COUNTY OF PLACER
COMMUNITY DEVELOPMENT RESOURCE / AGENCY

Michael J Johnson, AICP
Agency Director

PLANNING SERVICES DIVISION

E.J.Ivaldi, Deputy Director

HEARING DATE: June 25, 2015
ITEM NO.: 2
TIME: 10:50 am

TO: Placer County Planning Commission

FROM: Development Review Committee

DATE: June 2, 2015

SUBJECT: **METCALF RESIDENCE (BEAR CREEK ASSOCIATION SUBDIVISION)**
SUBDIVISION MODIFICATION/VARIANCES (PLN15-00172)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

GENERAL/COMMUNITY PLAN AREA: Alpine Meadows General Plan

GENERAL PLAN DESIGNATION: Low Density Residential

ZONING: RS (Residential-Single-Family)

ASSESSOR'S PARCEL NUMBER: 095-272-011-000

STAFF PLANNER: Allen Breuch, Supervising Planner

LOCATION: The subject property is located at 2353 John Scott Trail in the Alpine Meadows area.

APPLICANT: Robb Olson, Olson-Olson Architects representing Brook and Lisa Metcalf

PROPOSAL: The applicant requests approval of a Subdivision Map modification to modify the 30-foot mapped front setback on Lot 59 (Bear Creek Association Final Map) to allow for a mapped front setback of 14-feet 4 inches, and also a Variance to reduce the required 20-foot front setback (John Scott Trail) to 14 feet 4 inches (11 feet from eaves), in order to construct a two car garage, mudroom, and covered walkway. The applicant also requests a Variance to reduce the water course setback (Bear Creek) from 100-feet from the centerline of the creek to 35-feet from centerline (33-foot from eave), in order to construct a room addition with second story deck on an existing single-family residence.

CEQA COMPLIANCE:
The project is Categorically Exempt from environmental review pursuant to provisions of Sections 15303 and 15305 of the California Environmental Quality Act Guidelines and Sections 18.36.050 A. and Section 18.36.070 A.1. of the Placer County Environmental Review Ordinance (Class 3 New construction or conversion of small structures and Class 5 Minor alterations in land use

limitations). The Planning Commission will be required to make a finding to this effect and a recommended finding for this purpose is included at the end of this report.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:
Public notices were mailed to property owners of record within 300 feet of the project site. A public hearing notice was also published in the *Sierra Sun* newspaper. Other appropriate public interest groups and citizens were sent copies of the public hearing notice, including the North Tahoe Regional Advisory Council. Copies of the project plans and application were transmitted to the Community Development Resource Agency Staff and the Departments of Public Works and Environmental Health Services, the Air Pollution Control District and Special Districts for their review and comment.

PROJECT DISCRIPTION:
The property owners propose to remodel the existing single-family dwelling which includes adding a detached two car garage with covered entry way, a connecting mudroom and a room addition with second story deck.

The project is a modification to the Bear Creek Association Subdivision Final Map to modify the 30-foot mapped front setback and the 20-foot zoning front setback to allow for a mapping and zoning front setback of 14-4 foot to structure (11 foot from eaves) as measured from the front property line. This request is in order to permit the construction of a two-car garage with covered entryway; all are accessory to the existing single-family residence. The proposed accessory mudroom is entirely outside the mapped and zoning front setback. Approximately 281 square feet of the garage is proposed within the required mapped front setback.

In addition to the Final Map amendment and Variance to the front setback along John Scott Trail, the applicant is requesting a water course setback to reduce the 100-foot from centerline of Bear Creek to allow a 35-foot setback (33-foot from eave) in order to construct a room addition with a second story deck to the existing single-family residence.

SITE CHARACTORISTICS:
The Metcalf property is approximately 21,775 square feet (0.49 acre) in area and is located on the north side of John Scott Trail, off Alpine Meadows Road in the Alpine Meadows area (Attachment B). The Bear Creek Association Subdivision where the subject lot (Lot 59) is located was created in February 1963. The adjacent properties are currently developed with single-family residences.

The property is rocky in composition with several large boulders and a steep slope (27%) running in an upward sloping direction from the north east corner towards the southwest corner of the subject property. There are several pine and fir trees throughout the property with a small natural gully at the southeasterly side of the lot between the existing dwelling and John Scott Trail. Directly to the north and west of the subject property is "Bear Creek" that is channeled towards the north by steep granite rock outcrops. The creek is identified on the United States Geological Survey (USGS) topographical map as a permanent stream. On-site improvements consist of a 3,828 square foot two story single-family dwelling and paved parking that is accessed off John Scott Trail which is a private right of way of 40-feet.

2

EXISTING ZONING AND LAND USE:

Location	Zoning	Alpine Meadows General Plan Land Use Designation	Existing Conditions and Improvements
Project Site	RS (Residential Single-Family)	Single-Family Residential (4 dwelling units/acre)	Single-Family Residence
North	O (Open Space)	Single-Family Residential (4 dwelling units/acre)	Bear Creek
South	RS (Residential Single-Family)	Single-Family Residential (4 dwelling units/acre)	Single-family Residential
East	RS (Residential Single-Family)	Single-Family Residential (4 dwelling units/acre)	Single-family Residential
West	O (Open Space)	Single-Family Residential (4 dwelling units/acre)	Bear Creek

DISCUSSION OF ISSUES:

General Plan and Zoning Consistency:

The existing single-family dwelling and proposed project are allowed in the RS (Residential–Single Family) zone district and are consistent with the Alpine Meadows General Plan.

The purpose and intent of the RS (Residential Single-Family) zone district is intended to provide areas for residential development charactered by detached single-family homes in standard subdivision form. The project consists of a detached two car garage with covered entry, a mudroom and a second story deck to the existing single-family residence. The project continues to comply with the development standards for the RS zone district, including but not limited to, setbacks (with the exception of the front setback and water course request), height, and coverage and required on-site parking.

Project Analysis:

The project is proposed to address the lack of covered parking on the subject parcel and allow for covered access into the residence. The proposed garage is located at the south east corner of the lot where it will span across the gully and be supported on both sides with retaining walls and support columns. Attached to the proposed garage is an enclosed mudroom that will connect to the existing single-family dwelling. To minimize earth disturbance and provide a gradual ascent from the street, the applicant proposes to use the same general location where the paved parking is located.

The applicants have explored other alternatives to try and locate a garage outside of the required mapped and front setbacks. However, due to the steep terrain, the existing rocky composition, and the need for a safe protected entryway from heavy winter snow, there was no alternative location available to the garage and entryway outside the mapped front setback. Staff looked at other properties located along John Scott Trail and Bear Creek and found that there has been a previous approval for a building within the 30-foot front setback and the 100 foot water course setback. As such, the granting of a 14-4 foot building mapped/zoning setback and 33-foot water course setback for the subject property would not be considered a granting of special privileges.

The proposed room addition with second story deck is located on the west side of the existing residence and faces Bear Creek. The natural grade elevates approximately 10 feet between Bear Creek and the proposed addition where it's entirely outside the creek floodplain. Staff has reviewed the location of the addition in reference to the creek and determined the addition is consistent with other developed properties in the immediate vicinity and that it would not diminish or detract from the character of the neighborhood.

Staff has concluded that there are special circumstances applicable to the project based on the steep topography of the site and the need for a safe parking area for the residence, as well as the location of the existing street improvements, which restricted the use of the site. The proposed project would minimize disturbance to the lot, in that there would be limited grading. The project would also allow for snow storage along the property's street frontage.

Bear Creek Planning Committee (Homeowners Association):
This project does require approval from the Bear Creek Planning Committee (BCPC). The applicant has initiated the review with the committee and obtained preliminary approval and plans to present the project for final approval assuming approval of the Subdivision Modification and Variances to setbacks.

