COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNINGSERVICES DIVISION

Paul Thompson, Deputy Director

TAHOE - ZONING ADMINISTRATOR
ACTIONS
APRIL 6, 2011

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the Board Chambers, Squaw Valley Public Service District, 305 Squaw Valley Road, Olympic Valley. 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 565 West Lake Boulevard in Tahoe City, 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.

1:30 P.M. **SW** Approved	**VARIANCE (PVAA 20100402)** **COAN** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** 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 Variance request from Pat and Susan Coan, to allow for a single-vehicle garage, approximately 377 square feet in size, and adjoining covered walkway to be constructed approximately one foot, six inches from the front property line and approximately 13 feet from the edge of the traveled way. Directly adjacent to the covered walkway is proposed parking pad. The subject property, Assessor's Parcel Number 095-221-0520, comprises 10,426 sq. ft., is located on 1640 John Scott Trail in the Alpine Meadows area, and is currently zoned RS (Residential Single Family). The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.050 Class 3 – New Construction, of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Services Division contact for the above project, Stacy Wydra can be reached at (530) 581-6288.

1:45 P.M. **SW** Continued June 1, 2011	**VARIANCE (PVAA 20100095)** **SPITZER** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** 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 Variance request from Mary Jean Spitzer, for the construction of a single-family residence within the front required yard setback. The applicants are requesting a setback of 15 feet from the centerline of the traveled way where a 50-foot setback from the centerline is required. The residence is proposed to be constructed approximately 10 feet from the property line. The existing single-family residence is proposed to be demolished and a new residence with a building footprint of approximately 2,423 square feet is proposed to be constructed. The subject property, Assessor's Parcel Number 096-082-001, comprises 0.81 acres., is located at 1849 Washoe Drive in the Olympic Valley area, and is currently zoned Low Density Residential, with a density factor of 4. The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.050 Class 3 – New Construction, of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Services Division contact for the above project Stacy Wydra can be reached at (530) 581-6288.
2:00 P.M. **JE** Approved	**VARIANCE (PVAA 20110068)** **HASKIN-FERNALD** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** 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 Variance request from Guy and Lia Haskin Fernald to allow for a setback of 17 feet to the rear property line (Southeast) where 20 feet is required and 11 feet to the eave where 15 feet is required for a residential structure. The applicant also requests a nine foot four inch setback where 15 feet is required from the side property line (Southwest) for a portion of a deck totaling 49 square feet. The subject property, Assessor's Parcel Number 069-103-057, comprises 39, 224 sq. ft., is located in the Southwest corner of Crows Nest development in Sugar Bowl ski resort and is currently zoned RS-B-20 (Residential Single Family, combining minimum Building Site of 20,000 sq ft). The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.70 Class 5 A (1) of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305. The Planning Services Division contact for the above project Jack Edstrom can be reached at (530) 581-6283.
2:15 P.M. **JE** Approved	**MINOR USE PERMIT (PMPC 20110017)** **TAHOE CITY CHEVRON** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** 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 Variance request from Tahoe City Chevron, to maintain a display of four inflatable rafts attached to the service station front wall at several locations and available for purchase in the indoor sales area. Also, the applicant requests the placement of an outdoor ice cream vending machine on the outer wall near the front door of the sales area on the service drive. The subject property, Assessor's Parcel Number, 094-190-021 comprises 19,903 sq. ft, is located at 310 River Road. in the Tahoe City area, and is currently zoned PAS 001A, Tahoe City Community Plan (Special Area #5). The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.606 Class 4 (F) of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15304). The Planning Services Division contact for the above project Jack Edstrom can be reached at (530) 581-6283.

2:30 P.M. **JE** Approved	**VARIANCE (PVAA 20110075)** **SECLINE SEWAGE LIFT STATION** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** 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 Variance request from North Tahoe Public Utility District to allow a fence of seven and one quarter feet where a six foot fence exists for the purpose of providing security for a sewer lift station. The subject property, a portion of Assessor's Parcel Number 117-180-013 (a 5.9 acre parcel owned by Placer County) comprises 2,544 sq. ft. encroachment permitted section, is located at 121 Secline Street in the Kings Beach area and is currently zoned PAS- 029 - Kings Beach Community Plan, Special Area 2, West Entry Commercial. The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.070 Class 5A (6) of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Services Division contact for the above project Jack Edstrom can be reached at (530) 581-6283.
2:45 P.M. **JE** Approved	**VARIANCE (PVAA 20110071)** **GIOVARA** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** 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 Variance request from Giovara Family Trust, to allow for 805 square feet of garage and 96 square feet of residential mechanical space where 240 square feet of garage/ storage is allowed, totaling 2,118 square feet within the structure. The existing structure is under construction as a guest house of 840 square feet and a garage of 805 square feet with unconditioned entry stair well and landing, all totaling 2,015 square feet where 1.600 square feet is allowed (PAA 20100345), not including a 200 square foot shed elsewhere on the property (all accessory space authorized currently is 2,215 square feet where 2,400 square feet may be approved). The applicant also requests the approval of an Administrative Review Permit to allow for a conforming Secondary Residence in the Tahoe Basin. The subject property, Assessor's Parcel Number 084-154-001, comprises 1.07 acres, is located 2000 West Lake Boulevard in the Sunnyside area of Lake Tahoe and is currently zoned PAS- 164 - Sunnyside/Skyland Residential. The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.050, Class 3 (A) of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Services Division contact for the above project Jack Edstrom can be reached at (530) 581-6283.