



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
THURSDAY JUNE 20, 2019**

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	
8:15 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>8:15 a.m. DF</p>	<p>VARIANCE PLN19-00129 FARIDNIA CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER 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, Mohammad and Regina Faridnia, for the approval of a Variance to the east front setback on Miners Ravine Road to 24 feet from edge of easement where 35 feet from edge of easement is required to construct a 200 square foot covered porch addition to an existing single family residence. The subject property, Assessor's Parcel Number 048-122-037-000, comprises approximately .95 acres is currently zoned RS-AG-B-20 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 square feet) and is located at 6790 Miners Ravine Road, in the Granite Bay area The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15305(a) of the California Environmental Quality Act Guidelines and Section 18.36.070 (A.1) of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations). The Planning Services Division contact, Delanie Farnham, can be reached by phone at 530-745-3187 or email at dfarnham@placer.ca.gov.</p>
<p>8:25 a.m. DF</p>	<p>CONDITIONAL USE PERMIT MODIFICATION PLN19-00161 LOT 1 ENCLAVE AT GRANITE BAY CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER 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, Denise Alexander, for the approval of a Conditional Use Permit Modification (PSUB 20080329) to allow a reduction in the 35 foot required rear setback on Lot 1 within the Enclave at Granite Bay subdivision to 10 feet from the rear property line in order to relocate and reconstruct a previously approved shade structure with the addition of an outdoor kitchen and fireplace. The subject property, Assessor's Parcel Number 050-020-029-000, comprises approximately .56 acres, is currently 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 is located at 5175 Pastor Drive, in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15305(a) of the California Environmental Quality Act Guidelines and Section 18.36.070 (A.1) of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations). The Planning Services Division contact, Delanie Farnham, can be reached by phone at 530-745-3187 or by email at dfarnham@placer.ca.gov.</p>
<p>8:35 a.m. BS</p>	<p>VARIANCE PLN19-00122 BEVING CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT Notice is hereby given that the Placer County Zoning Administrator will</p>

	<p>conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Tom Blevins, for the approval of a variance to increase the maximum covered porch area on a secondary dwelling to 827 square feet, where 300 square feet would be normally required. The subject property, Assessor's Parcel Number 026-290-050-000 comprises approximately 11.2 acres, is currently zoned F-B-X 10 Acres Min. (Farm, combining a minimum Building Site of 10 acres minimum) and is located on Mount Vernon Road, 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 and Section 18.36.050 (E) of the Placer County Environmental Review Ordinance (Class 3 – Construction of Small Structures) because the proposed construction is a secondary dwelling. 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>8:45 a.m. BS</p>	<p>MINOR USE PERMIT MODIFACTION PLN19-00130 EPIC WIRELESS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER</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, Anthony Lewis and Mary Sue Cardoso, for the approval of a Minor Use Permit Modification in order to construct a 10-foot extension to an existing 65-foot monopine cellular communications tower raising the total height to 75-feet. The proposal includes the installation of cellular communications equipment consisting of: nine new antennas, nine RRH's, two surge protectors, and a standby generator, all enclosed in a +/- 215 square foot lease area with a new CMU wall to match existing wall. The subject property, Assessor's Parcel Number 047-150-012-000, comprises approximately 1.65 acres, is currently zoned CPD-Dc (Commercial Planned Development, Combining Design Review) and is located at 7110 Douglas Boulevard, in Granite Bay. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15301(e) of the California Environmental Quality Act and Section 18.36.030(E) of the Placer County Environmental Review Ordinance (Class 1–Existing Facilities), because the site is developed with an existing cell tower. 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>9:00 a.m. BS</p>	<p>MINOR USE PERMIT PLN18-00489 HASSEL HOUSE OF WORSHIP 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 owners, Michael and Gloria Hassel for the approval of a Minor Use Permit to allow for the House of Worship land use in an existing 1,775 square foot agriculture building. The subject property, Assessor's Parcel Number 032-244-030-000, comprises approximately 5 acres, is currently zoned RA-B-X-4.6 (Residential Agriculture, combining</p>