RECOMMENDATION:
The Development Review Committee recommends that the Planning Commission take the following actions, subject to the adoption of the recommended findings and conditions of approval contained within and attached to this report:

1. APPROVE the Subdivision Map Modification to modify the 30-foot mapped front setback on Lot 59 (Bear Creek Association Final Map) to allow for a mapped front setback of 14-feet 4 inches;

2. APPROVE a Variance to reduce the required 20-foot front setback (John Scott Trail) to 14 feet 4 inches (11 feet from eaves), in order to construct a two car garage, mudroom, and covered walkway.

3. APPROVE a Variance to reduce the water course setback (Bear Creek) from 100-feet from the centerline of the creek to 35-feet from centerline (33-foot from eave), in order to construct a room addition with second story deck on an existing single-family residence.

FINDINGS:
CEQA
The Planning Commission finds that the project is Categorically Exempt from environmental review under CEQA pursuant to provisions of Sections 15303 and 15305 of the California Environmental Quality Act Guidelines and Sections 18.36.050 A. and Section 18.36.070 A.1. of the Placer County Environmental Review Ordinance (Class 3 New construction or conversion of small structures and Class 5 Minor alterations in land use limitations). Specifically since the new garage with entry way with proposed mudroom will be primarily fronting the same location as the paved parking and span over the existing gully. Furthermore, the proposed deck will be elevated and out of the flood plain.

Subdivision Map Modification

1. The proposed Subdivision Map Modification does not significantly alter the design of the subdivision and will not affect the consistency of the Bear Creek Association Subdivision, Final Map and is consistent with the goals and policies of the Alpine Meadows General Plan in that other properties within close proximity of the subject parcel have been granted reduced setbacks for the construction of garages and other entry features.

2. Pursuant to Section 66472.1, (*Amending of Final Maps)* of the Subdivision Map Act, the Subdivision Map Modification does not impose any additional burden on the fee owners of the real property, and the modifications do not alter any right, title, or interest in the real property reflected on the recorded map, and Placer County finds that the map as modified conforms to Section 66474 of the Subdivision Map Act. The change in circumstance is that existing setbacks together with the parcels topography and existing on-site conditions limit a reasonable access to the residence from John Scott Trail.

3. The Subdivision Map Modification, with the recommended conditions, is compatible with the single-family residential neighborhood.

4. The Subdivision Map Modification is physically suitable for the type of development within the Residential Single-Family zoning district.

5. The Subdivision Map Modification will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district in which the property is located in that other Map Modifications have been approved on parcels within close proximity to the subject parcel.

Variance (front setback)

1. There are special circumstances applicable to the subject property, including the rocky composition and (27%) upward slope of the property, and because of such circumstances, the strict application of this chapter would deprive the property of privileges enjoyed by other properties in the vicinity and under identical zoning classification. Furthermore, the proposed construction is located within an existing disturbed area which will require the least amount of earth disturbance and grading and the proposed addition is setback 14-feet 4 inches from property line. .

2. The Variance authorized does not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone district in that other single-family residences within the neighborhood of the subject parcel contain garages, covered walkways and parking pads within the required 20-foot front zoning setback. Furthermore, the proposed garage and entryway structure within the setback will only be for covered parking and pedestrian access from John Scott Trail to the existing single-family residence.

3. The Variance does not authorize a use that is not otherwise allowed in the RS (Residential Single-family) zoning district.

4. The granting of the Variance does not, under the circumstances and conditions, applied in the particular case, adversely affect public health or safety, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements in that the proposed location of the residential garage with entryway provides adequate site distance from the travelled way and allows adequate snow storage areas on site.

5. The Variance is consistent with the Placer County General Plan and the Alpine Meadows General Plan as single-family dwellings and associated accessory structures are permitted uses within both plan areas.

6. The Variance is the minimum departure from the requirements of the Ordinance necessary to grant relief to the applicant in that the proposed encroachment into the front setback comprises a total of 281 square feet within the front setback

Variance (Water course setback)

1. There are special circumstances applicable to the subject property, including topography, location or surroundings and existing site improvements and building design, and because of such circumstances, the strict application of this chapter would deprive the property of privileges enjoyed by other property in the vicinity and under identical zoning classification in that the location of the proposed addition with deck within the 100 foot water course setback are dictated by the location of the existing single-family residence, the existing encroachments of the residence in the watercourse setback, the sloping topography of the project site, and the location of the Creek as described in the staff report. Furthermore, the design of the addition and deck will reduce any impacts associated with the location. These listed conditions create special circumstances applicable to the project which would otherwise warrant the Variance request.

2 The Variance authorized does not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone district in that other single-family residences within the neighborhood are encroaching into the watercourse setback and the construction of an addition with deck is keeping with the existing encroachments into the watercourse setback of both single-family residences and exterior accessory structures such as decks within the general vicinity of the subject parcel. To the north and west of the subject parcel there are existing encroachments of portions of single-family residences and exterior accessory structures that are located within the required watercourse setback. Therefore, based on the existing on-site conditions, the location of the existing single-family residence, the existing encroachments, and the proposed encroachment being an addition with deck, it can be determined that the setback proposed will be adequate and will not constitute a granting of special privileges.

3. The Variance does not authorize a use that is not otherwise allowed in the RS (Residential Single-family) zoning district in that the construction of the addition and deck are allowed accessory uses to single-family residences which is an allowed use within the Residential Single-Family zoning district.

4. The granting of the Variance does not, under the circumstances and conditions, applied in the particular case, adversely affect public health or safety, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements in that the proposed location of the addition with deck will be constructed within the confines of the subject parcel and will not encroach over the property lines. The addition and deck are designed outside of the FEMA 100-year flood plain of Bear Creek and will not create a detriment to the public or the general welfare of the residences or neighboring properties.

5. The Variance is consistent with the Placer County General Plan and the Alpine Meadows General Plan as single-family dwellings and associated accessory structures are permitted uses within both plan areas.

RECOMMENDED CONDITIONS OF APPROVAL – SUBDIVISION MODIFICATION AND VARIANCE- BEAR CREEK ASSOCIATION SUBDIVISION "METCALF ADDITION" (PLN15-00172)

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. The Subdivision Modification and Variance (PLN15-00172) is approved for a 14-4 foot from property line (11 foot from eave) in order to construct a detached two car garage with covered entry way and a water course setback to reduce the 100-foot from centerline of Bear Creek to allow a 35-foot setback (33-foot from eave) in order to construct a room addition with a second story deck to the existing single-family residence located on the project site at 2353 John Scott Trail in the Alpine Meadows area, Lot 59 (APN 095-272-011-000) as described within this staff report dated June 2, 2015 and as shown on the site plan, elevations, and floor plans

2. Prior to Building Permit issuance, the applicant shall prepare and submit to the Planning Department an exhibit map for a Notice of Map Modification to modify the building setback line for Lot 59, as shown on Bear Creek Association Subdivision (Book H, Page 19, Sheet 2 of 3), and to conform with the approval of this application.

3. The Planning Director may authorize minor alterations to the approved plans and conditions of approval in accordance with Section 17.58.180(A) of the Zoning Ordinance. Major changes and alterations to the approved plans and conditions of approval shall be reviewed and approved by the Zoning Administrator in accordance with Section 17.58.180(B) of the Zoning Ordinance.

4. Prior to commencement of any work on site, the applicant shall obtain a building permit(s) for the construction of the entry way addition to a new residence. Complete building plans and engineering in accordance with the County Building Code will be required for the structure.

5. The applicant shall comply with any conditions imposed by California Department of Forestry or the serving fire district.

