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
JUNE 1, 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1:30 P.M. **SW** Application withdrawn	**VARIANCE (PVAA 20100095)** **SPITZER** **CATEGORICAL EXEMPTION** **SUPERVISORIAL DISTRICT 5 (MONTGOMERY)** Notice is hereby given that the Placer County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 Variance request from Mary Jean Spitzer, for the construction of a single-family residence within the front required yard setback. The applicants are requesting a setback of 15 feet from the centerline of the traveled way where a 50-foot setback from the centerline is required. The residence is proposed to be constructed approximately 10 feet from the property line. The existing single-family residence is proposed to be demolished and a new residence with a building footprint of approximately 2,423 square feet is proposed to be constructed. The subject property, Assessor's Parcel Number 096-082-001, comprises 0.81 acres., is located at 1849 Washoe Drive in the Olympic Valley area, and is currently zoned Low Density Residential, with a density factor of 4. 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). The Planning Services Division contact for the above project Stacy Wydra can be reached at (530) 581-6288. (Continued from April 4, 2011)

1:35 P.M. **SW** Continued to an open date	**VARIANCE (PVAA 20110130)** **KOSSMAN** **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 Robert Kossman for the approval to construct a single-story commercial building comprising of a total gross floor area of approximately 820 square feet on the 1,914 square foot parcel. The commercial operations would be of a food and beverage retail establishment providing for grab-n-go food and drinks. There is no seating proposed, approximately one to three employees would be employed and the applicant anticipates to be open six days a week. The project applicant is requesting approval of a Variance to allow for a reduction to parking for the proposed commercial use. The applicant is proposing to provide for zero parking spaces on-site where nine parking spaces would otherwise be required. The applicant is proposing to remove the one existing on-site parking (contained within the carport) to facilitate a commercial building. With the removal of the on-site parking space, the applicant is proposing to improve the existing encroachment with a sidewalk to match the existing. The subject property, Assessor's Parcel Number 094-070-003, comprises approximately 1,914 sq. ft., is at 275 North Lake Boulevard in the Tahoe City area, and is currently zoned PAS- 001A - Tahoe City Community Plan (Special Area #1). 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.
1:45 P.M. **SW** Approved	**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. (Continued from May 4, 2011)
2:00 P.M. **SW** Continued to an open date	**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. (Continued from May 4, 2011)
2:05 P.M. **SW** Approved	**MINOR USE PERMIT MODIFICATION (PMPM 20110104)** **WANDERLUST** **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 Wanderlust Festivals, LLC., on behalf of Squaw Valley USA for the approval of a Minor Use Permit Modification to include providing music on Thursday, Friday and Saturday nights and maintaining the location of the music tent/stage. The subject property, Assessor's Parcel Number 096-540-016, comprises approximately 90,000 sq. ft., is located at the parking lot in the Squaw Valley Resort between the administrative offices, Olympic Village Lodge, hotel and Central Reservations in the Squaw Valley area, and is currently zoned Village Commercial. The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.060 Class 4 F – Minor alterations to land - of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15304). The Planning Services Division contact for the above project Stacy Wydra can be reached at (530) 581-6288.
2:20 P.M. **SB** Continued to an open date	**MINOR USE PERMIT/VARIANCE (PMPB 20100069)** **POULSEN ESTATE WEDDINGS & EVENTS** **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 Russell Poulsen on behalf of Poulsen Family Estates, for a Minor Use Permit to allow for establishing a wedding and special event facility for up to 18 events a year on a homesite in Squaw Valley. The activity area on the parcel will be located on the ±2,800 square foot lawn area located west of the primary residence on the property. It is intended that up to 200 people could attend the weddings, benefits, retreats, private parties, etc. to be held on the site. Event parking will consist of 20 paved and 70 gravel parking spaces that will be accessed from Squaw Creek Road. A one-way egress will be established to Squaw Valley Road, opposite the Indian Trail Road intersection. A parking attendant will be employed for all events exceeding 80 guests. The driveway entrances at Squaw Creek Road and Squaw Valley Road will be constructed to commercial standards. A restroom facility will be constructed adjacent to the main residence; portable toilets and wash stations could be placed on the grounds for larger events. In order to reduce the potential for complaints, amplified music and speech will not be permitted after 10:00 pm on event evenings. The entitlements for this project included a Minor Use Permit to allow for temporary events and a Variance to the paving requirement for the parking areas on the site. The subject property, Assessor's Parcel Number 096-290-050 & 096-230-062, comprises + 30 acres, are located at 325 Squaw Valley Road in the Olympic Valley area, and is currently zoned Forest Recreation, High Density Residential with a Density Factor of 20 Bedrooms per Acre, and Conservation Preserve. The Zoning Administrator will also consider the adoption of the Mitigated Negative Declaration prepared for the project. The Planning Agency contact for the above project is Steve Buelna and can be reached at (530) 581-6285.