	<p>minimum Building Site of 4.6 acres) and is located at 2763 Penryn Road, in the Penryn 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 building is an existing facility. 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>9:15 a.m. CS</p>	<p>VARIANCE PLN19-00103 SPARKS/SENSE 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, Christian Sparks, for the approval of a Variance to required front setbacks. A 14 foot front setback from edge of easement has been requested where 50 feet is normally required. The subject property, Assessor’s Parcel Number 032-041-067-000, comprises approximately 4.5 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 on Plum Tree Lane, in the Penryn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Quality Act Guidelines and Section 8.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations). The Planning Services Division contact, Chris Schmidt, can be reached by phone at (530) 745-3076 or by email at crschmid@placer.ca.gov.</p>
<p>9:25 a.m. AR</p>	<p>MINOR USE PERMIT PLN19-00118 BEREZENKO CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT</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, Vasiliy and Tatyana Berezenko, for the approval of a Minor Use Permit to allow for the construction of a 3,000 square foot workshop prior to the establishment of a primary use. The subject property, Assessor’s Parcel Number 017-140-003-000, comprises approximately 3 acres, is currently zoned F-B-80 (Farm, combining minimum Building Site of 80 acres) and is located at 8888 Baseline Road, in the Elverta 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). 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>9:35 a.m.</p>	<p>VARIANCE PLN19-00132 ASTLE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER</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, Seth and April Astle, for the approval of a Variance to allow for the construction of a 1,976 square foot, one story garage addition to an existing single family residence proposed to be located 16 feet from the side property line where 30 feet is normally required. The subject property, Assessor's Parcel Number 035-162-005-000, comprises approximately 3.4 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 7605 Wildflower Court, in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15305(a) of the California Environmental Quality Act Guidelines and Section 18.36.070 (A)(1) 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>
<p>9:45 a.m. BS</p>	<p>VARIANCE PLN19-00070 ROBIRDS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER</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 Elizabeth Robirds, for the approval of a Variance to reduce the 30-foot side setback requirement to 10-feet to the east property line and 20-feet to the west property line for the construction of a 7,070 square foot single family dwelling. The subject property, Assessor's Parcel Number 046-131-060-000, comprises approximately 1 acre is currently zoned RS-AG-B-43 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 43,560 square feet (or a 1.0 acre min) and is located at 7880 Barton Road, 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 and Section 18.36.070 (A) of the Placer County Environmental Review Ordinance (Class 5 – Minor Alteration in Land Use Limitation). 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>9:55 a.m. BS</p>	<p>VARIANCE PLN19-00081 NEMANA 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, Shankar Nemana, for the approval of a variance to reduce the front setback of the east property line to 20-feet from edge of easement, where 50-feet from centerline of travel way is normally required to construct a 1,700 square foot primary residence and a 1,200 square foot secondary dwelling. The subject property, Assessor's Parcel Number 043-050-011-000 comprises approximately 1.6 acres, is currently zoned RA-B-X 4.6 Acres Min. (Residential Agriculture, combining</p>

	<p>a minimum Building Site of 4.6 acres minimum) and is located on Holsclaw Road, in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act and Section 18.36.050 (E) of the Placer County Environmental Review Ordinance (Class 3 – Construction of Small Structures) because the proposed construction is a single family dwelling and a secondary single family dwelling. 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>	
<p>10:05 PRC</p>	<p>CERTIFICATE OF COMPLIANCE PLN19-00134 OLESHKO SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON County review of Assessor’s Parcel Number 076-131-006-000 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 RS-AG-B-100 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 square feet (or a 2.3 acre min) and is located in the Auburn area.</p>
<p>10:10 PRC</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT PLN19-00139 FEILDING/MAGDESIAN SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER Minor Boundary Line Adjustment of Assessor’s Parcel Numbers 035-062-021-000 & 035-062-022-000 to reconfigure the subject parcels. The properties are zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and are located in the Loomis area.</p>