



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

E.J. Ivaldi, Deputy Director

**TAHOE - ZONING ADMINISTRATOR
FINAL AGENDA
AUGUST 5, 2015**

The Zoning Administrator will consider the following applications at a Public Hearing to be held at the Placer County Administrative Center – Tahoe City, 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.	PUBLIC COMMENT Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.
1:35 P.M. AB	MINOR USE PERMIT (PLN15-00083) TAHOE PARK WATER COMPANY SKYLAND-NIELSON SYSTEM 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 Richard Dewant with the Tahoe Park Water Company on behalf of the property owners Michael and Sydney Earley, for the approval of a Minor Use Permit to allow the installation of a new primary water well to serve the Skyland-Nielsen water system located off Ann Road within the Skyland Subdivision. The subject property, Assessor's Parcel Number 085-

	<p>290-012-000 comprises approximately 10,914 square feet, is currently zoned PAS 164 (Sunnyside/Skyland Residential) and is located at 3275 Ann Road in the Homewood area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050.D (Class 3 – New construction or conversion of small structures) of the Placer County Environmental Review Ordinance (CEQA Guidelines Sections 15303). The Planning Services Division contact Allen Breuch, can be reached at (530) 581-6284.</p>
<p>1:45 P.M. AB</p>	<p>VARIANCE (PLN15-00203) MORSE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</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 Julie Watterworth with JKW Design and Drafting Services on behalf of the property owner Dave Morse for the approval of a Variance to reduce the front setback requirement of 20 feet from property line to approximately ten feet from property line (8 feet to eave) in order to allow for the construction of an attached enclosed entryway to an existing single-family dwelling. The subject property, Assessor's Parcel Number 092-141-014-000 comprises approximately 8,480 square feet, is currently zoned PAS 014 (Cedar Flat Residential) and is located at 490 Robert Avenue in the Cedar Flat area. The Zoning Administrator will also consider a finding of a Categorical Exemption per Sections 18.36.050.E; Class 3, New Construction or Conversion of Small Structures and 18.36.070.A.1; and Class 5, Minor Alterations in Land Use Limitations of the Placer County Environmental Review Ordinance (CEQA Guidelines Sections 15303 and 15305).The Planning Services Division contact Allen Breuch, can be reached at (530) 581-6284.</p>
<p>1:55 P.M. HB</p>	<p>VARIANCE PERMIT (PLN15-00250) HOEBER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</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 the property owners Tom and Mary Hoeber for the approval of a Variance to recognize the existing single family dwelling that was legally permitted but appears to have been built in the wrong location, and to approve encroachments associated with a new residential addition. Specifically the Variance requests a front setback of 42 feet for the existing covered entry (40 feet to eaves), a front setback of 46 feet to the existing single family dwelling (45 feet to eaves), and a 43-foot front setback for the new detached addition (42 feet to eaves), where 50 feet is normally required. Additionally, the Variance requests approval of a 17-foot western side setback (15 feet to eaves) for the existing single family dwelling, where 20 feet is normally required. The subject property, Assessor's Parcel Number 066-120-027-000 comprises approximately 12,123 square feet, is currently zoned RS-AG-B-40 PD = 1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet and a Planned Development of 1 dwelling unit per acre) and is located at 290 Rainbow Road in the Emigrant Gap area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050 (Class 3A – New Construction or conversion of small structures) of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Services Division contact Heather Beckman, can be reached at (530) 581-6286.</p>

<p>2:05 P.M. SW</p>	<p>MINOR USE PERMIT AND VARIANCE (PLN15-00105 & PLN15-00106) KBCCIP – WEST END PARKING LOT MITIGATED NEGATIVE DECLARATION 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 Lydia Altick of Auerbach Engineering on behalf of the property owner Placer County Department of Public Works for the approval of a Minor Use Permit for the construction of a 29-space public parking lot in Kings Beach and a Variance to allow for the first parking space to be located approximately 25 feet from the edge of Rainbow Avenue as opposed to the 40-foot requirement. The subject properties, Assessor’s Parcel Numbers 090-071-008-000 and 090-071-034-000 comprise approximately 21,875 square feet, are currently zoned PAS 029 (Kings Beach Special Area #2: West Entry Commercial Area) and are located at 8200, 8220 and 8230 Rainbow Avenue in the Kings Beach area. The Zoning Administrator will also consider adopting a Mitigated Negative Declaration for compliance with the California Environmental Quality Act. The Planning Services Division contact Stacy Wydra, can be reached at (530) 581-6288. (Continued from the July 23, 2015 Special Hearing)</p>
<p style="text-align: center;">ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>*****</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN15-00086) SIERRA PACIFIC INDUSTRIES SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor’s Parcel Numbers 110-050-009-000, 110-050-034-000, 110-050-065-000, 110-050-029-000, 110-050-030-000, 110-050-031-000, 110-040-020-000, 110-060-056-000, 110-060-062-000, 110-060-065-000, 110-060-067-000, 110-060-029-000, 110-060-030-000, 110-060-031-000 and 110-060-060-000 to reconfigure the subject parcels. The properties are zoned TPZ (Timberland Production) and are located at 4699 Northshore Boulevard in the Truckee area. The Planning Services Division contact for this project, Melanie Jackson, can be reached at (530) 745-3036.</p>