



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
AGENDA**

**THURSDAY, January 22, 2026
10:00 a.m.**

Planning Commission Hearing Room, 3091 County Center Drive, Auburn, CA 95603

Crystal Jacobsen, Zoning Administrator/
Parcel Review Committee Chair

Marci Branaugh, Deputy Clerk of the Board
Sasha Pelletier, Board Commission Clerk

The Zoning Administrator/Parcel Review Committee meeting will be open to in-person attendance. In addition, a courtesy video feed of the meeting can be viewed at www.placer.ca.gov. Note that the video may be slightly delayed from the actual meeting. For the convenience of citizens in the North Tahoe area who are not able to travel to the Auburn meeting location or do not have internet access, courtesy access to interactive video will be available at the Placer County Administrative Offices - Tahoe City, 775 North Lake Boulevard, Tahoe City, CA 96145 for the duration of this meeting. Please note, this is not an alternative meeting location, but a courtesy service provided to citizens in the North Tahoe area for the reasons stated.

The Zoning Administrator/Parcel Review Committee Chair 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 / Parcel Review Committee Chair may take whatever action she 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 submitted to the Zoning Administrator/Parcel Review Committee Chair after distribution of the agenda packet are available for public inspection at the Clerk of the Board of Supervisors Office, 175 Fulweiler Avenue, Auburn, during normal business hours. Written or emailed public comments received less than two days prior to the meeting will be distributed to the Zoning Administrator/Parcel Review Committee Chair at the hearing with a copy available to the public at the hearing location only. All correspondence and documents received will be retained by the Clerk as part of the administrative record. Emails received through the Clerk's email address below during the meeting will still become part of the record and retained by the Clerk. Citizens may submit their comments in written form by emailing comments to the Clerk of the Board at zoningadministrator@placer.ca.gov or mail the same through the U.S. Postal Service to the County, Attn: Clerk of the Board, 175 Fulweiler Avenue, Auburn, CA 95603.

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. Any requests received by the Clerk less than two business days prior to the scheduled meeting for which the accommodation is requested will be accommodated only if time permits.

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

CONSENT AGENDA: All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Zoning Administrator/Parcel Review Committee taking action, and the item may be removed for discussion and/or hearing.

**PLACER COUNTY ZONING ADMINISTRATOR TIMED ITEMS
to be discussed at the time shown or shortly thereafter**

10:00 AM

1. PLANNING SERVICES DIVISION

A. [Arnett Variance \(PLN25-00352\), Supervisorial District 5](#)

1. Conduct a public hearing to consider a request from the applicant Aren Saltiel, on behalf of the property owner Andrew Arnett, for approval of a Variance and to take the following actions:
 - a. Determine the project is categorically exempt from environmental review in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Placer County Code Section 18.36.050 (Class 3 – New construction or conversion of small structures).
 - b. Approve a Variance to the front setback for a two-story residential 861-square-foot addition located 42 feet from the center line of the traveled way associated with Quali Lane, whereas 45 feet is otherwise required, in accordance with Placer County Code Section 17.60.100 (Variance), subject to the recommended Conditions of Approval and findings.

Project Location: 2625 Quail Lane, Homewood CA

Assessor Parcel Number: 084-033-014-000

County Staff: Heather Beckman, Senior Planner

10:05 AM

2. PLANNING SERVICES DIVISION

A. [Ferreri Front Setback Variance and Administrative Approval \(PLN25-00344\), Supervisorial District 5](#)

1. Conduct a public hearing to consider a request from the applicant, John Henneman, on behalf of the property owner Tiffany Ferreri, for approval of a Variance and Administrative Approval and take the following actions:
 - a. Determine the project is categorically exempt from environmental review in accordance with Sections 15303 and 15305 of the California Environmental Quality Act Guidelines and Placer County Code Sections 18.36.050 (Class 3 – New construction or conversion of small structures) and 18.36.070 (Class 5 – Minor alterations in land use limitations).
 - b. Approve a Variance to the front setback for the construction of a residential addition (approximately 1,307 square feet combined across two stories) located 25.5 feet from the front property line, a new one-car garage (approximately 322 square feet) located 28.5 feet from the front property line and a covered front entry (approximately 61 square feet) located 19 feet from the front property line, whereas 30 feet is otherwise required in accordance with Placer County Code Section 17.60.100 (Variance) and subject to the recommended Conditions of Approval and findings.
 - c. Approve an Administrative Approval – relief from standards for a height of 35 feet and ten inches, whereas 35 feet is otherwise allowed, in accordance with Placer County Code Section 17.60.105 (Administrative approvals-relief from standards).