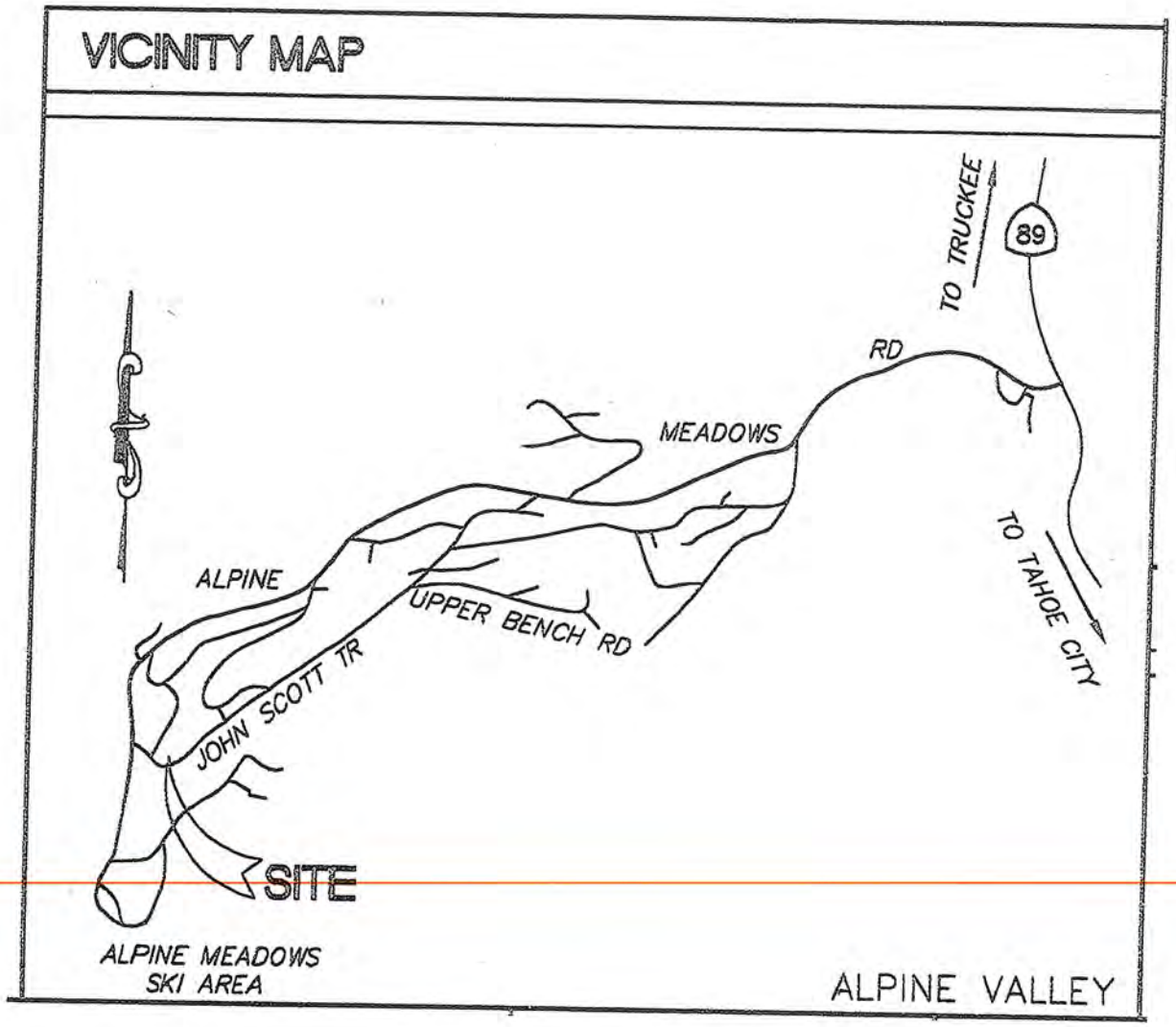
6. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's

fees awarded by a certain development project known as the Metcalf Map Modification and Variance (PLN15-00172). The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provision of this condition.

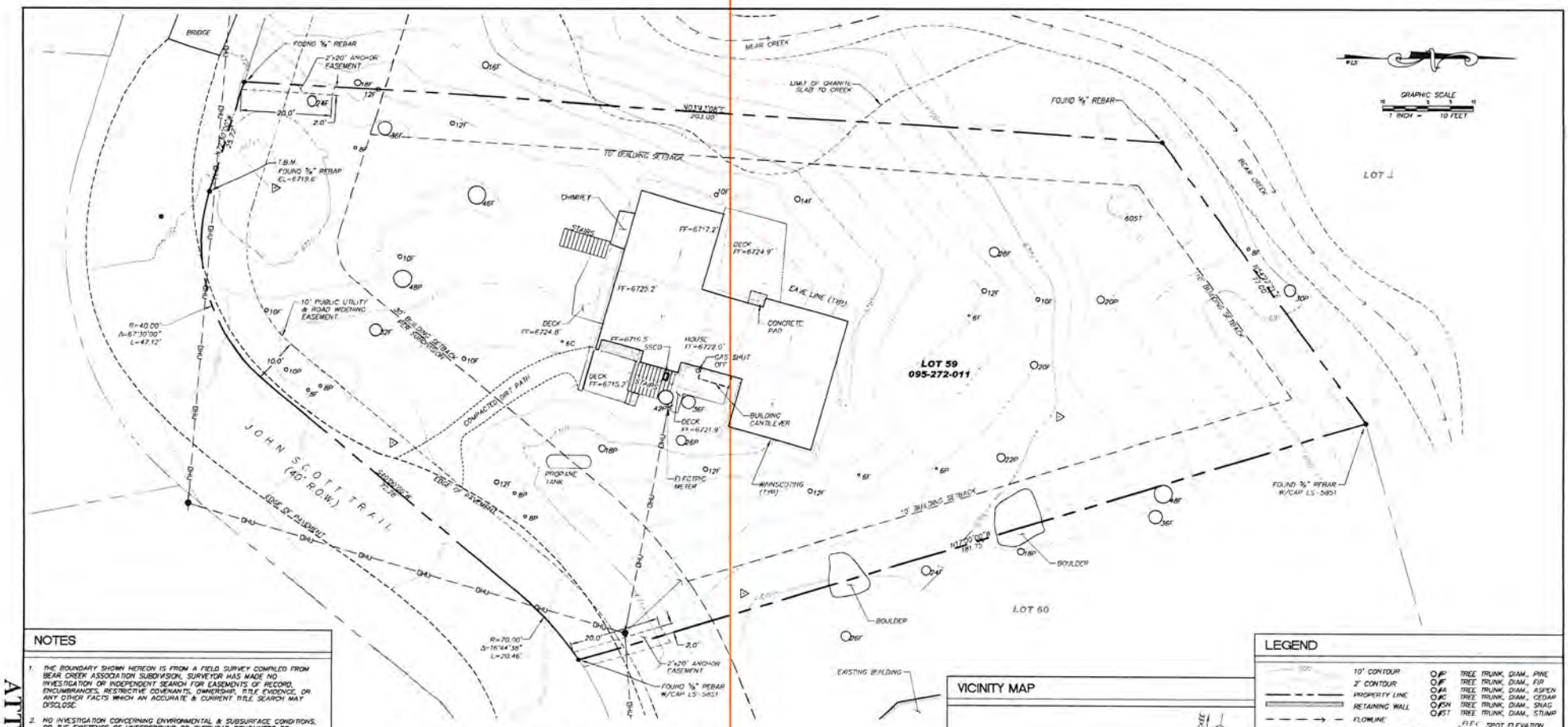
7. Prior to Building Permit issuance, the applicant shall obtain a Grading Permit for any grading work outside of the building plan review over 250 cubic yards in volume or retaining walls 4' or taller, and / or supporting a surcharge. All retaining walls measuring 4 feet or greater, as measured from the bottom of the footing to the top of the wall, shall be designed by a California Registered Civil Engineer. The grading plan submitted as a part of the grading permit shall also demonstrate compliance with Placer County Standard Plate G-3.

EXERCISE OF PERMIT

8. The applicant shall have 24 months to exercise this Map Modification and Variance. Unless exercised, this approval shall expire on June 25, 2017.



