



**COUNTY OF PLACER
PLANNING COMMISSION**

**ACTION
TAHOE HEARING**

AGENDA

DATE

February 9, 2012

**OFFICE OF
Planning Department**

3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
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Meeting was held at the ****North Tahoe Event Center****, located at 8318 North Lake Boulevard, Kings Beach, CA 96143

7:45 am Commissioners and staff to met at the Community Development Resource Agency at 3091 County Center Drive, Auburn, parking lot. County vehicles to provided transportation up to Tahoe destination.

10:00 am FLAG SALUTE

10am meeting began

ROLL CALL: Jeffrey Moss (Chairman), Miner Gray (Vice Chairman), Larry Sevison (Secretary), Ken Denio, Gerry Brentnall [*absent*], Richard Roccucci and Richard Johnson[*absent*]

REPORT FROM THE PLANNING DIRECTOR

Michael Johnson, Agency Director, reported on the following updates to the Commission: The Board of Supervisor's will be hearing an amendment to the Placer Vineyards Specific Plan and to the Development Agreements. Please note that there is no February 23rd Planning Commission hearing.

PUBLIC COMMENT – *No public comment was received.*

1) 10:05 am

10:02 am -10:22 am

**SUBDIVISION MODIFCATION/VARIANCE (PSM 20120015)
THE COLLECTIONS – AKA – SEYMOUR RANCH SUBDIVISION
PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from the New Home Company for the approval of a Variance/modifications to Conditions of Approval for the Seymour Ranch subdivision to; allow for modifications to defined building envelopes and Lots 1, 5, 7, 9, 10 and 12; allow for a retaining wall over three feet in height within the front yard setback area of Lot 7; allow for a modification to the three front yard setback areas on Lot 12 to identify one primary front yard area and side-street side yards for the other two frontages; and allow for a five-foot encroachment into the side-street side yard for Lot 13 (while still maintaining a 30-foot setback) to allow for the construction of a six-foot-high privacy fence. A previous Mitigated Negative Declaration has been approved for this project. The Planning Commission will be asked to find that implementation of the requested improvements will not result in

any new or additional impacts that were not previously considered with the approved Mitigated Negative Declaration, and that implementation of the proposed project is exempt from further environmental review pursuant to Section 15061(b)(3) (Review for Exemption) of the California Environmental Quality Act.

Project Location: The project is located on the east side of Cavitt-Stallman Road, north of Douglas Boulevard in the Granite Bay Area.

APN: 460-250-001, 005, 007, 009, 010, 012, and 013

Zoning: RS-B-20 (Residential Single Family, combining minimum Building Site of 20,000 square feet)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay Municipal Advisory Council

Applicant: The New Home Company

County Staff:

Planning: Michael Johnson (530) 745-3099

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

MOTION VOTE 5:0 Commissioner Denio moved, Commissioner Sevison second; To approve the Variance as detailed in the staff report and the modification to Condition 1, and Condition 72 and add a new Condition 77 with a modification to add: For the construction of any new retaining wall “4 feet in height or greater,” not attached to a residential structure..., also rely on the previously adopted Mitigated Negative Declaration subject to the CEQA findings including findings to approve the Variances to Lots 7, 12 and 13.

2) 10:15 am
10:22am – 10:29am

SUBDIVISION MODIFICATION (PSM 20110386)

BEAR CREEK SUBDIVISION – KAVANAUGH & MUNOZ del ROMERAL RESIDENCE

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Ken Anderson on behalf of Kavanaugh and Munoz Residence, for approval of a Subdivision Modification in the Bear Creek Subdivision to allow 20 foot front setback from property line where 30 foot setback is required in order to construct a two car garage with a covered entry walk/bridge entry along the south side of the proposed garage. The Planning Commission will consider a finding of Categorical Exemption per Section 18.36.070, Class 5 – Minor alterations in land use limitations (CEQA Guidelines, Section 15305).

Project Location: The project is located at 2329 Bear Falls Lane in the Alpine Meadows area.

APN: 095-272-002

Total Acreage: 12,443 square feet,

Zoning: RS (Residential Single Family)

Community Plan Area: Alpine Meadows Community Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: Ken Anderson

Owner: Kavanaugh and Munoz

County Staff:

Planning: Stacy Wydra (530) 581-6288

Engineering and Surveying: Rebecca Taber (530) 745-3110

Environmental Health: (530) 745-2300

MOTION VOTE 5:0 Commissioner Roccucci moved, Commissioner Sevison second; To approve the Subdivision Modification to allow a 20 foot front setback. In order to construct a garage and covered entry feature subject to the determination of Categorical Exemption including CEQA findings.