Project Location: 1072 Serene Road, Soda Springs, CA 95728

Assessor Parcel Number: 069-440-017-000

County Staff: Heather Beckman, Senior Planner

10:10 AM

3. PLANNING SERVICES DIVISION

A. [Ennis Variance \(PLN25-00390\), Supervisorial District 4](#)

1. Conduct a public hearing to consider a request from the applicant and property owner, Eileen Ennis, for approval of a Variance and take the following actions:
 - a. Determine the proposed action to deny the project is statutorily exempt from environmental review pursuant to California Environmental Quality Act Guidelines Section 15270 and Placer County Code Section 18.36.010(G) (Projects Which Are Disapproved).
 - b. Deny a Variance request to allow an existing unpermitted 174 square-foot patio cover to remain five inches from the east side property line where five feet is normally required in accordance with Placer County Code Section 17.60.100 (Variance).

Project Location: 8232 Seeno Avenue, Granite Bay, CA 95746

Assessor Parcel Number: 460-063-003-000

County Staff: Jared Peters, Associate Planner

10:15 AM

4. PLANNING SERVICES DIVISION

A. [Jonas-Maciel/Domenici Single-Family Dwelling Side Setback Variance \(PLN25-00394\), Supervisorial District 5](#)

1. Conduct a public hearing to consider a request from the applicant and property owners, Jessica Jonas-Maciel and Dusti Domenici, for approval of a Variance and take the following actions:
 - a. Determine the project is categorically exempt from environmental review in accordance with Sections 15303 and 15305 of the California Environmental Quality Act Guidelines and Placer County Code Section 18.36.050 (Class 3 – New construction or conversion of small structures) and Section 18.36.070 (Class 5 – Minor alterations in land use limitations).
 - b. Approve a Variance to allow for the construction of a 3,116-square-foot single-family dwelling ten feet from the south side property line where a 30-foot side setback is normally required, in accordance with Placer County Code Section 17.60.100 (Variance), subject to the recommended Conditions of Approval and findings.

Project Location: Poppy Way in the unincorporated Colfax area

Assessor Parcel Number: 072-211-072-000

County Staff: Joe Plumley, Assistant Planner

10:20 AM

5. PLANNING SERVICES DIVISION

A. [Navrotski Pool House Rear Setback Variance \(PLN25-00125\), Supervisorial District 4](#)

1. Conduct a public hearing to consider a request from the applicant and property owner, Ben Navrotski, for approval of a Variance and take the following actions:
 - a. Determine the project is categorically exempt from environmental review in accordance with Sections 15303 and 15305 of the California Environmental Quality Act Guidelines and Placer County Code Sections 18.36.050 (Class 3 – New construction or conversion of small structures) and 18.36.070 (Class 5 – Minor alterations in land use limitations).
 - b. Approve a Variance to allow for the construction of a 1,283-square-foot pool house, with a 96-square-foot attached covered porch and a 250-square-foot attached patio, ten feet from the rear property line where a 30-foot rear setback is normally required, in accordance with Placer County Code Section 17.60.100 (Variance), and subject to the recommended Conditions of Approval and findings.

Project Location: 5550 Cavitt Stallman Road in the unincorporated Granite Bay area

Assessor Parcel Number: 046-103-024-000

County Staff: Joe Plumley, Assistant Planner

PLACER COUNTY ZONING ADMINISTRATOR/PARCEL REVIEW COMMITTEE CONSENT ITEMS

All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Zoning Administrator/Parcel Review Committee taking action, and the item may be removed for discussion and/or hearing.

6. PLANNING SERVICES DIVISION

A. [Tanner Minor Boundary Line Adjustment \(PLN25-00122\), Supervisorial District 4](#)

1. Consider a request from the applicant, Larry Farinha, on behalf of the property owners, John and Barbara Tanner, and take the following actions:
 - a. Determine the Minor Boundary Line Adjustment is categorically exempt from environmental review in accordance with Section 15305 of the California Environmental Quality Act Guidelines and Placer County Code Section 18.36.070 (Class 5 – Minor alterations in land use limitations).
 - b. Approve the Tanner Minor Boundary Line Adjustment (PLN25-00122), to reconfigure the subject properties.

Project Location: No street address, Granite Bay, CA 95746 and 4580 Cavitt Stallman Road, Granite Bay, CA 95746

Assessor Parcel Number: 046-090-013-000 and 046-080-003-000

County Staff: Joe Plumley, Assistant Planner

7. PLANNING SERVICES DIVISION

A. [Englund Minor Boundary Line Adjustment \(PLN25-00354\), Supervisorial District 4](#)

1. Consider a request from the applicant, Adam Bishop, on behalf of the property owners, Kenneth and Rachel Englund, and take the following actions:
 - a. Determine the Minor Boundary Line Adjustment is categorically exempt from environmental review in accordance with Section 15305 of the California Environmental Quality Act Guidelines and Placer County Code Section 18.36.070 (Class 5 – Minor alterations in land use limitations).
 - b. Approve the Englund Minor Boundary Line Adjustment (PLN25-00354), to reconfigure the subject properties.

