



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
THURSDAY, AUGUST 15, 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	
9:00 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>

<p>9:00 a.m. BS</p>	<p>VARIANCE PLN19-00179 <u>THE MARKET PLACE AT GRANITE BAY</u> 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, MGP XI US Properties LLC, for the approval of a Variance to allow for three craftsman style freestanding monument signs with seven tenant panels, where typically two monument signs and only the name of the shopping center is allowed. The subject property, Assessor's Parcel Number 048-103-062-000, comprises approximately 10.9 acres, is currently zoned C1-UP-Dc (Neighborhood Commercial, combining Use Permit required, combining Design Scenic Corridor) and is located at 6831 Douglas Blvd., 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 of the Placer County Environmental Review Ordinance (Class 3 – Construction of Small Structures) because the proposed construction is three monument signs. 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>9:10 a.m. AR</p>	<p>VARIANCE PLN19-00198 <u>WALKER</u> 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, Edward J. Walker, for the approval of a Variance to construct an approximately 3,500 square foot two-story residence with attached garage, proposed to be located 35 feet from the centerline of traveled way where a front setback of 75 feet from the centerline of traveled way is normally required. The request also includes a Variance allow a side setback of 7.5 feet on western property line and 7.5 feet on the eastern property line where 30 feet is normally required. The subject property, Assessor's Parcel Number 054-250-023-000 comprises approximately .51 acres, is currently zoned RS-B-100 (Residential Single Family, combining minimum Building Site of 100,000 square feet) and is located at 679 Oak haven Road, in the Auburn 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 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 arossig@placer.ca.gov.</p>
<p>9:20 a.m. AR</p>	<p>CONDITIONAL USE PERMIT MODIFICATION <u>KIM RESIDENCE</u> 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, Myung and Andrew Kim, for the approval of a Conditional Use Permit Modification to modify the building envelope rear setback of the subject property from 60 feet to 30 feet in order to allow the construction of a casita, a driveway, retaining walls and associated grading. The subject property, Assessor's Parcel Number 058-045-022-000, comprises approximately 2.5 acres, is currently zoned RA-B-X-5 PD 0.39 (Residential Agriculture, combining minimum Building Site of 5 acres and a Planned Development of 0.39 dwelling units per acre) and is located at 2705 Winding Creek Lane, in the Meadow Vista 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>9:30 a.m. AR</p>	<p>MINOR USE PERMIT (PLN19-00124) <u>CLARK</u> STATUTORY 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 Chris Richardson on behalf of the property owner, Mark Clark, for the approval of a Minor Use Permit for the legalization of an existing 4,125 square foot accessory structure prior to the establishment of a residential use. The subject property, Assessor's Parcel Number 073-400-006-000 comprises approximately 62.5 acres, is currently zoned RF-B-X-20 PD 0.22 (Residential Forest, combining minimum Building Site of 20 acres and a Planned Development of 0.22 dwelling units per acre) and is located at 5901 Quarry Turn Road, in the Foresthill area. The Zoning Administrator will also consider a finding of Statutory Exemption in accordance with Section 15270 of the California Environmental Quality Act Guidelines and Section 18.36.010 (G) of the Placer County Environmental Review Ordinance. 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 align="center">ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>9:40 a.m. BS</p>	<p>MINOR LAND DIVISION RE-APPLICATION PLN19-00201 <u>LISAC</u> CATEGORICAL EXEMPTION 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, Stanko Lisac, for the approval of a Minor Land Division Re-application to allow for the creation of two residential parcels consisting of 3.27 and 2.73 acres. The subject property,</p>

	<p>Assessor's Parcel Number 032-100-076-000, comprises approximately 6 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 1360 Itow Court, in the Penryn area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15315 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, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov.</p>
<p>9:50 a.m. AR</p>	<p>MINOR LAND DIVISION EXTENSION OF TIME PLN14-00168 <u>TRIMBLE</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT 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 Terry Sturgis of Sturgis Engineering, Inc. on behalf the property owner, Dana Trimble et al, for the approval of a two-year Extension of Time for a Minor Land Division that was originally approved on August 18, 2016. The Minor Land Division involves the subdivision of an existing 44.5 acre parcel into 4 parcels (10.776 acres, 12.366 acres, 11.329 acres and 10.015 acres). The subject property, Assessor's Parcel Number 018-130-004-000, is currently zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and is located at 7800 N. Forbes Road, in the Lincoln area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15315 of the CEQA Guidelines and Section 18.36.170 (Class 15 - Minor land divisions) of the Placer County Environmental Review Ordinance. 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>10:00 PRC</p>	<p>CERTIFICATE OF COMPLIANCE PLN19-00193 PIERSON SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES County review of Assessor's Parcel Number 038-272-004-000 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 4.6 (Farm, combining a minimum Building Site of 4.6 acres) and is located in the Auburn area.</p>
<p>10:05 KKC</p>	<p>ADDITIONAL BUILDING SITE PLN19-00141 <u>MERRILL</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON 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 Rick Thompson with Sagan Design Group on behalf of property owner Steven L. Merrill, for the approval of an Additional Building Site to allow for an expansion of an existing 1,000 square foot caretaker's residence to 1,342 square feet. The subject property, Assessor's Parcel Number 094-140-007-000, comprises approximately 4.1 acres, is currently zoned Residential and is located at 2000 N. Lake</p>

	<p>Blvd., in the Tahoe City area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15301 of the California Environmental Quality Act and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities). The Planning Services Division contact, Kally Kedinger-Cecil, can be reached by phone at (530) 745-3034 or by email at kkedinge@placer.ca.gov.</p>
10:10 PRC	<p>MINOR BOUNDARY LINE ADJUSTMENT PLN19-00170 MUSSO SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON Minor Boundary Line Adjustment of Assessor’s Parcel Numbers 053-140-030-000, 053-020-049-000, 053-031-039-000 & 053-031-043-000 to reconfigure the subject parcels. The properties are zoned C2-UP-Dc; O (General Commercial, combining Use Permit required, combining Design Scenic Corridor, combining Airport Overflight) and are located in the Auburn area.</p>
10:11 PRC	<p>MINOR BOUNDARY LINE ADJUSTMENT PLN19-00121 GRUBER SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES Minor boundary Line Adjustment of Assessor’s Parcel Numbers 031-401-004-000, 031-161-001-000, 031-161-002-000, 031-404-001-000, 031-401-002-000 & 031-401-003-000 to reconfigure the subject parcels. The properties are zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and are located in the Newcastle area.</p>
10:12 PRC	<p>CERTIFICATE OF COMPLIANCE PLN19-00243 MASSELLA SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON County review of Assessor’s Parcel Number 007-220-065-001 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 (Residential Single Family) and is located in the Foresthill area.</p>
10:13 PRC	<p>MINOR BOUNDARY LINE ADJUSTMENT PLN19-00188 SICKLER / DAVIS SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES Minor Boundary Line Adjustment of Assessor’s Parcel Numbers 031-401-008-000, 031-401-025-000, 031-401-067-000 to reconfigure the subject parcels. The properties are zoned F 4.6 Acre Min. (Farm, combining a minimum Building Site of 4.6 acres) and are located in the Newcastle area.</p>