ATTACHMENT B



NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY COMPILED FROM BEAR CREEK ASSOCIATION SUBDIVISION. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE & CURRENT TITLE SEARCH MAY DISCLOSE.
2. NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
3. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
4. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
5. DATE OF FIELD WORK NOVEMBER 19, 2014.
6. THE TOPOGRAPHY SHOWN HEREON MEETS THE STANDARDS OF THE AMERICAN CONGRESS OF SURVEYING & MAPPING WITH 90% OF THE CONTOURS TO BE WITHIN PLUS OR MINUS ONE HALF OF A CONTOUR INTERVAL.
7. VERTICAL DATUM IS BASED ON ANDREGG CONTROL, NAVD-29.
8. T.B.M.=(SOUTHERNMOST PROPERTY CORNER, FOUND ⅜" REBAR), ELEV=6719.6'
9. BUILDING SETBACKS SHOULD BE VERIFIED PRIOR TO ANY DESIGN.
10. LOT AREA = 21,775 ± SF.
11. 100' BUILDING SETBACK FROM CENTERLINE OF BEAR CREEK THAT HAS BEEN EXEMPTED IN MOST CASES BY PLACER COUNTY AND HAS NOT BEEN SHOWN.

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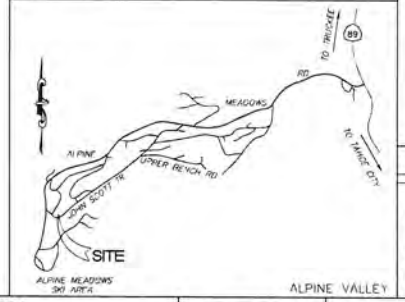
VICINITY MAP



LEGEND

10' CONTOUR	TREE TRUNK, DIAM., PINE
2' CONTOUR	TREE TRUNK, DIAM., FIR
PROPERTY LINE	TREE TRUNK, DIAM., ASPEN
RETAINING WALL	TREE TRUNK, DIAM., CEDAR
FLOWLINE	TREE TRUNK, DIAM., SNAG
OVERHEAD UTILITIES	TREE TRUNK, DIAM., STUMP
SANITARY SEWER MANHOLE	SPOT ELEVATION
WATER VALVE	
SANITARY SEWER CLEANOUT	
MONUMENT	
100.00 ASSUMED	CONTROL/TRAVERSE POINT
	TEMPORARY BENCH MARK

PROJECT INFORMATION

OWNER:	JOHN BROCK METCALF 14005 SW TOOZE ROAD SHERMAN, OR. 97140
PROJECT ADDRESS:	2353 JOHN SCOTT TRAIL ALPINE MEADOWS, CA
APN:	095-272-011
RECORD INFORMATION:	LOT 59, BEAR CREEK ASSOCIATION SUBDIVISION BOOK H OF MAPS AT PAGE 19, O.R.P.C.

	CHECKED BY	REVISION	DATE	DESCRIPTION	BY
DATABASE BY:	MR				
DB CHECKED BY:	MR				
DESIGN BY:	MR				
DRAFTED BY:	MMH				
DRAWING NAME:	1588191a1.dwg				
DIRECTORY:	JOBS				
COPYRIGHT 2014 ©					

METCALF PROPERTY
2353 JOHN SCOTT TRAIL
BOUNDARY & TOPO. SURVEY
PLACER COUNTY CALIFORNIA

DATA DATE 11/19/2014
PLOT DATE 11/26/2014
SCALE
HORIZONTAL 1"=10'
VERTICAL 2' CONTOURS

WLS
WEBB LAND SURVEYING, INC.
LAND SURVEYING SERVICES
PLANNING
3190 Fabian Way, Unit C
Tahoe City, CA 96145
P.O. Box 1222
Cornelian Bay, CA 96140
(530) 581-2595
FAX (530) 581-3231
matt@webblandsurveying.com

SHEET NUMBER C-01.01
FILE NUMBER 1588.19

ATTACHMENT C

01

olson-olson architects,LLP
post office box 7949 - tahoe city, california 96145
telephone 530.550.0709 - fax 530.550.0704 - www.OOadesign.com

METCALF ADDITION
BEAR CREEK LOT No. 59
2353 JOHN SCOTT TRAIL
ALPINE MEADOWS, CA 96146

PROPOSED ELEVATIONS

REVISION	BY

DATE 2015.04.27
SCALE 1/4" = 1'-0"
DRAWN BY RBO
JOB 014 13 00

A-03.04
SHEET No.

1 SOUTH ELEVATION

2 WEST ELEVATION

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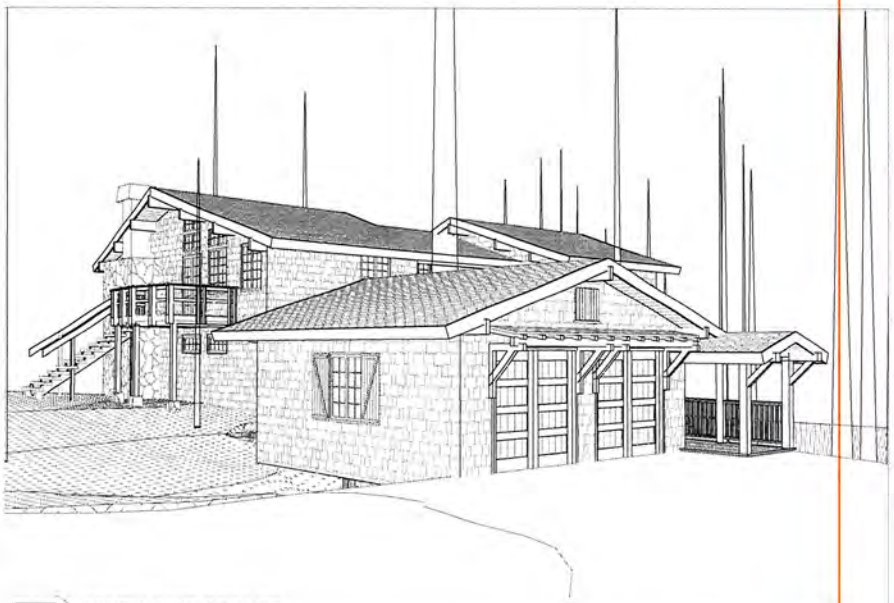
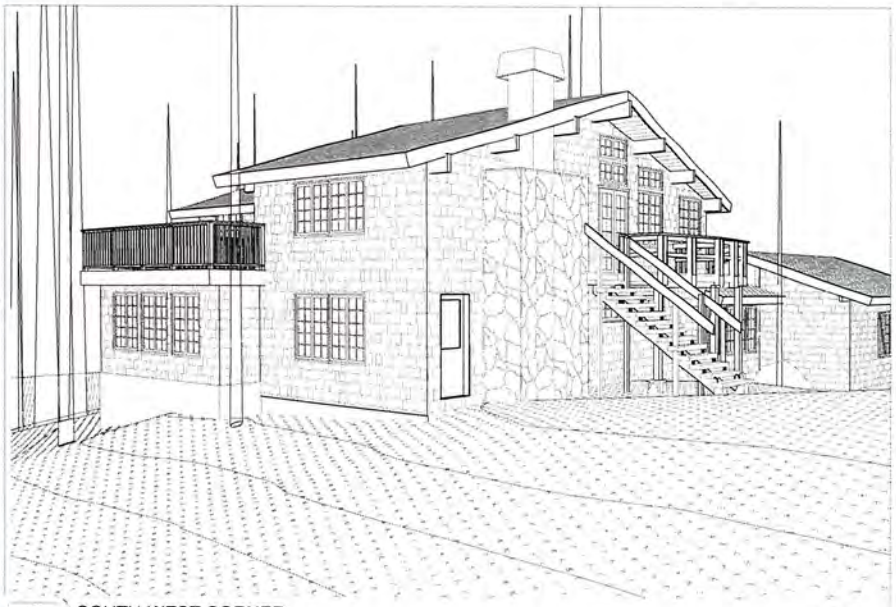
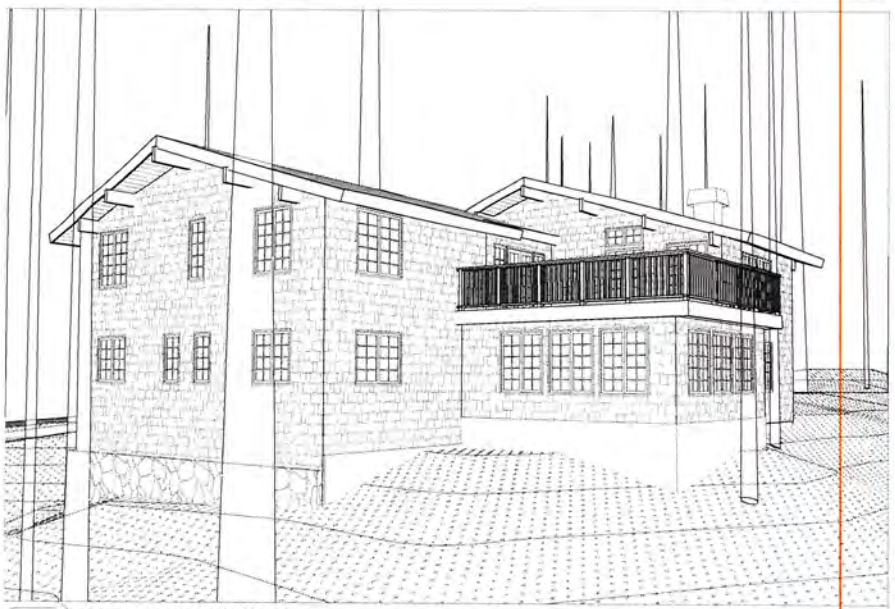
1/



