

## **COUNTY OF PLACER**

## **Community Development Resource Agency**

Michael J. Johnson, AICP Agency Director

## PLANNING SERVICES DIVISION

Paul Thompson, Deputy Director Planning Services Division

## ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE ACTION AGENDA THUSDAY, AUGUST 18, 2011

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. 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.

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.	VARIANCE (PVAA 20110140)	
LC	MURTEY	
	CATEGORICAL EXEMPTION	
Continued to	SUPERVISORIAL DISTRICT 2 (WEYGANDT)	
September 15, 2011 at 9:00 A.M.	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 Eugene Murtey and Ann Raftery, for a Variance to allow a 2-foot east side setback where 30-feet is required, in order to allow a 380 square foot shed to remain. The subject property, Assessor's Parcel Number 031-292-013 comprises approximately 2.5 acres, is currently zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located at 790 Stonewood Road in the Newcastle area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.030 - Class 1 – Existing Facilities - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301). The Planning Services Division contact Lisa Carnahan, can be reached at (530) 745-3067. (Continued from June 16, 2011)	
9:10 A.M.	VARIANCE MODIFICATION (PVAM 20110230)	
RS	GHIURAM	
	CATEGORICAL EXEMPTION	
Approved	SUPERVISORIAL DISTRICT 1 (DURAN)	
	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 Florian and Ana	

Ghiuram, for a Variance modification to allow for an existing 1,300 square foot secondary residence. The subject property, Assessor's Parcel Number 023-233-009 comprises approximately 2 acres, is currently zoned RA-B-X-2 ac. min. (Residential Agriculture, combining minimum Building Site of 2.0 acres) and is located at 3680 Muirwood Lane in the Roseville area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070 - Class 5 - Minor Alterations in Land Use Limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Services Division contact Roy Schaefer, can be reached at (530) 745-3061. 9:20 A.M. **VARIANCE (PVAA 20110226)** RS ASCHE **CATEGORICAL EXEMPTION** SUPERVISORIAL DISTRICT 4 (UHLER) Approved 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 Stanfill Homes on behalf of Dave and Coni Asche, for a Variance to allow a 10-foot side (west) setback for an attached garage addition, where typically a 20 foot setback is required. The subject property, Assessor's Parcel Number 460-080-011 comprises approximately 1 acre, is currently zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq ft) and is located at 4322 Olive Ranch Road in the Granite Bay area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070 - Class 5 - Minor Alterations in Land Use Limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Services Division contact Roy Schaefer, can be reached at (530) 745-3061. 9:30 A.M. **VARIANCE (PVAA 20110239)** J.P. MORGAN CHASE BANK RS **CATEGORICAL EXEMPTION** SUPERVISORIAL DISTRICT 4 (UHLER) Approved 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 David Ford of Signtech on behalf of JP Morgan Chase Bank, for a Variance to allow illuminated wall signs on all four elevations of the building, where typically only the front elevation is allowed a full-sized wall sign. The subject property, Assessor's Parcel Number 048-103-062 comprises approximately 11 acres, is currently zoned C1-UP-Dc (Neighborhood Commercial, combining Use Permit required, combining Design Scenic Corridor) and is located at 6845 Douglas Blvd in the Granite Bay area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070 - Class 5 - Minor Alterations in Land Use Limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Services Division contact Roy Schaefer, can be reached at (530) 745-3061. 9:40 A.M. VARIANCE MODIFICATION (PVAM 20110245) GH DILGER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES) Notice is hereby given that the Placer County Zoning Administrator will conduct a public Approved hearing, on the date and time noted above, to consider a request from Matthew and Jodi Dilger, for a Modification of a Variance to the six-foot fence height restriction at property line that was approved for several parcels within the Atwood Ranch III subdivision. The applicants request that their parcel be added to the list of parcels granted an exception to the six-foot maximum height established by Code in order to raise the height of the fence along their east (rear) property line. The subject property, Assessor's Parcel Number 051-450-004 comprises approximately 7,079 square-feet, is currently zoned RM-DL 8 (Residential Multi-Family, combining a Density Limitation of 8 units per acre) and is located at 11322 Bosal Circle in the Auburn area. The Zoning Administrator will also consider a finding of a Categorical Exemption

Section 18.36.070 - Class 5 - Minor alterations in land use limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Services

Division contact Gerry Haas, can be reached at (530) 745-3084.

