

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 20, 2012

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

VARIANCE (PVAA 20120104)
GIUSTI
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Approved

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 Daniel and Donna Guisti for the approval of a Variance for the construction of a 616 square foot, single-story, detached twovehicle garage to be located within the required 20 foot front setback of Pine Ridge Road. The garage is proposed to be located ten (10) feet from the front property line and maintain a minimum of 20 feet from the edge of the pavement of Pine Ridge Road to the face of the proposed garage. The subject property, Assessor's Parcel Number 098-312-005, comprises 11,687 square feet, is currently zoned PAS Landing/Chamberlands Residential and is located at 790 Evergreen Way in the Tahoma area. The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.050, E Class 3 - New Construction and Section 18.36.070,A.1 Class 5 - Minor alterations in land use limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Sections 15303 and 15305, respectively). The Planning Services Division contact Stacy Wydra, can be reached at (530) 581-6288.

MINOR USE PERMIT (PMPC 20120129) 1:45 P.M. CORDA SW **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 John and Janice Corda for the **Approved** approval of a Minor Use Permit for the use of the existing structure for employee housing, a special use per the Tahoe City Community Plan Special Area #1: Rental / Tourist. Additionally, the project proposes to construct at 1,244 square-foot residential bedroom/bathroom/kitchen addition to the existing 527 square foot long cabin structure. The subject property, Assessor's Parcel Numbers 094-110-007 and 094-110-008, comprise approximately 6,050 square feet, are currently zoned PAS- 001A - Tahoe City Community Plan (Special Area #1) and are located on the northwest corner of Bliss Court and Pioneer Way in the Tahoe City area. The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.050 Class 3 -New Construction or Conversion of Small Structures - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Services Division contact Stacy Wydra, can be reached at (530) 581-6288. MINOR USE PERMIT (PMPC 20120034) 2:00 P.M. **FOOD TRUCKS** SW **CATEGORICAL EXEMPTION** SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Item continued 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 MSNV Investments for the approval to July 11, of a Minor Use Permit to allow for the temporary use for two years for two Food Trucks (mobile 2012 at food units) to provide food concessions at the project site. The project site also proposes to 1:30 P.M. construct a Bocce Court for public play and are providing for four (4) on-site parking spaces. The subject property, Assessor's Parcel Number 090-134-024-000, comprises approximately 15,000 square feet, is currently zoned PAS - 029 - Kings Beach Special Area #1, Downtown Commercial and is located at 8626 North Lake Boulevard in the Kings Beach area. The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.130,C Class 11 - Accessory Structures - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15311). The Planning Services Division contact Stacy Wydra, can be reached at (530) 581-6288. **VARIANCE (PVAA 20120044)** 2:15 P.M. **KOLOS SW** CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) **Approved** 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 Dennis Dodds and Associates, Inc., on behalf of Steve Kolos for the approval of the following Variances for the construction of a single-family residence. The following Variances are being requested: 1) reduction to the required front 20 foot setback from the front property line for a setback of two (2) feet for the residential accessory structures (decks and entry stairs) and residential living space; 2) allow for the residential living space and accessory structures to be located within the required 45 foot setback from the centerline of Pier Avenue; 3) allow for portions of the proposed retaining walls, over four (4) feet in height to be located a minimum of two (2) feet from the side property lines. The subject property, Assessor's Parcel Number 090-263-005, comprises approximately 6,372 square feet, is currently zoned PAS- 031 - Brockway Residential and is located at 9797 Pier Avenue in the Kings Beach area. 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 Stacy Wydra, can be reached at (530) 581-6288. **MINOR USE PERMIT MODIFICATION (PMPM 20120132)** 2:30 P.M. OLSON SW **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 Olson - Olson Architects on behalf Item continued

of Alpine Bear Creek, LP for the approval of a modification to the original Minor Use Permit

(PMPB 20080193). The modified proposal includes the continued use of the site as Contract

to July 11,

2012 at 1:50 P.M. Construction Services and the conditions of a new greenhouse, exterior storage of landscape materials and plants and a Caretaker's Unit. The project also proposes to provide for general site work such as grading, paving and drainage facilities. The subject property, Assessor's Parcel Numbers 090-046-005; 090-046-037; 090-046-038 and 090-046-034 comprises approximately 28,125 square feet, is currently zoned PAS- 026 - Kings Beach Industrial and is located at 8353 Cutthroat Avenue in the Kings Beach area. The Zoning Administrator will also consider adoption of the Mitigated Negative Declaration previously prepared for the project and find it adequate for the modified project. The Planning Services Division contact Stacy Wydra, can be reached at (530) 581-6288.