



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson
Planning Director

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Michael J. Johnson, Director
Planning Department, Community Development Resource Agency
DATE: March 25, 2008
SUBJECT: CORRECTION OF COMMUNITY PLAN AMENDMENT RESOLUTION
TAHOE VISTA CHALETS (PSUB T20050934)

ACTION REQUESTED

On April 3, 2006, the Board of Supervisors adopted Resolution No. 2006-67, to amend the Tahoe Vista Community Plan in connection with the approval of the Tahoe Vista Chalet project (PSUB20050934). The resolution contained a typographical error and referenced APN 117-130-003 rather than APN 117-130-033, the correct parcel. The Board of Supervisors is being asked to approve the revised resolution (Exhibit A) to correct this parcel reference.

DISCUSSION OF ISSUE

The applicant requested approval of a General Plan Amendment to change the density of the Plan Area Statement of the Tahoe Vista Community Plan for two parcels from multi-family 15 units per acre to 18 units per acre. This change in density would enable the subject property to conform to the Tahoe Vista Community Plan by allowing the two existing parcels with six existing units to be converted into a Planned Unit Development (PUD) consisting of six lots (each encompassing an existing unit) and a common area.

On December 8, 2005, the Planning Commission unanimously (7-0), recommended approval of the Rezone application and General Plan Amendment request. The Commission also approved an associated Conditional Use Permit, Major Subdivision, and Variance to allow a Planned Unit Development on the property, subject to the approval of a rezoning and an amendment to the general plan. On April 3, 2006, the Board of Supervisors approved the General Plan Amendment and Rezone request as recommended by the Planning Commission.

On April 3, 2006, the Board of Supervisors held a public hearing and approved the project, adopting Resolution No. 2006-67. The resolution contained a typographical error, referencing APN 117-130-003 instead of 117-130-033. The public notice for the hearing also contained the incorrect parcel reference, but the street address for the project was correct.

In order to correct the error, the Board is being asked to adopt a resolution which will amend Resolution 2006-67 to reference the correct APN. A notice of hearing for this item has also been published with the correct parcel number. The Board's adoption of this resolution will ensure that

there is no confusion in the future as to the action of the Board when it acted on April 3, 2006 to approve this project.

Respectfully submitted,



MICHAEL J. JOHNSON, AICP
Planning Director

ATTACHMENTS:

Exhibit A - Resolution

Exhibit B - Rezone exhibit

cc: Tahoe Vista Chalets HOA c/o Sam Arentz
Applicant - Gary Davis Group
North Tahoe Regional Advisory Council

Copies Sent by Planning:

Phillip Frantz - Engineering and Surveying Division
Roger Davies - Environmental Health Services
Brent Backus - Air Pollution Control District
Scott Finley - County Counsel
Michael Johnson - Planning Director
Nick Trifiro - Associate Planner

Subject/chrono files

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BEFORE THE BOARD OF SUPERVISORS
COUNTY OF PLACER, STATE OF CALIFORNIA

In the matter of:

**A RESOLUTION AMENDING RESOLUTION
2006-67 TO CORRECT A TYPOGRAPHICAL
ERROR PERTAINING TO THE TAHOE VISTA
COMMUNITY PLAN**

Resolution No: _____

The following **RESOLUTION** was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____ by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of the Board

WHEREAS, on April 6, 2006, the Placer County Board of Supervisors adopted Resolution 2006-67 to amend the Tahoe Vista Community Plan in association with the approval of the Tahoe Vista Chalet project (PSUB T20050934), and

WHEREAS, said resolution contained a typographical error and referenced APN 117-130-003 instead of the correct parcel, which is APN 117-130-033, and

WHEREAS, APB 117-130-003 was never a part of the Tahoe Vista Chalet project and any reference to APN 117-130-003 was erroneous, and

WHEREAS, the County wishes to correct the record to clarify that the action on April 6, 2006, applied to APN 117-130-033 and APN 117-130-034,

NOW THEREFORE, THE BOARD OF SUPERVISORS, COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

The Tahoe Vista Community Plan shall be amended to change the maximum allowed density for Assessor Parcel Numbers 117-130-033 and 117-130-034 from 15 dwelling units per acre to 18 units per acre.

Any reference in the Tahoe Vista Community Plan to APN 117-130-003 from Resolution 2006-67 shall be corrected to change the maximum allowed density for that parcel from 18 dwelling units per acre back to 15 units per acre.

The changes shall be effective retroactive to April 6, 2006. This resolution corrects a typographical error and is not substantive in nature.

ATTACHMENT B
Rezone Exhibit for
APN 117-130-033 & 034

USE

MAXIMUM DENSITY

Residential

Single-family dwelling
Mobile Home dwelling
Multiple family dwelling
Multi-person dwelling
Residential care
Employee housing
Planned Development

1 unit per parcel
10 units per acre
15 units per acre
25 people per acre
25 people per acre
As per the limitations above
18 units per acre

215

