



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

Michael J. Johnson, AICP  
Agency Director

**PLANNING**

**TAHOE - ZONING ADMINISTRATOR**  
**FINAL AGENDA**  
**APRIL 1, 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.

<p>1:30 P.M. SW</p>	<p><b>VARIANCE MODIFICATION (PLN15-00085)</b> <b>SILBERMAN</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 Jessie Boeri with Boeri Design on behalf of the property owners Barry and Barbara Silberman for the approval of a Variance Modification to allow for a reduction to the required front setback for the construction of a garage to be setback 8 feet – 5 inches for the garage and 6 feet – 4 inches for the garage roof overhang from the front property line whereas a 20 foot setback is otherwise required. The requested modification is to encroach an additional 1-foot - 6 inches into the front setback for an expansion to the garage that was previously approved in the front setback through Variance PVAA20140031. The subject property, Assessor's Parcel Number 069-152-003-000 comprises approximately 5,000 square feet, is currently zoned RS-B-43 (Residential Single Family, combining minimum Building Site of 43,560 square feet) and is located at 10560 Cedar Drive in the Truckee area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070) - Class 5 – Minor alterations in land use limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Services Division contact Stacy Wydra, can be reached at (530) 581-6288.</p>
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1:45 P.M.  
SB

**VARIANCE (PLN14-00143)**  
**SCHAUFELD**  
**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 Phil Gilanfarr with Gilanfarr and Associates on behalf of the property owner Michael Schaufeld for the approval of a Variance to allow a 6-foot tall solid wood fence and rolling gate to be located along the front property line where a maximum fence height of 3 feet would otherwise be permissible. The subject property, Assessor's Parcel Number 117-110-007-000 comprises approximately 5,693 square feet, is currently zoned PAS- 022 - Tahoe Vista Commercial Residential and is located at 7150 North Lake Blvd in the Tahoe Vista area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050) – Class 3–New Construction - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Services Division contact Steve Buelna, can be reached at (530) 581-6285.