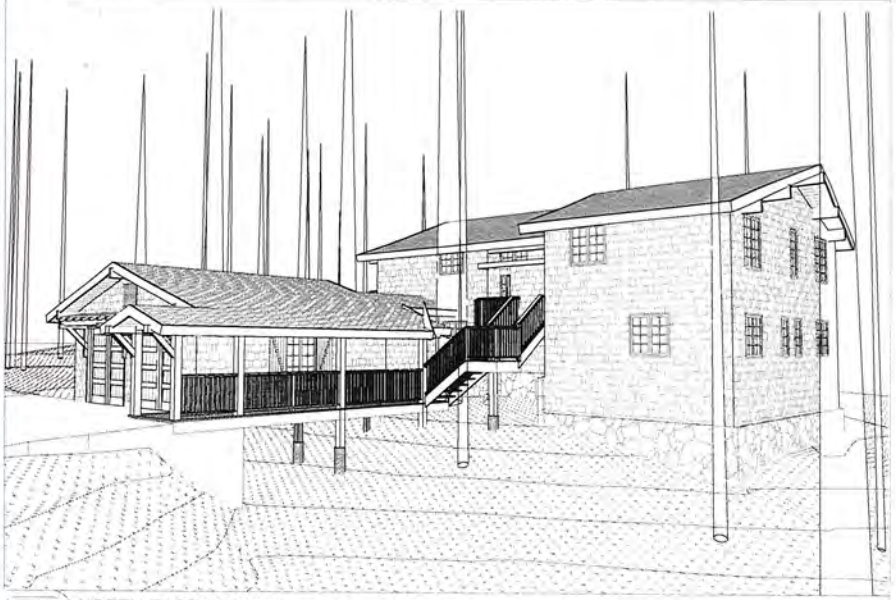
1 SOUTH-EAST CORNER scale: NTS



2 SOUTH-WEST CORNER scale: NTS



3 NORTH-WEST CORNER scale: NTS



4 NORTH-EAST CORNER scale: NTS

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PERSPECTIVES

METCALF ADDITION
BEAR CREEK LOT No. 59
APN: 095-272-011-000
2353 JOHN SCOTT TRAIL
AUTINE MEADOWS, CA 96146

REVISION BY

△
△
△
△

DATE 2015.04.27
SCALE
DRAWN BY RBO
JOB 014 13 00

A-08.01
SHEET No.

MAX HEIGHT

HIGHEST POINT OF NATURAL GRADE = HNG
HNG = 6717.1

LOWEST POINT OF NATURAL GRADE = LNG
LNG = 6708.1

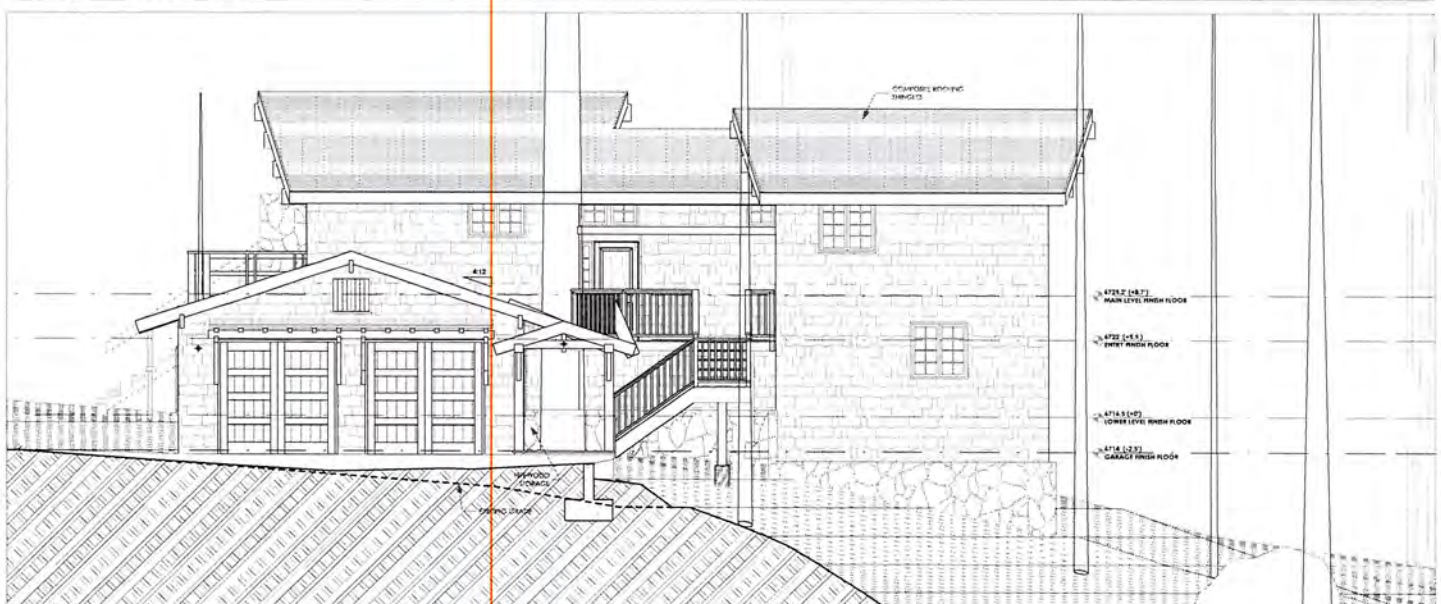
AVERAGE POINT OF NATURAL GRADE = ANG
ANG = 6712.1'

MAX HEIGHT = MH
MAX HEIGHT ELEVATION = MHE
MHE IS 25' FROM ANG

6739.6 - 6708.1 = 27.5'
NO PART OF THE ADDITION IS ABOVE THE EXISTING STRUCTURE.

1 NORTH ELEVATION

scale:1/4" = 1



2 EAST ELEVATION

scale:1/4" = 1

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telephone 530.550.0709 - fax 530.550.0704 - www.OOAdesign.com

PROPOSED ELEVATIONS

METCALF ADDITION
BEAR CREEK LOT No. 59
APN: 095-272-011-000
2353 JOHN SCOTT TRAIL
ALPINE MEADOWS, CA 96145

REVISION	BY
△	
△	
△	
△	

DATE 2015.04.27
SCALE 1/4" = 1'-0"
DRAWN BY RBO
JOB 014 13 00

A-03.03
SHEET No.

