



COUNTY OF PLACER PLANNING COMMISSION

**AGENDA
DATE
January 22, 2015**

OFFICE OF Planning Services Division

3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
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Meeting will be held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

Materials related to an item on this Agenda that are submitted to the Planning Commission 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 accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. 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.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 am FLAG SALUTE

ROLL CALL: Ken Denio, District 2, (Chairman); Richard Roccucci, District 1 (Vice Chairman); Wayne Nader, At-Large West of Sierra Crest, (Secretary); Richard Johnson, District 3; Jeffrey Moss, District 4; Miner “Mickey” Gray, District 5; and Larry Sevison, At-Large East of Sierra Crest.

REPORT FROM THE PLANNING DIRECTOR: Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT: Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 am

**ROGERS VARIANCE (PVAA 20120154)
APPEAL OF THE ZONING ADMINISTRATORS DENIAL OF A VARIANCE
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider an Appeal from the property owner, Daryl Rogers, of the Zoning Administrator's denial of a Variance to allow for the construction of an approximately 396 square foot shed one foot from the east side property line (where 30 feet is normally required) and the construction of an approximately 420 square foot barn eight feet from the east side property line (where 30 feet is normally required). The applicant also requested a Variance to section 17.56.020(c)(1)(Accessory Buildings and Uses; Animal Enclosures) to allow for the placement of an animal enclosure zero feet from the east property line (where 30 feet is normally required) and to allow the animal enclosure to be located closer to the common property line (east) than the distance from the property line to the adjacent residence. The subject property, Assessor's Parcel Number 032-152-041-000, comprises approximately 2.4 acres, is currently zoned RA-B-100-SP [Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre minimum), combining Special Purpose] and is located at 8555 Irish Lane in the Newcastle area. The Planning Commission will also consider a finding of Categorical Exemption [Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction or Conversion of Small Structures)].

Project Location: The project is located at 8555 Irish Lane in the Newcastle area.

APN: 032-152-041-000

Total Acreage: 2.4 acres

Zoning: zoned RA-B-100-SP [Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre minimum), combining Special Purpose]

General/Community Plan Area: Placer County General Plan

MAC Area: Newcastle/Ophir MAC

Appellant/Owner: Daryl Rogers

County Staff:

Planning: Melanie Jackson (530) 745-3036

Engineering and Surveying: Sharon Boswell (530) 745-3110

Environmental Health: Mohan Ganapathy (530) 745-2300