



COUNTY OF PLACER PLANNING COMMISSION

*****TAHOE MEETING*****

**AGENDA
DATE
March 26, 2015**

OFFICE OF Planning Services Division

3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
FAX: 530/745-3080
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Meeting will be held in the *****North Tahoe Event Center, 8318 North Lake Blvd., located in Kings Beach***.**

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.)

10:00 am FLAG SALUTE

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

**FALKNER UNDERGROUND GARAGE
MINOR USE PERMIT AND VARIANCES (PVAA 20130303)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

(THIS ITEM WAS CONTINUED FROM THE JUNE 26, 2014 PLANNING COMMISSION HEARING.)

Consider a request from Jeff Pickett on behalf of OV Investments CT Inc., a Nevada Corp, for approval of a Minor Use Permit and Variances to allow an underground parking garage, a garage entrance building and two future residences -on and adjacent to 245 Granite Chief Road in Squaw Valley:

1. Minor Use Permit to authorize an accessory use (garage) on APN's 096-030-025-000 and 096-030-034-000 to allow the construction of the garage to be authorized before a building permit to establishment of a primary use on parcels 096-030-043 and 096-030-044.
2. Dwelling setback on APN 096-030-043-000. A Variance to reduce the front (north) property line setback from 20 feet to 5 feet. This was the same setback that was originally approved in 2006 (PVAA T20040468). A Variance to the side (west) property line from 5 feet to 0 feet to allow pedestrian access to the underground garage on 096-030-044-000.
3. Dwelling setback on APN 096-030-044-000. A Variance to reduce the front (north) property line setback from 20 feet to 10 feet.
4. Underground garage setback on APN 096-030-044-000. A Variance to reduce the front (north) property line setback from 20 feet to 0 feet, reduce the side (east) property line setback from 5 feet to 0 feet and to reduce the rear (south) property line setback from 10 feet to 0 feet. The entire garage structure will be underground.
5. Underground garage setback on APN 096-030-025-000. A Variance to reduce the rear (south) property line setback from 10 feet to 0 feet for the underground portion of the garage structure and to reduce the front setback from 20 feet to 0 feet for the above surface entryway portion of the garage.
6. Stream setback on APN 096-030-043-000. A Variance to reduce the 100-foot from centerline of Squaw Creek setback requirement to 55 feet from centerline. -This would allow for the construction of a residence on APN 096-030-043-000. This was the same setback that was originally approved in 2006 (PVAA T20040468).
7. Garage entrance setback on APN 096-030-034-000. A Variance to reduce the front (north) property line setback from 20 feet to 5 feet and a Variance to reduce the rear (south) property line setback from 10 feet to 0 feet. These reductions in setbacks will allow for the construction of the garage entrance on Granite Chief Road.
8. Variance on APN's 096-030-043-000 and 096-030-044-000 to increase the maximum lot coverage from 35 percent to 42 percent on parcel 096-030-043-000 and 50 percent on parcel 096-030-044-000 to allow for the construction of residences on the parcels.
9. Variance on APN 096-030-043-000 to the $\frac{3}{4}$ per bedroom on-site parking requirement to allow for the parking of the future residence in the underground garage off-site on APN's 096-030-044-000 and 096-030-025-000.

The Planning Commission will also consider adopting a Mitigated Negative Declaration prepared for this project.

Project Location: The project is located on and in close proximity to -245 Granite Chief Rd., in the Squaw Valley area. The house lots are approximately 160 feet south of the first switchback curve in Granite Chief Road, and the underground garage extends from the road under the Squaw Valley Resort "Sunnyside" Ski run (parcel 096-030-025-000) to the house sites (parcels 096-030-043-000 and 096-030-044-000).

APN: 096-030-025-000, 096-030-034-000, 096-030-043-000, and 096-030-044-000

Total Acreage: 3.33 acres

Zoning: LDR DF 10 (Low Density Residential, Density Factor 10 bedrooms/ac.)

Community Plan Area: Squaw Valley Community Plan

MAC Area: Squaw Valley MAC

Applicant: Jeff Pickett on behalf of OV Investments CT Inc

Owner: Squaw Valley LLC and OV Investments 43 Inc

County Staff:

Planning: Allen Breuch (530) 581-6280

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

Environmental Health: Justin Hansen (530) 745-2300

2) 10:15 am

VILLAGE AT SQUAW VALLEY SPECIFIC PLAN (PSPA 20110385) - UPDATE

The Planning Services Division will provide an update on the proposed Village at Squaw Valley Specific Plan. The presentation will include an overview of the County's review process and significant milestones in the preparation of the Specific Plan Program EIR. No formal action is requested by the Planning Commission at this time.

Project Location: The project site is located within the 4,700-acre Squaw Valley Community Plan area in northeastern Placer County, also known as Olympic Valley. The Valley is located west of State Route 89, approximately nine miles south of the Town of Truckee, and seven miles northwest of Tahoe City and Lake Tahoe. The plan area encompasses a total of approximately 93.7 acres primarily consisting of the approximately 85-acre resort village area at the west end of the Valley at the ski resort base. In addition, an approximately 8.8-acre area, referred to as the East Parcel, is located approximately 1.3 miles east of the main village area and 0.3 mile west of the intersection of State Route 89 and Squaw Valley Road, across the street from the Squaw Valley Public Services District (SVPSD) offices and fire station.

APN: 096-020-015, 096-020-021, 096-060-065, 096-060-066, 096-100-001, 096-220-013, 096-220-014, 096-221-011, 096-221-015, 096-221-016, 096-221-017, 096-221-018, 096-221-019, 096-221-021, 096-221-025, 096-221-026, 096-221-027, 096-221-029, 096-230-035, 096-340-023, 096-340-030, 096-490-015, 096-490-017, 096-490-018, 096-540-003, 096-540-009-510, 096-540-015, 096-540-016

Total Acreage: 93.7 acres

Zoning: Village Commercial (VC), Entrance Commercial (EC), Heavy Commercial (HC), High-Density Residential - 10 units per acre (HDR-10), High-Density Residential - 20 units per acre (HDR-20), High-Density Residential - 25 units per acre (HDR-25), Forest Recreation (FR), and Conservation Preserve (CP).

Community Plan Area: Squaw Valley General Plan and Land Use Ordinance

MAC Area: Squaw Valley MAC

Applicant: Squaw Valley Real Estate, LLC

Owner: Squaw Valley Real Estate, LLC

County Staff:

Planning: Alex Fisch (530) 745-3081

Engineering and Surveying: Sarah Gillmore (530) 745-3110

Environmental Health: (530) 745-2300

3) 10:30 am

SNOW REMOVAL ON COUNTY ROADS - WORKSHOP

The Department of Public Works will conduct a public workshop with the Planning Commission and provide an informational overview of Placer County's snow removal operations on County maintained roadways. No formal action is requested by the Planning Commission.

County Staff:

Department of Public Works - Tahoe: Peter Kraatz (530) 581-6238