13

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post office box 7949 - tahoe city, california 96145
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EXISTING ELEVATIONS

METCALF ADDITION
BEAR CREEK LOT No. 59
APN: 095-272-011-000
2353 JOHN SCOTT TRAIL
ALPINE MEADOWS, CA 96146

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date: 2015.04.27
scale: 1/4" = 1'-0"
drawn: RBD
job: 014.13.00

SHEET No. A-03.02

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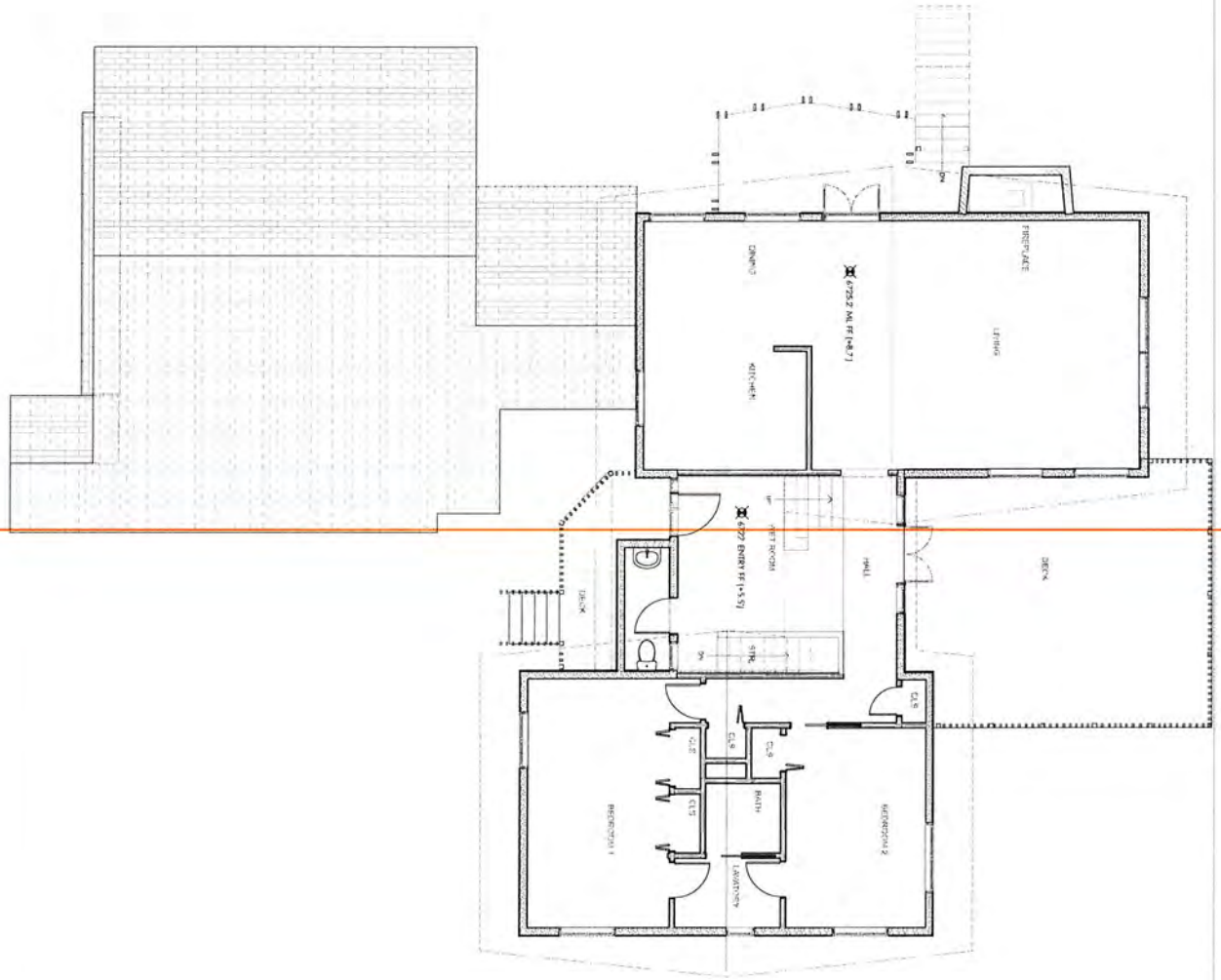
51



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NOTES

REVISION BY

MAIN LEVEL NOTATED + DIMENSIONED

METCALF ADDITION
BEAR CREEK LOT No. 59
APN: 095-272-011-000
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ALPINE MEADOWS, CA 96145

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A-02.03
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2015.04.27
1/4" = 1'-0"
RBO
014.13.00

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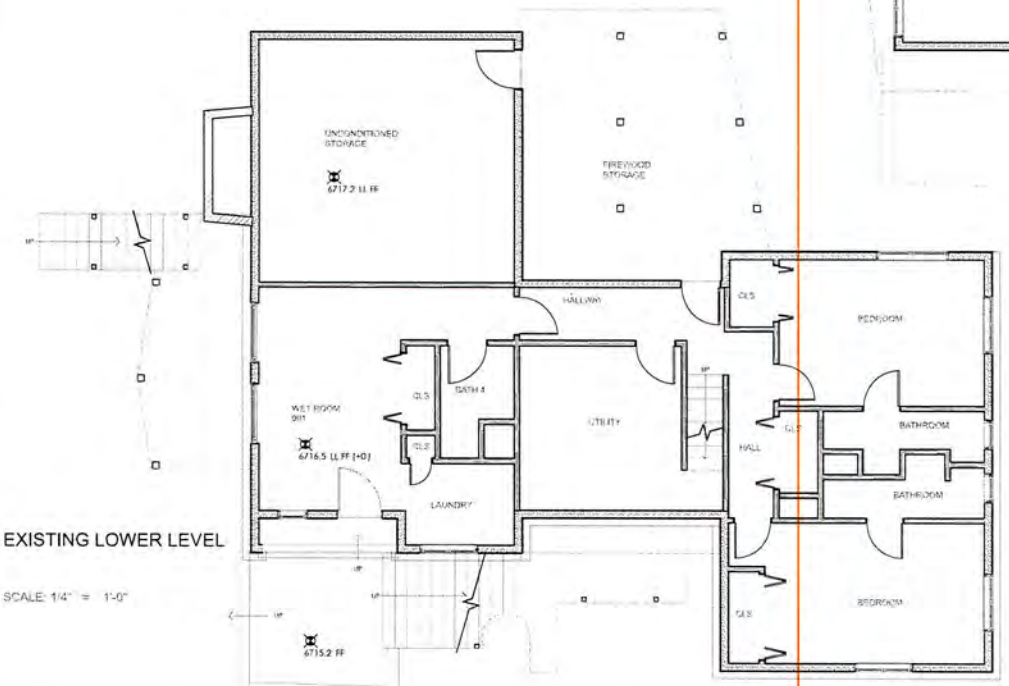
PLANNING

EXISTING MAIN LEVEL

SCALE 1/4" = 1'-0"



EXISTING LOWER LEVEL

SCALE: 1/4" = 1'-0"

