



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

**PLANNING
SERVICES DIVISION**

EJ Ivaldi, Deputy Director

HEARING DATE: March 12, 2015
ITEM NO.: 2
TIME: 10:10 am

TO: Placer County Planning Commission
FROM: Development Review Committee
DATE: February 25, 2015
SUBJECT: TARANTINO RESIDENCE (ALPINE MEADOWS ESTATES SUBDIVISION UNIT NO. 9)
SUBDIVISION MODIFICATION (PLN 14-00157)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

COMMUNITY PLAN AREA: Alpine Meadows General Plan

GENERAL PLAN DESIGNATION: Low Density Residential

ZONING: RS PD = 3 (Residential Planned Development, Density Factor of 3 dwelling units per acre)

ASSESSORS PARCEL NUMBER: 095-440-019

STAFF PLANNER: Heather Beckman, Assistant Planner

LOCATION: The subject property is located at 1118 Snow Crest Road in the Alpine Meadows Estates Subdivision Unit No. 9, in the Alpine Meadows area.

APPLICANT: Julie K. Watterworth, Wittels Engineering, on behalf of the property owners, Don and Darcy Tarantino

PROPOSAL:

The applicants request the approval of an amendment to the Alpine Meadows Estates Subdivision Unit No. 9 Final Map to modify the 20-foot mapped front setback shown on Lot 315 to allow for a mapped front setback of six and one half feet to the structure (three and one half feet to eaves) as measured from the front property line for the construction of a new detached garage.

CEQA COMPLIANCE:

The project is Categorically Exempt from environmental review pursuant to provisions of Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3, New construction or conversion of small structures). The

Planning Commission will be required to make a finding to this effect and a recommended finding for this purpose is included at the end of this report.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

Public notices were mailed to property owners of record within 300 feet of the project site. A public hearing notice was also published in the *Sierra Sun* Newspaper. Other appropriate public interest groups and citizens were sent copies of the public hearing notice. Copies of the project plans and application were transmitted to the Community Development Resource Agency Staff and the Departments of Public Works and Environmental Health Services, the Air Pollution Control District and Special Districts for their review and comment.

PROJECT DESCRIPTION:

The project is a modification to the Alpine Meadows Estates Subdivision Unit No. 9 Final Map to modify the 20-foot mapped front setback to allow for a mapped front setback of six and one-half feet to the structure (three and one half feet to eaves) as measured from the front property line. This request is in order to permit the construction of a 624 square foot two-car garage with storage space below, a covered entry feature over the garage doors, a covered walkway connection to the residence, and a covered entry; all are accessory to the existing single-family residence. The existing residence and proposed garage are situated at an angle to the property line, therefore the setback request is measured from the closest point of the proposed development to the property line.

SITE CHARACTERISTICS:

The Tarantino property is 11,211 square feet (0.257 acres) and is located on the north side of Snow Crest Road in the Alpine Meadows area. The property is a steep (27 percent) down-sloping parcel with vegetation consisting of multiple conifers and native ground cover. The property is developed with a single-family residence consisting of 1,316 square feet of gross floor area and an uncovered two-car parking deck. Access to the residence is from the parking deck. The project site requires a minimum of two on-site parking spaces. In addition to the mapped 20 foot front setback, there are two easements associated with the front property line (i.e. a 10 foot Multi-Purpose Easement as measured from the property line, and a 10 foot Public Utility Easement as measured from the Multi-Purpose Easement) that are identified on the Alpine Meadows Estates Subdivision Unit No. 9 Final Map. The subject parcel has appealed out of the Potential Avalanche Hazard Area (PAHA).

The subject property is surrounded by properties that are a mixture of older and more recently constructed residences. There are a number of other properties in the neighborhood that have been granted relief from the mapped setback to construct portions of structures within the front setback such as garages, elevated parking structures, decks, and portions of residences.

