

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 DECEMBER 7, 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.	VARIANCE (PVAA 20090299)
SW	KELEMEN CATEGORICAL EXEMPTION
	SUPERVISORIAL DISTRICT 5 (MONTGOMERY)
Approved	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 Nora Kelemen for the
	approval of a Variance for a fence over six feet in height to be located within the 20 foot front
	setback. The subject property, Assessor's Parcel Number 097-192-004-000, comprises
	approximately 13,368 square feet (0.3069 acres), is currently zoned PAS- 158 - McKinney
	Tract Residential and is located at 5905 State Highway 89 in the Homewood area. The
	Zoning Administrator will also consider a finding of 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.
1:45 P.M.	MINOR USE PERMIT MODIFICIATION (PMPM 20110326)
SW	FULTON WATER COMPANY
	CATEGORICAL EXEMPTION
Approved	SUPERVISORIAL DISTRICT 5 (MONTGOMERY)
Approved	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 Fulton Water Company for the approval of Minor Use Permit and Variance Modifications to allow for the existing zero setback for an eight foot height increase to the existing 9'-4 ¼ "tall water tank for a proposed height of 19-9 ¼ ". As a result of the proposed height increase, the applicants are proposing to increase the capacity of the existing water storage tank from 160,000 to 240,000 gallons. The subject property, Assessor's Parcel Number 092-170-044-000, comprises approximately 2,500 square feet, is currently zoned PAS- 014 - Cedar Flat Residential and is located at 640 Carnelian Road in the Cedar Flat area. The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.030 Class 1 - Existing Facilities - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301). The Planning Services Division contact Stacy Wydra, can be reached at (530) 581-6288.

2:00 P.M. SW

VARIANCE (PVAA 20070722) TORRES

CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Approved

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 Edward Torres for the approval of a Variance to allow for a fence over three feet in height be allowed within the existing road right-of-way and 17 feet from the front property line along the northeast side property line, to consider an encroachment of an exterior deck and stairs within the five foot northeast side yard setback and for the construction of a garage and deck addition 13 feet from the mapped right-of-way easement, 48 feet from the existing right-of-way of Squaw Valley Road and 55 feet from the new front property line. The subject property, Assessor's Parcel Number 096-240-025-000, comprises approximately 11,000 square feet, is currently zoned LDR DF=4 (Low Density Residential, combining a Density Limitation of 4 bedrooms per acre) and is located at 720 Squaw Valley Road in the Squaw Valley area. The Zoning Administrator will also consider a finding of 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.