



**ZONING ADMINISTRATOR
 PARCEL REVIEW COMMITTEE
 ACTION AGENDA
 WEDNESDAY, JULY 10, 2019**

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.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

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.

PLACER COUNTY ZONING ADMINISTRATOR	
1:30 p.m. NO COMMENT	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.

<p>1:30 p.m. JB</p> <p>APPROVED</p>	<p>VARIANCE PLN19-00160 SPOHR CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</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, Mark and Deborah Spohr, for the approval of a Variance to increase the maximum allowable floor area for residential accessory structures from 1,600 square feet to approximately 3,253 square feet in order to construct a secondary dwelling. The subject property, Assessor's Parcel Number 092-100-004-000, comprises approximately 2.32 acres, is currently zoned Residential and is located at 456 Old County Road, in the Carnelian Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 - New construction of small structures). The Planning Services Division contact, Janey Balvin can be reached by phone at (530) 581-6212 or by email at jbalvin@placer.ca.gov.</p>
<p>1:40 p.m. SW</p> <p>APPROVED</p>	<p>VARIANCE PLN19-00117 ALDERS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</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 owner, Marla Alders, for the approval of a Variance to extend the existing deck approximately four feet (4') into the required front setback resulting in a 16 foot setback from the property line whereas a 20 foot setback is required. The subject property, Assessor's Parcel Number 093-320-031-000, comprises approximately .23 acres, is currently zoned Residential and is located at 139 Edgewood Drive, in the Tahoe City area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.050 – Class 3 – New Construction, CEQA Guidelines Section 15303. The Planning Services Division contact, Stacy Wydra, can be reached by phone at (530) 581-6288 or by email at swydra@placer.ca.gov.</p>
<p>1:50 p.m. SW</p> <p>APPROVED</p>	<p>VARIANCE PLN18-00332 SHADYSIDE TAVERN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</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 owner, Tahoe Mercantile LLC, for the approval of a Variance to the front and side setbacks for the construction of a covered handicap access ramp and walkway approximately one foot from the front property line, construction of a second story addition above a portion of the existing building to be reconstructed, to be used for storage, proposed to be located approximately nine feet (9') from the front property line, and construct a single story addition for storage zero feet (0') from the northern side property line for the use of storage whereas, a 20 foot front setback is required and a total of 15 feet, with a five (5') minimum on each side is required for the side setback. The subject property, Assessor's Parcel Number 083-108-005-000,</p>

	<p>comprises approximately .12 acres, is currently zoned Sunnyside Village Center Subdistrict and is located at 1770 W. Lake Boulevard, in the West Shore area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.050, Class 3 – New construction, CEQA Guidelines Section 15303. The Planning Services Division contact, Stacy Wydra, can be reached by phone at (530) 581-6288 or by email at swydra@placer.ca.gov.</p>
<p>2:00 p.m. SB APPROVED</p>	<p>MINOR USE PERMIT AND VARIANCE PLN19-00152 395 NORTH LAKE BLVD EMPLOYEE HOUSING CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</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 owner, 395 North Lake LLC, for the approval of a Minor Use Permit to allow for the construction/installation of a shipping container residential unit to provide for an on-site caretaker of the existing commercial buildings on-site. The applicant also requests a Variance to the parking requirement of 1.65 spaces to be achieved by providing 1 stacked parking space. The subject property, Assessor's Parcel Number 094-070-006-000, comprises approximately .51 acres, is currently zoned Mixed-Use (Greater Tahoe City) and is located at 395 North Lake Blvd., in the Tahoe City area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3, New Construction or Conversion of Small Structures). The Planning Services Division contact, Steve Buelna, can be reached by phone at (530) 581-6285 or by email at sbuelna@placer.ca.gov.</p>
<p>2:10 p.m. SB APPROVED</p>	<p>VARIANCE PLN17-00083 VUARNET EXTENSION OF TIME CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</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 owner, Vuarnet Investments LLC, for an Extension of Time for the approved Variance (PLN17-00083) that allowed a variance to the following: 1) the front setback requirement of 20 feet to allow for a setback of 15 feet to allow for a portion of the new residence and deck; 2) the side setback requirement of 5 feet to allow for a setback of 0 feet for a portion of the residence and deck; 3) to provide zero onsite parking spaces where 3 spaces would otherwise be required; and 4) a reduction of the 100 foot watercourse setback to allow for a setback of 22 feet from the centerline of Squaw Creek in order to demolish the existing residence and replace it with a new two-story residence. The subject property, Assessor's Parcel Number 096-030-048-000, comprises approximately .17 acres, is currently zoned HDR PD=25 VC (High Density Residential, Planned Unit Development 25, combining Village Commercial) and is located at 237 Granite Chief Road, in the Olympic Valley area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3, New Construction or Conversion of Small Structures). The Planning Services Division contact, Steve Buelna can be reached by phone at (530) 581-6285 or by email at sbuelna@placer.ca.gov.</p>

<p>2:20 p.m. SB</p> <p>APPROVED</p>	<p>MINOR USE PERMIT PLN19-00155 ELMORE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</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 owner, Red Ball Investments LLC, for the approval of a Minor Use Permit to bring into compliance a recently expanded legal non-conforming cabin (multi-family housing unit) and the construction of a residential accessory structure (metal barn building). The subject property, Assessor's Parcel Number 080-140-017-000, comprises approximately 4.89 acres, is currently zoned RS-B-40 (Residential Single Family, combining minimum Building Site of 40,000 square feet) and is located at 8755 Montreal Road, in the Truckee area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3, New Construction or Conversion of Small Structures). The Planning Services Division contact, Steve Buelna can be reached by phone at (530) 581-6285 or by email at sbuelna@placer.ca.gov.</p>
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