EXISTING ZONING AND LAND USE:

Location	Zoning	Alpine Meadows General Plan	Existing Conditions & Improvements
Site	RS PD = 3 (Residential Planned Development, Density Factor of 3 dwelling units per acre)	Single Family Residential (4 dwelling units per acre)	Single-Family Residence
North (West)	RS PD = 3 (Residential Planned Development, Density Factor of 3 dwelling units per acre)	Single Family Residential (4 dwelling units per acre)	Single-Family Residence

North (East)	RS PD = 3 (Residential Planned Development, Density Factor of 3 dwelling units per acre)	Single Family Residential (4 dwelling units per acre)	Single-Family Residence
South	RS PD = 3 (Residential Planned Development, Density Factor of 3 dwelling units per acre)	Single Family Residential (4 dwelling units per acre)	Single-Family Residence
East	RS PD = 3 (Residential Planned Development, Density Factor of 3 dwelling units per acre)	Single Family Residential (4 dwelling units per acre)	Single-Family Residence
West	RS PD = 3 (Residential Planned Development, Density Factor of 3 dwelling units per acre)	Single Family Residential (4 dwelling units per acre)	Single-Family Residence

DISCUSSION OF ISSUES:

General Plan and Zoning Consistency

The project site is located within the Alpine Meadows General Plan and has a land use designation of Single Family Residential (4 dwelling units per acre). Home sites in the remainder of the subdivision include these same land use classifications and have lot sizes averaging approximately 0.25 to 0.50-acres on moderate to steeply sloping terrain. The Final Map for the Alpine Meadows Estates Subdivision Unit No. 9 was recorded in December of 1970. On the Final Map, a 20 foot building setback was established along the frontage of all lots within the subdivision. If approved, the project continues to comply with the development standards for the RS PD = 3 zone district, including but not limited to, setbacks (with the exception of the front setback request), height, coverage, required on-site parking, and will not change the density of the single-family residence.

Project Analysis:

The project is proposed to address the lack of covered parking on the subject parcel and allow for covered access into the residence. The applicant explored alternative locations for the proposed garage, however due to the location and angled orientation of the residence and the steep down-sloping topography of the site, there are limited design choices. The other alternatives explored would have resulted in structures and/or parking within 20 feet of the edge of the traveled way, which could not be supported by the Engineering and Surveying Division. The applicants are proposing to construct the garage closer to the street so as to be readily accessible to the existing residence and parking pad, and to prevent encroachment into the side setback. Approximately 110 square feet of the garage and 147 square feet of the garage covered entry and connecting walkway is proposed within the 20 foot mapped setback.

Due to the steep terrain, geologic conditions, existing vegetation and abundant snowfall in the Tahoe area, homes are typically built close to the front property boundary as a means to limit site disturbance, enable direct access to the home, and to limit the amount of snow removal and management required to maintain vehicular and pedestrian access. In reviewing this request, staff determined that the proposed encroachment of the garage and covered walkway into the front setback on Lot 315 would result in a minimal departure from the development standards. Staff further determined that the proposed residence and attached garage would be consistent with other developed properties in the immediate vicinity and that it would not diminish or detract from the character of the neighborhood. There are a number of other properties in the neighborhood that have been granted relief from the

mapped setback to construct portions of structures within the front setback such as garages, elevated parking structures, decks, and portions of residences.

Bear Creek Planning Committee (Homeowners Association)

This project does require approval from the Bear Creek Planning Committee (BCPC). The applicant has initiated the review with the committee and plans to present the project for final approval assuming approval of the Subdivision Modification and Abandonment of the front Multi-purpose and Public Utility Easements on the front of the property.

RECOMMENDATION:

The Development Review Committee (DRC) recommends the Planning Commission **approve** the Subdivision Modification (PLN14-00157) to allow for a six and one-half foot front setback measured from the property line (three and one half feet to eaves) in order to allow construction of a two-car garage with covered entry feature, connecting covered walkway and covered front entry to be accessory to the existing residence subject to the following findings and attached recommended conditions of approval (Attachment A):

FINDINGS:

CEQA

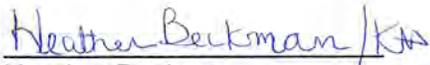
The Planning Commission finds that this project is Categorical Exempt from environmental review pursuant to provisions of Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3, New construction or conversion of small structures).