3) 10:25 am
10:29am-11:02am

**CONDITIONAL USE PERMIT (PCPA 20110139)
SQUAW VALLEY 2012 CAPITAL PROJECTS
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MNTGOMERY)**

Consider a request from Mike Livak on behalf of Squaw Valley Development Company, for approval of a Conditional Use Permit in order to remove five existing fixed-grip chairlifts (*High Camp, Links, Granite Chief, Bailey's Beach and East Broadway*) and the upgrade and re-installation of *High Camp, Links, and Granite Chief* chairlifts and the construction of two new rope-tow style surface lifts: *High Camp Surface Transport Tow* and the *Soccer Field Surface Transport Tow*. The Planning Commission will also consider adopting a Mitigated Negative Declaration.

Project Location: The project is located at the upper mountain of the Squaw Valley Ski Resort in the Olympic Valley area.

APN: 069-310-011-510

Total Acreage: 662 acres

Zoning: AC, CP, FR (Alpine Commercial, Conservation Preserve, and Forest Recreation)

Community Plan Area: Squaw Valley Community Plan

MAC Area: Squaw Valley Municipal Advisory Council

Applicant: Mike Livak

Owner: Squaw Valley Development Company

County Staff:

Planning: Stacy Wydra (530) 581-6288

Engineering and Surveying: Sarah Gillmore (530) 745-3110

Environmental Health: (530) 745-2300

***MOTION VOTE 5:0 Commissioner Sevison moved, Commissioner Denio second;
To adopt the Mitigated Negative Declaration subject to the CEQA findings 1 thru 5 in the staff report.***

***MOTION VOTE 5:0 Commissioner Sevison moved, Commissioner Denio second,
To approve Conditional Use Permit for the Squaw Valley 2012 Capital Projects subject to the findings 1 thru 5 in staff report, with modification to Conditions #32***

4) 10:40 am
11:02am-11:43am

**CONDITIONAL USE PERMIT/TENTATIVE PARCEL MAP (PCPA 20090078)
6731 TAHOE
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Brad Klapper on behalf of 6731 Tahoe, LLC. for approval of a Conditional Use Permit in order to replace an existing motel facility with ten new timeshare duplexes (20 units total) and a 1,757 square foot clubhouse with a two bedroom managers unit above on the property located at 6731 North Lake Boulevard (APN:117-071-015) and to replace an existing single family residence with three detached employee housing units on an adjacent property located to the east at 215 Anderson Road (APN:117-071-044). The applicant also requests approval of a Conditional Use Permit and Tentative Parcel Map in order to create a total of four separate lots, three lots for each employee housing unit and one common area lot, in a Planned Residential Development on the property located at 215 Anderson Road. The Planning Commission will also consider adopting a Mitigated Negative Declaration for the project.

Project Location: The project is located at 6731 North Lake Boulevard and 215 Anderson Road in the Tahoe Vista area.

APN: 117-071-015 and 117-071-044

Total Acreage: 5.2 acres and 15,706 square feet respectively

Zoning: PAS 022 Tahoe Vista SA #1 (Tourist Area)

Community Plan Area: North Tahoe Community Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: Brad Klapper

Owner: 6731 Tahoe, LLC

County Staff:

Planning: Allen Breuch (530) 581-6284

Engineering and Surveying: Rebecca Taber (530) 745-3110

Environmental Health: (530) 745-2300

MOTION VOTE 5:0 Commissioner Sevison moved, Commissioner Denio second, To adopt the Mitigated Negative Declaration ,including CEQA Findings 1 thru 5 in the page 9 handout to the staff report,

MOTION VOTE 5:0 Commissioner Sevison moved, Commissioner Denio second, To approve Conditional Use Permit – for Timeshare at 6731 including findings 1 thru 4 in the staff report and conditions with modification to Condition 60 add to end of first paragraph “if applicable under County Code” and the Condition 89 Errata Sheet,

MOTION VOTE 5:0 Commissioner Sevison moved, Commissioner Denio second, To approve Conditional Use Permit – for Employee Housing at 215 Anderson Road, including findings 1 thru 4 in the staff report,

MOTION VOTE 5:0 Commissioner Sevison moved, Commissioner Denio second, To approve the Planned Residential Development for 215 Anderson Road including findings 1 thru 8 in the staff report,

MOTION VOTE 5:0 Commissioner Denio moved, Commissioner Sevison second, To approve the Tentative Parcel Map for 215 Anderson Road including findings 1 thru 5 in the staff report.

MEETING ADJORNED 11:43 am