NOTES

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EXISTING FLOOR PLANS

METCALF ADDITION
BEAR CREEK LOT No. 59
APN: 095-272-011-000
2353 JOHN SCOTT TRAIL
ALPINE MEADOWS, CA 96146

REVISION	BY
△	
△	
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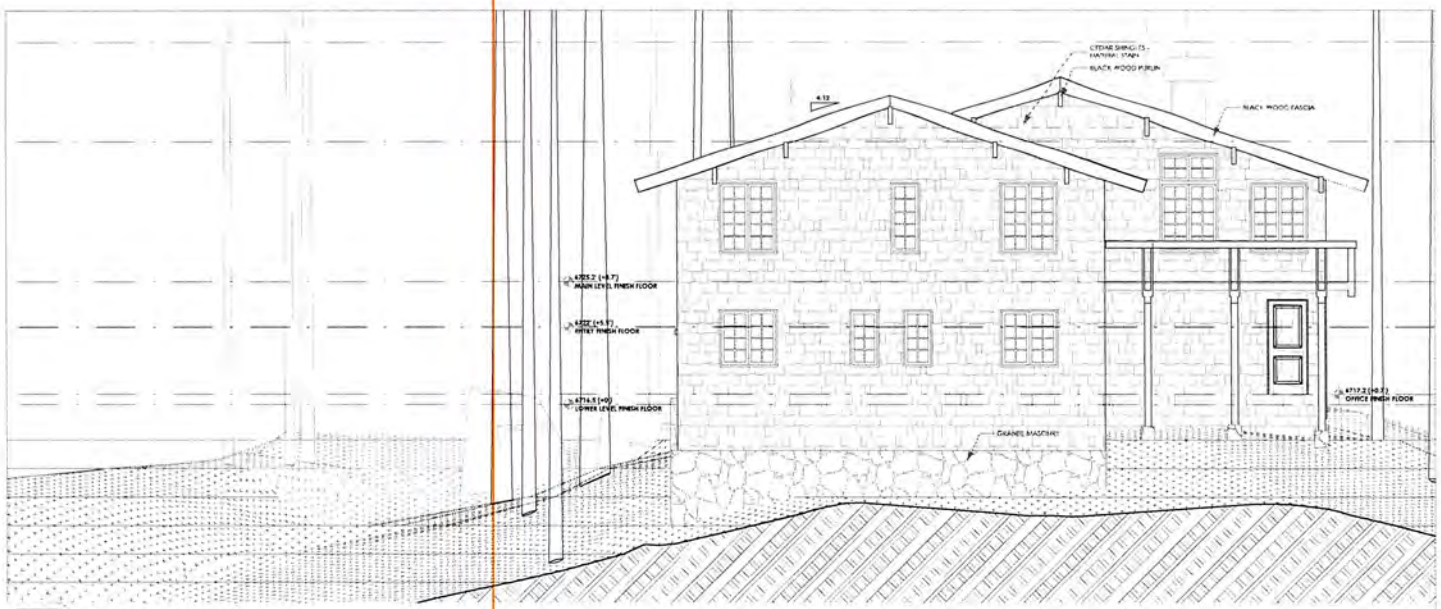
DATE 2015.04.27
SCALE 1/4" = 1'-0"
DRAWN BY RBO
JOB 014 13 00

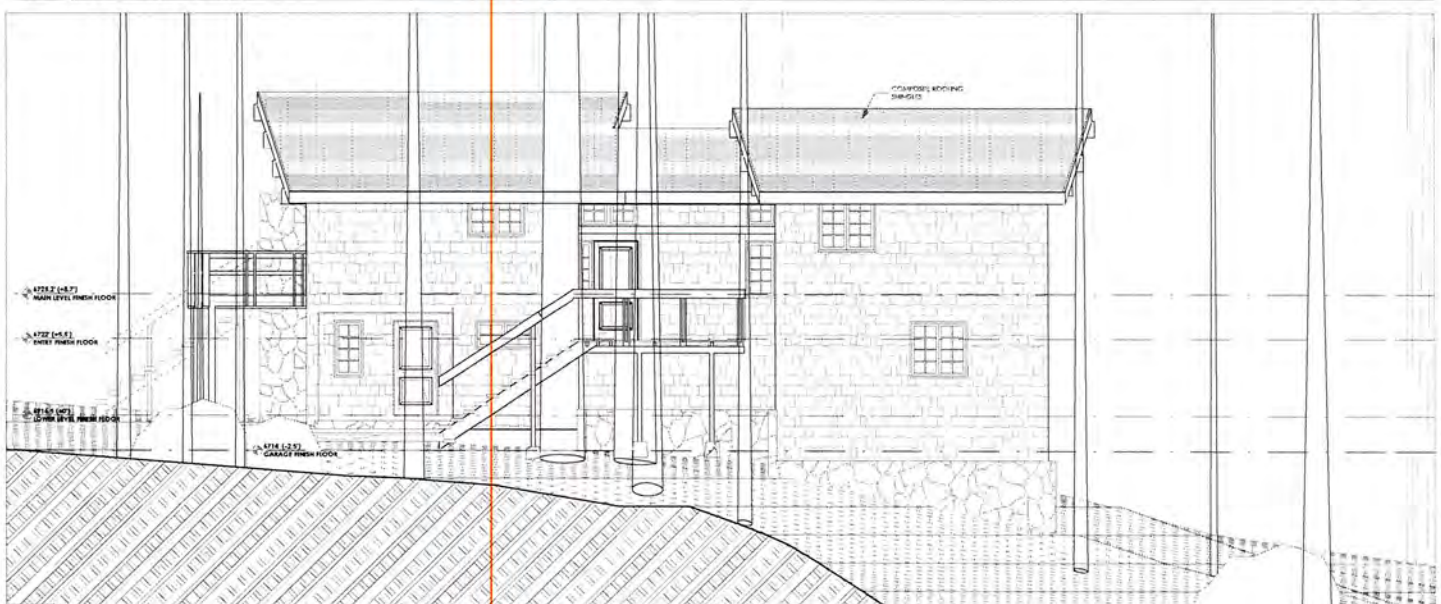
A-02.01
SHEET No.