Subdivision Modification

1. The proposed Subdivision Modification does not significantly alter the design of the subdivision and will not affect the consistency of the Alpine Meadows Estates Subdivision Unit No. 9 of the Alpine Meadows General Plan in that parcels within close proximity of the subject parcel have been granted reduced setbacks for the construction of garages and residences with the recorded, mapped setback.
2. Pursuant to Section 66472.1, (*Amending of Final Maps*) of the Subdivision Map Act, Placer County finds that there are changes in circumstances that make the front setback as applied by the conditions of the map are no longer appropriate or necessary. The modifications do not impose any additional burden on the fee owners of the real property, and the modifications do not alter any right, title, or interest in the real property reflected on the recorded map, and Placer County finds that the map as modified conforms to Section 66474 of the Subdivision Map Act. The change in circumstance is that the setback requirement of the map, the location and orientation of the existing single-family residence, existing on-site conditions limit the expansion to the existing single-family residence for a garage. Furthermore, the construction of the existing single family residences throughout the subdivision have dictated the character of the neighborhood determining that the designated setback is not essential to provide adequate snow storage and building setbacks as previously intended.
3. The proposed Subdivision Modification, with the recommended conditions, is compatible with the single-family residential neighborhood with garages.
4. The proposed Subdivision Modification is physically suitable for the type and proposed density of the existing development. The proposed development is a new two-car garage (and storage below), a covered entry feature over the garage doors and covered walkway connection to the existing residence. The project does not exceed the allowed density of one single-family dwelling per parcel of the Residential Planned Development, Density Factor of 3 dwelling units per acre zoning district for the Alpine Meadows Estates Subdivision Unit No. 9.

5. Granting the Subdivision Modification will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district in which the property is located in that other residences have been approved on parcels within close proximity to the subject parcel with construction into the required mapped setback. It can be demonstrated through previous reduced setback approvals, the distances to be maintained from the front of the garage to the edge of the existing traveled way, that granting the Subdivision Modification will not be materially detrimental to the neighborhood and surrounding properties or to snow removal operations.

Respectfully submitted,



Heather Beckman
Assistant Planner

ATTACHMENTS:

- Attachment A – Recommended Conditions of Approval
- Attachment B – Vicinity Map
- Attachment C – Site Plan

cc: Michael J Johnson - Agency Director
E.J.Ivaldi – Deputy Planning Director
Sharon Boswell - Engineering and Surveying Division
Justin Hansen - Environmental Health Services
Andy Fisher - Parks Department
Gerry Haas - Air Pollution
Karin Schwab - County Counsel's Office
Don & Darcy Tarantino – Owners
Wittels Engineering – Applicant
Subject/chrono files



**RECOMMENDED CONDITIONS OF APPROVAL – SUBDIVISION
MODIFICATION ALPINE MEADOWS "TARANTINO
RESIDENCE" (PLN14-00157)**

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. This Subdivision Modification approves a Subdivision Map Modification to the Alpine Meadows Estates Subdivision Unit No. 9 Final Map, Book J of Maps - page 14, to reduce the 20 foot mapped front setback on Lot 315 to allow for a mapped front setback of six and one half feet to the structure (three and one half feet to eaves) as measured from the front property line in order to permit the construction of a 624 square foot two-car garage with storage space below, a covered entry feature over the garage doors, a covered walkway connection to the residence, and a covered entry. All proposed development is accessory to the existing single-family residence. The parcel, APN: 095-440-019 is located at 1118 Snow Crest Road in the Alpine Meadows area.

2. The applicant shall comply with any conditions imposed by CDF or the serving fire district.

3. Prior to Building Permit issuance, the applicant shall obtain from the Department of Public Works an encroachment permit for locating the existing parking deck and proposed garage structure within the existing 30' snow storage easement. Said permit shall be in recordable form and hold Placer County harmless from any damage resulting to the structure.

4. Any proposed driveways which will connect to a County maintained highway (Snow Crest Road), shall be constructed to a Plate R-18, LDM standard for a residential unit. The design speed of the roadway is 25 mph or as otherwise specified by the DPW. An Encroachment Permit shall be obtained from DPW prior to Building Permit issuance. The maximum width of the residential driveway shall be 32'.

5. The face of the garage shall be a minimum of 20' from the edge of pavement of the street.

6. No living space is permitted within the portion of the structure that is proposed within the required front setback. Any windows of the proposed structure within the setback/snow storage easement and facing Snow Crest Road shall be tempered/wired safety glass or equivalent.

