



**COUNTY OF PLACER**  
**Community Development Resource Agency**

Michael J. Johnson, AICP  
Agency Director

**PLANNING**

**TAHOE - ZONING ADMINISTRATOR**  
**FINAL AGENDA**  
**JANUARY 7, 2015**

The Zoning Administrator will consider the following applications at a Public Hearing to be held at the Tahoe Community Development Resource Agency, 775 North Lake Boulevard, Tahoe City. 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 775 North 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. HB	<p><b>VARIANCE (PLN14-00215)</b> <b>AGRAWAL</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>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 Elise Fett with Elise Fett and Associates on behalf of the property owner Raj and Reena Agrawal for the approval of a Variance to the required 45-foot front setback on Lake Street to allow for a setback of 37.5 feet from the centerline of the traveled way, for the construction of a covered entry way and 36.5 feet from the eaves. The applicant is also requesting a Variance to the required 45-foot front setback on Harbor Avenue to allow for a setback of 39 feet from the centerline of traveled way for the construction of a residential addition and 38 feet from the eaves. The Variance request also includes a proposed covered porch west of the proposed residential addition, and would require a setback of 34 feet from the structural posts and 32 feet from the eaves where a 45-foot setback is required. The subject property, Assessor's Parcel Number 090-324-002-000 comprises approximately 17,844 square feet, is currently zoned Plan Area Statement 031 – Brockway Residential and is located at 9902 Lake Street in the Kings Beach area. The Zoning Administrator will also consider a finding of a Categorical Exemption (Section 18.36.050) Class 3A – New Construction - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Services Division contact Heather Beckman, can be reached at (530) 581-6286.</p>
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1:45 P.M.  
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**MINOR USE PERMIT MODIFICATION (PLN14-00184)**  
**WINTER WONDER GRASS MUSIC AND BREW FESTIVAL**  
**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 request from Michael Gross with Squaw Valley Real Estate on behalf of the property owner Squaw Valley Resort for the approval of a Minor Use Permit Modification to allow for a three-day music and brew festival to take place in the Olympic Valley Lodge parking lot, whereas the original permit was considered for the event to take place in the parking lot in front of the Village at Squaw Valley Lodge. The subject property, Assessor's Parcel Number 096-540-016-000 comprises approximately 13 acres, is currently zoned FR (Forest Recreation), CP (Conservation Preserve) and VC (Village Commercial) and is located at 1912 Chamonix Place, in the Squaw Valley area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.060) - Class 4 – Minor alterations to land - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15304). The Planning Services Division contact Stacy Wydra, can be reached at (530) 581-6288.