16



1 NORTH ELEVATION

scale: 1/4" = 1



2 EAST ELEVATION

scale: 1/4" = 1

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EXISTING ELEVATIONS

METCALF ADDITION
BEAR CREEK LOT No. 59
APN: 095-272-011-000
2353 JOHN SCOTT TRAIL
ALTINE MEADOWS, CA 96145

REVISION BY

DATE	2015.04.27
SCALE	1/4" = 1'-0"
DRAWN BY	RBO
JOB	014 13 00

A-03.01

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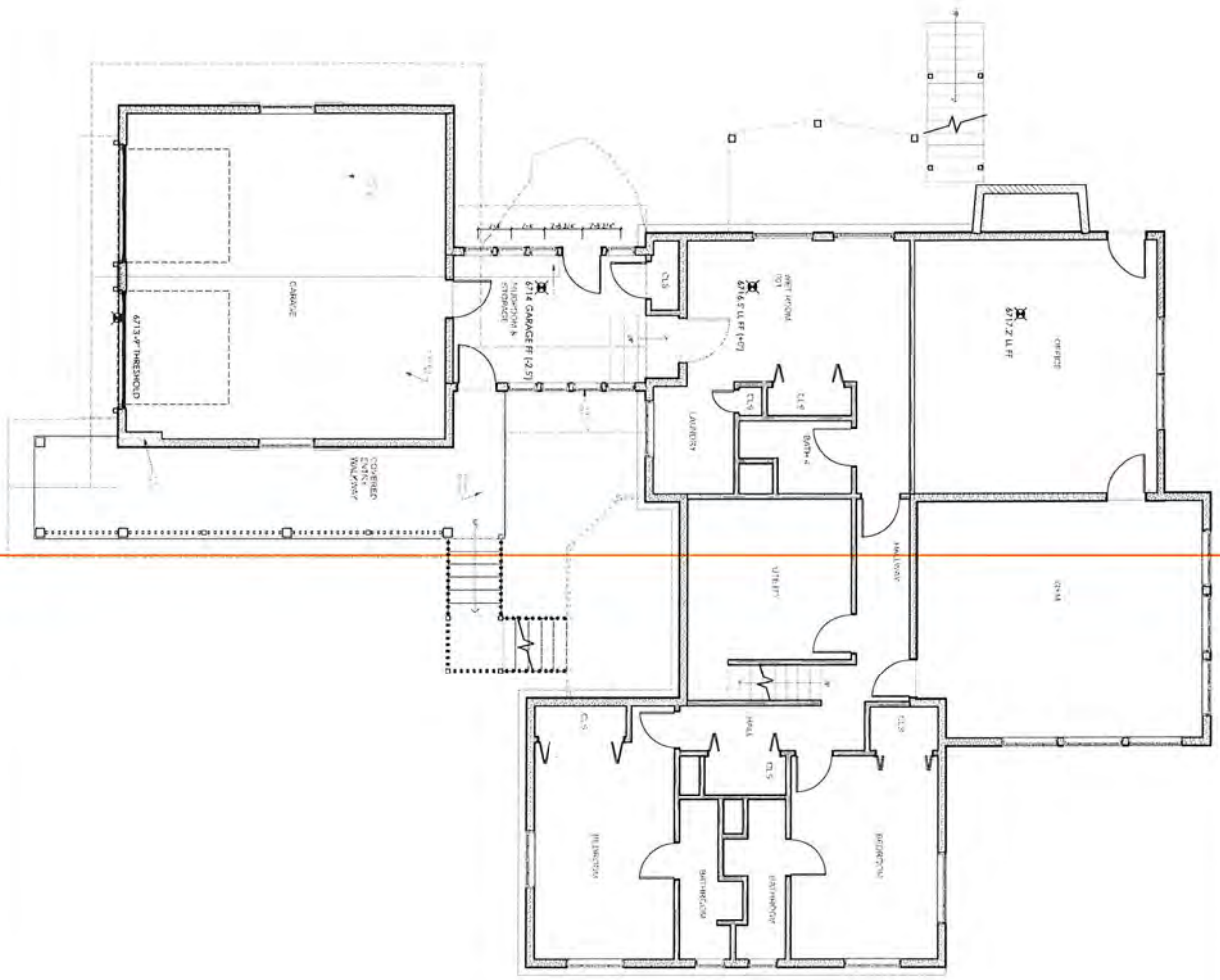
JUN 05 2015
PLANNING DEPT.

17

81



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JUN 05 2015
PLANNING DEPT.

NOTES

NO.	REVISION	BY

LOWER LEVEL NOTATED + DIMENSIONED

METCALF ADDITION
BEAR CREEK LOT No. 59
APN: 095-272-011-000
2353 JOHN SCOTT TRAIL
ALPINE MEADOWS, CA 96146

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DATE 2015.04.27
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PROPOSED SITE PLAN

MEICALF ADDITION
BEAR CREEK LOT No. 59
APN: 095-272-011-000
2353 JOHN SCOTT TRAIL
ALPINE MEADOWS, CA 96146

REVISION BY

DATE 2015.04.27
SCALE
DRAWN BY RBO
JOB 014 13 00

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SHEET No.

19

Robb Olson <robb@ooadesign.com>

METCALF: drawings for addition

Chris McKleroy <cmckleroy@gmail.com> Fri, Apr 17, 2015 at 12:03 PM
To: Robb Olson <robb@ooadesign.com>
Cc: Lauren Ross <lauren7ross@yahoo.com>

Hi Robb,

Thanks for forwarding the plans.
The garage addition looks good.
As I mentioned we would like to work with you and Bruce on the tree locations (as viewed from our house).
The aspens will work well and we want to assure there are enough and they are substantial so as to not be damaged by the typical snow build up and Tim's plowing of the snow off the road.

Thank you,
Chris
[Quoted text hidden]
--
Christopher McKleroy
McKleroy Associates
Menlo Park, CA
www.mckleroyassoc.com

20

Robb Olson <robb@ooadesign.com>

Metcalf Addition

Jon Pedley <pedleyj@gmail.com> Mon, May 18, 2015 at 1:31 PM
To: abreuch@placer.ca.gov
Cc: Robb Olson <robb@ooadesign.com>

Dear Allen:
I am writing a letter of support for the Metcalf addition project:
APN: 095-272-011
2353 John Scott Trail
Alpine Meadows, CA 96146

My wife and I own the home across the street at 2376 John Scott Trail (Lot 124) and we support the Metcalf's proposed garage addition. As I understand it they pushed the garage 3 feet further back from the road than they had originally proposed and this change seems to provide very reasonably for the community's need for snow clearance and off-street parking for safety while giving the Metcalfs the space they are looking for. The design has been very sympathetically incorporated into the existing house and includes a much appreciated effort to preserve one of the big trees in the neighborhood. I hope their efforts find a sympathetic ear/eye through your process and will ultimately receive approval.
Regards
Jon Pedley

2/

Robb Olson <robb@ooadesign.com>

METCALF: Placer County

Seipp, Paul <PSeipp@earthlink.net> Mon, May 18, 2015 at 3:01 PM
To: Robb Olson <robb@ooadesign.com>

Hi Robb -

Thanks for the message. This project has my complete blessing. Godspeed.

Subject change ... there has been idle talk in our immediate lobe of BCA about undergrounding the utilities proximal to our homes, thereby eliminating the unsightly power poles. If you can coax Brock(?) into buying into that task, we might be able to get that ball rolling too?

PS

On 5/18/2015 12:47 PM, Robb Olson wrote:

> Hi Paul, hope all is well
>
> I'm unsure if you know that the Metcalf got Bear Creek Planning Committee preliminary approval for a garage addition. The next step for me is to get them approval with Placer County on a variance and map modification.
>
> See site plan attached. The placement of the garage is such that it keeps your view corridor to the creek from your house and places the mass where the house already blocks your view. The material will be the same so the additions will be seamless. If you have further question please let me know.
>
> The Metcalf Additions is having a Placer County hearing on June 25th for the variance and map modification. The planner assigned to the project said any letter of support from the neighbors help. If you are in favor or neutral of the project could you please write something up? Public notices will be posted later as we approach the hearing.
>
> Project Information:
> Metcalf Addition
> APN: 095-272-011
> 2353 John Scott Trail
> Alpine Meadows, CA 96146
>
> Cheers,
> Robb Olson, AIA
> Architect - CA 32403, HI 12657, NV 6049
> Real Estate Broker - CA 01956559
>
> Olson-Olson Architects, LLP
> Post Office Box 7949
> Tahoe City, California 96145
> 530.550.0709 T ext. 101
> 530.550.0704 F
>
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22

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Robb Olson <robb@ooadesign.com>

METCALF: Placer County

Keri Tully <keritully@gmail.com> Mon, May 18, 2015 at 8:28 PM
To: Robb Olson <robb@ooadesign.com>
Cc: Griff Tully <grifftully@gmail.com>

Dear Robb,

Thank you for the information regarding the proposed garage at the Metcalf home. We are not opposed to this addition, and understand the Metcalf's desire for a garage. We are happy to support the building of this structure as drawn in the maps you attached.

Warm regards,

Keri and Griff Tully
2362 John Scott Trail
Alpine Meadows

[Quoted text hidden]
[Quoted text hidden]
<A-01.02 PROPOSED SITE PLAN.pdf>

24

6. The Variance of 35-feet from Bear Creek centerline (33-foot from eave) is the minimum departure from the requirements of the 100-foot watercourse setback from creek centerline for the RS (Residential Single-Family) zone district of the Placer County Zoning Ordinance and Alpine Meadows General Plan and is necessary to grant relief to the applicant in that the proposed addition and deck is dictated by the location of the existing residence.

Respectfully submitted,

Allen Breuch
Supervising Planner

ATTACHMENTS:

Attachment A – Recommended Conditions of Approval
Attachment B – Vicinity Map
Attachment C – Site Plan
Attachment D - Correspondence

cc: Michael J Johnson - Agency Director
E.J. Ivaldi – Deputy Planning Director
Andy Deinken - Engineering and Surveying Division
Justin Hansen - Environmental Health Services
Andy Fisher - Parks Department
Gerry Haas - Air Pollution
Karin Schwab - County Counsel's Office
Robb Olson representing the Property Owners Metcalf
Subject/chrono files

25