Project Location: 2760 Newcastle Road, Newcastle, CA 95658, 2770 Newcastle Road, Newcastle, CA 95658, and 2901 Auburn Folsom Road, Newcastle, CA 95658

Assessor Parcel Number: 042-223-006-000, 042-223-004-000, and 042-223-008-000

County Staff: Joe Plumley, Assistant Planner

8. PLANNING SERVICES DIVISION

A. [Sindel Minor Boundary Line Adjustment \(PLN22-00340\), Supervisorial District 5](#)

1. Consider a request from the applicant, Juanita Mathis, on behalf of the property owner, Wayne Sindel, and take the following actions:
 - a. Determine the Minor Boundary Line Adjustment is categorically exempt from environmental review in accordance with Section 15305 of the California Environmental Quality Act Guidelines and Placer County Code Section 18.36.070 (Class 5 – Minor alterations in land use limitations).
 - b. Approve the Sindel Minor Boundary Line Adjustment (PLN22-00340), to reconfigure the subject properties.

Project Location: Church Street, Foresthill, CA 95631

Assessor Parcel Number: 007-190-014-000, 007-190-015-000, 007-190-020-000, and 007-190-021-000

County Staff: Joe Plumley, Assistant Planner

9. **PLANNING SERVICES DIVISION**

A. [Eastman Non-Conditional Certificate of Compliance \(PLN25-00372\), Supervisorial District 5](#)

1. Consider a request from the applicant and property owner, Diana Eastman, for approval of a Non-Conditional Certificate of Compliance and take the following actions:
 - a. Determine the project is statutorily exempt from environmental review in accordance with Section 15268 of the California Environmental Quality Act Guidelines.
 - b. Approve the issuance of the Eastman Non-Conditional Certificate of Compliance (PLN25-00372) in accordance with Placer County Code Section 16.20.110.

Project Location: 8630 Wise Road in the Unincorporated Auburn Area

Assessor Parcel Number: 031-081-057-000, 031-081-058-000

County Staff: Martin Romero, Associate Planner

10. **PLANNING SERVICES DIVISION**

A. [Kovac Family Lake Mary Parcels Non-Conditional Certificate of Compliance \(PLN25-00224\), Supervisorial District 5](#)

1. owner, Nickie Kovac Survivors Trust, and take the following actions:
 - a. Determine the Non-Conditional Certificates of Compliance are statutorily exempt from environmental review in accordance with Section 15268 (Ministerial Projects) of the California Environmental Quality Act Guidelines.
 - b. Approve the Kovac Family Lake Mary Parcels Non-Conditional Certificates of Compliance for Assessor's Parcel Numbers 069-120-001-000, 069-120-011-000, and 069-120-005-000 (PLN25-00224), to confirm that the boundary of each parcel extends to the centerline of the adjacent private road (Lake Road).

Project Location: 310 Lake Mary Road and nearby in the Donner Summit area

Assessor Parcel Number: 069-120-001-000, 069-120-011-000, 069-120-005-000

County Staff: Patrick Dobbs, Senior Planner

11. **PLANNING SERVICES DIVISION**

A. [Tim Kovac Lake Mary Parcels Non-Conditional Certificate of Compliance \(PLN25-00225\), Supervisorial District 5](#)

1. Consider a request from the applicant, Tim Kovac, Trustee, on behalf of the Tim Kovac Revocable Trust, and take the following actions:
 - a. Determine the Non-Conditional Certificates of Compliance are statutorily exempt from environmental review in accordance with Section 15268 (Ministerial Projects) of the California Environmental Quality Act Guidelines.
 - b. Approve the Tim Kovac Lake Mary Parcels Non-Conditional Certificates of Compliance for Assessor's Parcel Numbers 069-120-015-000 and 069-120-006-000 (PLN25-00225), to confirm that the boundary of each parcel extends to the centerline of the adjacent private road (Lake Road).

Project Location: Lake Mary Road in the Donner Summit Area

Assessor Parcel Number: 069-120-015-000 and 069-120-006-000

County Staff: Patrick Dobbs, Senior Planner

12. **ZONING ADMINISTRATOR CLERK**

A. [Summary Action](#)

1. Approve the Summary Actions from the November 20, 2025 and December 18, 2025 Zoning Administrator/Parcel Review Committee Meetings.

ADJOURNMENT – To next regular meeting.