



COUNTY OF PLACER PLANNING COMMISSION

**AGENDA
DATE
October 30, 2013**

OFFICE OF Planning Services Division

3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
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****SPECIAL WEDNESDAY TAHOE MEETING****

Meeting will be held at ****North Tahoe Event Center, 8318 North Lake Blvd., Kings Beach, CA 96143****

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn CA 95603, 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 accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. 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.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

8:00 am **Commissioners and staff to meet at the Community Development Resource Agency at 3091 County Center Drive, Auburn, parking lot. County vehicles available to provide transportation up to Tahoe destination.**

10:00 am **FLAG SALUTE**

ROLL CALL: Miner "Mickey" Gray (Chairman), District 5; Larry Sevison (Vice Chairman) At-Large East of Sierra Crest; Ken Denio (Secretary) District 2; Richard Roccucci, District 1; Richard Johnson, District 3; Jeffrey Moss, District 4; and Wayne Nader, At-Large West of Sierra Crest

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 am

**SUBDIVISION MODIFICATION AND VARIANCE (PSM 20130232)
FULTON ACRES #3 – STAFFORD RESIDENCE
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Ken Anderson on behalf of Richard Stafford, for approval of an amendment to the Fulton Acres #3 Final Map (Lot # 199) and Variance to reduce the 20-foot front setback as measured from property line to allow for zero feet in order to construct a single car garage with storage area attached to an existing single-family residence. Planning Commission will also consider a finding of Categorical Exemption pursuant to Section 18.36.050 (Class 3 – New construction or conversion of small structures) and Section 18.36.070 (Class 5 – Minor alterations to land use limitations) of the Placer County Environmental Review Ordinance (Section 15303 and 15305 of the CEQA Guidelines).

Project Location: This project is located at 820 Carnelian Circle in the Carnelian Bay area.

APN: 092-031-021

Total Acreage: 22,413 square feet

Zoning: Plan Area Statement 014 – “Cedar Flat Residential”

Community Plan Area: North Tahoe Area General Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: Ken Anderson

Owner: Richard Stafford

County Staff:

Planning: Allen Breuch (530) 581-6284

Engineering and Surveying: Sharon Boswell (530) 745-3110

Environmental Health: Justin Hansen (530) 745-2300

2) 10:15 am

**SUBDIVISION MAP MODIFICATION AND VARIANCE (PSM 20130219)
ALPINE MEADOWS ESTATES – ALPERT RESIDENCE DECK ADDITION
CATEGORICAL EXEMPTION
DISTRICT 5 (MONTGOMERY)**

Consider a request from Kevin Chappel on behalf of Jeff Alpert, for approval of an amendment to the Alpine Meadows Estates Subdivision Final Map (Lot #50) and Variance to reduce the 20-foot front setback as measured from property line to allow for 16-feet in order to construct an addition to an existing second story deck. The Planning Commission will also consider a finding of Categorical Exemption pursuant to Section 18.36.050 (Class 3 – New construction or conversion of small structures) and Section 18.36.070 (Class 5 – Minor alterations to land use limitations) of the Placer County Environmental Review Ordinance (Section 15303 and 15305 of the CEQA Guidelines).

Project Location: The project is located on the north side of Cortina Court off Juniper Mountain Road in the Alpine Meadows area.

APN: 095-470-001

Total Acreage: .25 acres

Zoning: RS (Residential Single-Family)
Community Plan Area: Alpine Meadows General Plan
MAC Area: North Tahoe Regional Advisory Council
Applicant: Kevin Chappel
Owner: Jeff Alpert
County Staff:
Planning: Alex Fisch (530) 745-3081
Engineering and Surveying: Rebecca Taber (530) 745-3110
Environmental Health: Justin Hansen (530) 745-2300

3) 10:30 am

WORKSHOP - TAHOE BASIN COMMUNITY PLAN UPDATE (PGPA 20110123)

The Planning Services Division is providing a report of the progress of the County's Tahoe Basin Community Plan Update and requests the Planning Commission to conduct a Community Plan Update public workshop. The purpose of the workshop is to seek public input and provide direction to staff on the issues outlined in this report.

County Staff:
Planning: Crystal Jacobson (530) 745-3085
Engineering and Surveying: (530) 745-3110
Environmental Health: (530) 745-2300