COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNINGSERVICES DIVISION

Paul Thompson, Deputy Director
Planning Services Division

TAHOE - ZONING ADMINISTRATOR
ACTION AGENDA
MAY 4, 2011

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the Board Chambers, Squaw Valley Public Service District, 305 Squaw Valley Road, Olympic Valley. 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 565 West 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. **SW** Approved	**MINOR USE PERMIT/VARIANCE (PMPB 20110078)** **THE BROCKWAY MARKET** **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 MSNV Investments, LLC., for the approval of a Minor Use Permit for the construction of a two–unit, multi-family residential dwelling and a Variance to allow for a reduction to parking for the proposed commercial and residential uses. The project proposes to demolish the existing buildings located on the subject parcel and construct a two-story commercial building comprising a total gross floor area of 5,000 square feet, together with the construction of a detached, two-unit apartment building to be located at the southeastern corner of the site, consisting of a total gross floor area of 1,920 square feet. The subject property, Assessor's Parcel Number 090-134-024, comprises approximately 15,000 sq. ft., is located on 8626 North Lake Boulevard in the Kings Beach area, and is currently zoned PAS- 029 - Kings Beach Special Area Number 1: Downtown Commercial. The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.050 Class 3 – New construction - of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303) and Categorical Exemption Section 18.36.030, Class 1 – Existing Facilities – of the Placer

	County Environmental Review Ordinance (CEQA Guidelines Section 15301). The Planning Services Division contact for the above project Stacy Wydra, can be reached at (530) 581-6288.
1:45 P.M. **SW** Continued to June 1, 2011 at 2:00 P.M.	**MINOR USE PERMIT, VARIANCE (PMPC/PVAA 20100036)** **ENVIRO RENTS** **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 Harry King, for the approval of a Minor Use Permit, Variance and Sign Permit for the operation of a rental and retail store with outdoor storage located at 8162 North Lake Boulevard. The business proposes to rent and sell recreational equipment, i.e. kayaks, paddleboards, bicycles, skis, snowboards and retail sales for items such as backpacks, hats, clothes, etc. The outdoor storage of the larger recreation items are proposed to be stored towards the rear of the property and along the fence of the eastern side property line. A Variance is requested to allow for a reduction to the required parking and to allow the first parking space to be located less than 40 feet from the edge of traveled way. The subject property, Assessor's Parcel Number 090-134-002, comprises approximately 7,500 sq. ft., is located at 8162 North Lake Boulevard in the Kings Beach area, and is currently zoned PAS- 029 - Kings Beach Special Area Number 1: Downtown Commercial. The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.030 Class 1 – Existing Facilities, of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301). The Planning Services Division contact for the above project Stacy Wydra can be reached at (530) 581-6288.
2:00 P.M. **SW** Continued to June 1, 2011 at 1:45 P.M.	**MINOR USE PERMIT/VARIANCE (PMPB 20060794)** **FULTON WATER TANK** **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 Fulton Water Co., for a Minor Use Permit modification to remove the two existing water tanks of 11,200 gallons and 18,500 gallons and replace them with a single 72,000-gallon water tank. A Variance is being requested to allow for the water tank to be located approximately six inches from the side property lines of the flag lot. The subject property, Assessor's Parcel Numbers 091-162-004, 091-190-029, 091-190-030, comprises of approximately 0.26 acres (11,647 square feet), is located on 4480 Pineywood Rd. in the Carnelian Bay area, and is currently zoned Plan Area Statement 014 Cedar Flat Residential. The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.050 Class 3 – New construction - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Services Division contact for the above project is Stacy Wydra and can be reached at (530) 581-6288.
2:15 P.M. **JE** Approved	**VARIANCE (PVAA 20110093)** **DUDLEY** **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 James and Carolyn Dudley for the approval of a Variance to allow for a front setback of five feet from the property line adjacent to Powderhorn Lane where 20 feet or 45 feet from the centerline of traveled way, whichever is greater (15 feet to the centerline of the road easement), for the purpose of constructing an new single family residence. The subject property, Assessor's Parcel Number 098-180-016 (no address assigned), comprises approximately 8,500 sq. ft., is located on the northeasterly corner of West Lake Boulevard and Powderhorn Lane in the

	Tahoma area, and is currently zoned PAS 154 - Tahoma Residential. The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.070 Class 5 A (1) of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Services Division contact for the above project is Jack Edstrom and can be reached at (530) 581-6283.