9:50 A.M.	MINOR USE PERMIT (PMPB 20110228)
MJ	CARSON
	CATEGORICAL EXEMPTION SUBERVISORIAL DISTRICT 2 (WEYCANDT)
	SUPERVISORIAL DISTRICT 2 (WEYGANDT)  Notice is hereby given that the Placer County Zoning Administrator will conduct a public
Deemed	hearing, on the date and time noted above, to consider a request from Mike and Cindy Carson
Incomplete	for the approval of a Minor Use Permit to allow for a Community Center. The proposed
pending	Community Center includes the construction of an approximately 6,600 square foot structure to
successful	accommodate events and will be used to hold weddings and events for up to 200 guests.
completion of	Events would be held during normal business hours and until midnight on some occasions. The
Environmental	Community Center also proposes overnight stays and the construction of a wine tasting room
Review	and coffee house for future use. The subject property, Assessor's Parcel Number 031-050-046,
	comprises approximately 11.5 acres, is currently zoned F-B-X-10 (Farm, combining minimum
	Building Site of 10 acres) and is located at 2325 Gold Hill Road in the Newcastle area. The
	Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050 -
	Class 3 – New Construction or Conversion of Small Structures - Placer County Environmental
	Review Ordinance (CEQA Guidelines Section 15303). The Planning Services Division contact
	Melanie Jackson, can be reached at (530) 745-3036.
	ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND
	RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE
10:00 A.M.	MINOR LAND DIVISION (PMLD 20110172)
MJ	DAL PINO
	CATEGORICAL EXEMPTION
Continued to	SUPERVISORIAL DISTRICT 3 (HOLMES)
September	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 Tom Tratt on behalf of
15, 2011 at	Dick and Carol Dal Pino, for the approval of a Minor Land Division to subdivide an
9:30 A.M.	approximately 7.94-acre parcel into two parcels consisting of approximately 3.8 and 3.9 acres.
	The subject property, Assessor's Parcel Number 040-050-079, comprises 7.94 acres, is
	currently zoned RA-B-100 [Residential Agriculture, combining minimum Building Site of 100,000
	square feet (2.3 acres) and is located at 790 Drake Drive in the Ophir area. The Parcel Review
	Committee will also consider a finding of a Categorical Exemption Section 18.36.030, Class 15
	- Minor Land Divisions - Placer County Environmental Review Ordinance (CEQA Guidelines
	Section 15315). The Planning Services Division contact Melanie Jackson, can be reached at
	(530) 745-3036.
	CONSENT ITEMS
****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110099)
	ANDRESEN
	CATEGORICAL EXEMPTION SUBERVISORIAL DISTRICT 4 (DURAN)
Approved	SUPERVISORIAL DISTRICT 1 (DURAN)  Minor Boundary Line Adjustment on Assessor's Parcel Numbers 474-010-007 and 474-010-009
	to reconfigure parcels. Subject parcels are zoned RA-B-43 (Residential Agriculture, combining
	minimum Building Site of 43,560 sq ft or 1 acre min) and are located at 2801 and 2811 Baseline
	Road and in the Roseville area.
****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110244)
	NAILLON/JOHNSON
Approved	CATEGORICAL EXEMPTION
F F	OUDEDVICEDIAL DISTRICT F (MONTO OMEDV)

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Minor Boundary Line Adjustment on Assessor's Parcel Number 076-272-006 to reconfigure parcel. Subject parcel is zoned RS-AG-B-100 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 sq ft (or a 2.3 acre min).al and is located AT

	5285 Stanley Drive in the Auburn area.
****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110085) OWENS/LEWIS
Approved	CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)
	Minor Boundary Line Adjustment on Assessor's Parcel Numbers 071-250-021-510 and 071-250-002-000 to reconfigure parcels. Subject parcels are zoned F-B-100 PD0.4 (Farm, combining minimum Building Site of 100,000 sq ft (or 2.3 ac min) and a Planned Development of 0.4 dwelling units per acre) and are located on Hayford Road in the Colfax area.
****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110205) OBORN
Approved	CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor's Parcel Numbers 062-450-025 and 062-450-026
	to reconfigure parcels. Subject parcels are zoned F-B-X-5.0 (Farm, combining minimum Building Site of 5.0 acres) and are located on Fulda Drive in the Applegate area.