MARCH, 2015PC

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ATTACHMENT A

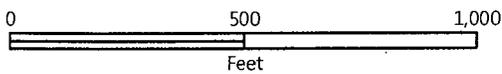
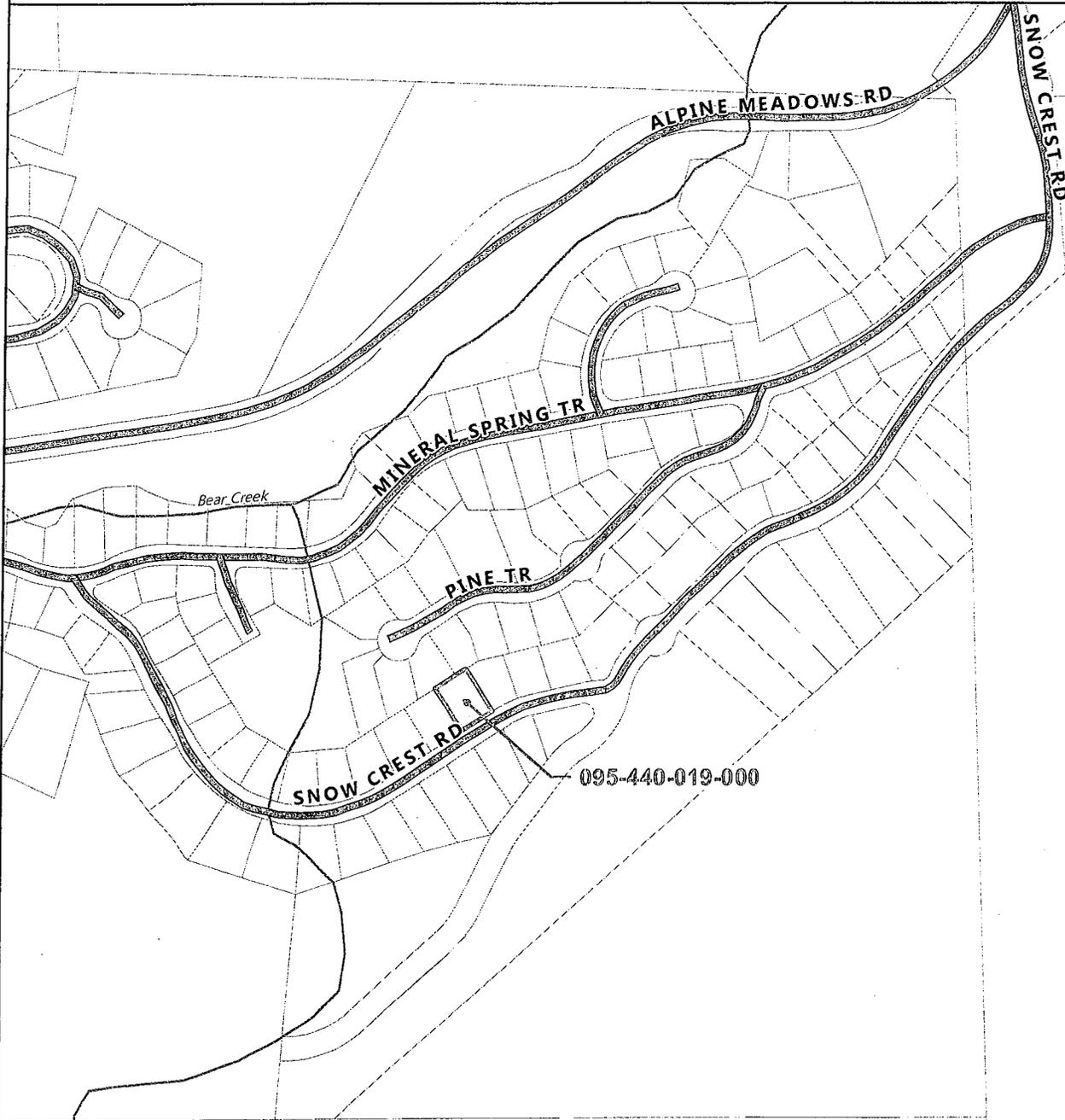
7. The proposed garage and existing parking deck are affected by an existing 10' Multipurpose Easement (MPE) and existing 10' Public Utility Easement (PUE) (ref: Alpine Meadows Estates Subdivision No. 9, recorded in Book J of Maps, Page 14). Prior to any Building Permit issuance, the applicant shall process an abandonment of the public's interest in the portion of the easement affected by this project (contact John Weber at DPW (530)745-7564).

8. Any future modification of the existing parking deck will be subject to review and approval of the Development Review Committee. No future enclosure or covering of the parking deck will be allowed.

9. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded by a certain development project known as the Tarantino Map Modification Project PLN14-00157. The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provision of this condition. (CC)

10. The applicant shall have 24 months to exercise this Subdivision Map Modification. The project shall be considered exercised upon completion of the Notice of Map Modification, and approval of a foundation inspection for the residence. Unless exercised, this approval shall expire on March 12, 2017. (PD/ESD)

Vicinity of APN 095-440-019-000



DATA DISCLAIMER:

The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supercede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies

LEGEND

-  APN 095-440-019-000
-  Other Parcels
-  Roads

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