca.gov.</p>
10:20 AM HB	<p>VARIANCE (PLN21-00041) GLICKMAN 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 owners, Jason and Laura Glickman, for the approval of a Variance to</p>

	<p>reduce the required 30-foot front setback to 8.5 feet to construct a two-car garage and front entry, seven feet to construct a second-story deck (extending beyond the proposed garage), and 27.5-feet for a portion of the existing single-family dwelling that was part of the original construction but built in the front setback. The subject property, Assessor's Parcel Number 069-440-008-000, comprises approximately .5032 acres, is currently zoned RS-B-X 6,500 (Residential Single Family, combining minimum Building Site of 6,500 square feet) and is located at 1113 Serene Road in the Soda Springs area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15303 and 15305 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; Class 5 – Minor Alterations in Land Use Limitations). The Planning Services Division contact, Heather Beckman, can be reached by phone at (530) 388-6484 or by email at hbeckman@placer.ca.gov.</p>
<p>10:30 AM JB</p>	<p>VARIANCE (PLN21-00071) NELSON 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, JPKT, LLC, for the approval of a Variance to reduce the required 20-foot front setback to 0.25 feet for a covered front entry, and 4.6 feet (3.5 feet to eaves) for the conversion of an existing carport with living area above, to an enclosed garage with the same living area above . The applicant also seeks approval of a 41-foot lot width, whereas 55-feet is required. The subject property, Assessor's Parcel Number 092-200-022-000, comprises approximately .1848 acres, is currently zoned Residential and is located at 4190 N. Lake Blvd. 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, Janey Balvin, can be reached by phone at (530) 581-6283 or by email at jbalvin@placer.ca.gov.</p>
<p>10:40 AM JB</p>	<p>MINOR USE PERMIT (PLN21-00183) DONNER PASS ROAD IMPROVEMENTS TEMPORARY OFFICE 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, Sierra Sun Villas, LLC, for the approval of a Minor Use Permit, in accordance with Section 17.56.300.C of the Placer County Zoning Ordinance, to allow the use of a 280 square foot modular unit as a temporary office in association with the management of a Federal Highway Department of Transportation Road Rehabilitation project on Donner Pass Road. The subject property, Assessor's Parcel Number 069-080-015-000, comprises approximately 2.6 acres, is currently zoned RES PD = 10.2 (Resort, combining Planned Residential Development of 10.2 units per acre) and is located on Donner Pass Road (also known as Donner Summit Road in this vicinity), across from the Sugarbowl Ski Resort Gondola in the Norden area (no address is assigned to the project site at this time). 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" of the Placer County Environmental Review Ordinance and Section 15303 of the California Environmental Quality Act (CEQA). The Planning Services Division contact, Janey Balvin, can be reached by phone at (530) 581-6283 or by email at jbalvin@placer.ca.gov.</p>

<p>10:50 AM AR</p>	<p>VARIANCE (PLN21-00217) BISHOP CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR (JONES) 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, Daniel and Katherine Bishop, for the approval of a Variance to reduce the side setback to 15 feet and rear setback to 15 feet where a setback of 30 feet is normally required in order to construct a 1,200 square foot detached garage. The subject property, Assessor's Parcel Number 048-132-047-000, comprises approximately 3 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acres) and is located at 6691 Eureka Road 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>
<p>11:00 AM BS</p>	<p>MINOR USE PERMIT (PLN20-00273) GENTZ CAL.NET TOWER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 SUPERVISOR (WEYGANDT) 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, Keith and Lorraine Gentz for the approval of a Minor Use Permit to allow for a 60-foot unpermitted lattice tower which provides high speed internet service to customers in the Lincoln area. The subject property, Assessor's Parcel Number 020-060-035-000 comprises approximately 20 acres, is currently zoned F-B-X-10; F-B-X-20 (Farm, combining minimum Building Site of 10 acres; Farm, combining minimum Building Site of 20 acres) and is located at 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 Facilities) because the proposed construction is the existing 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 align="center">ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>11:10 AM PRC</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN21-00083) DOUBLES RANCH SUPERVISORIAL DISTRICT 1 SUPERVISOR (GORE) A Minor Boundary Line Adjustment of Assessor's parcel numbers 474-080-001-000 & 474-080-002-000 to reconfigure the subject parcels. The properties are zoned RS-AG-B-40 PD1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet and a Planned Development of 1 dwelling unit per acre) and are located in the Roseville area.</p>
<p>11:10 AM PRC</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN21-00082) BUNZ/ZEIBARTH SUPERVISORIAL DISTRICT 2 SUPERVISOR (WEYGANDT) A Minor Boundary Line Adjustment of Assessor's Parcel Numbers 026-342-030-000 & 026-342-024-000 to reconfigure the subject parcels. The properties are zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and are located in the Lincoln area.</p>

