



**COUNTY OF PLACER**  
**Community Development Resource Agency**

**PLANNING SERVICES**  
**DIVISION**

Michael J. Johnson, AICP  
Agency Director

Paul Thompson, Deputy Director  
Planning Services Division

**TAHOE - ZONING ADMINISTRATOR**  
**ACTION AGENDA**  
**MARCH 14, 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.

<p><b>1:30 P.M.</b> <b>SW</b></p> <p>Approved</p>	<p><b>VARIANCE (PVAA 20120025)</b> <b>GOTELLI</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>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 Bob and Kelly Gotteli for the approval of a Variance to the 20 foot front required setback from the property line of Fern Street to allow for a setback of 12 feet – 2 inches for the construction of a single-family residence, allow for the eaves of the proposed single-family residence to be located 5 feet – 6 inches from the front property line of Fern Street and for the consideration of the existing six (6) foot high fence and gate to be located within the 20 foot setback of West Lake Boulevard frontage proposed at the project site located at 4800 West Lake Boulevard of the Lakeside Subdivision in Homewood. Approximately 386 square feet of the proposed garage and approximately 349 square feet of the living space above the garage are proposed within the required front setback off of Fern Street. The subject property, Assessor's Parcel Number 097-084-012, comprises approximately 19,446 square feet, is currently zoned PAS- 160 – Homewood Residential and is located at 4800 West Lake Blvd in the Homewood area. The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.070 Class 5 – Minor alterations in land use limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Services Division contact Stacy Wydra, can be reached at (530) 581-6288.</p>
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<p><b>1:45 P.M. SW</b></p> <p>Approved</p>	<p><b>MINOR USE PERMIT MODIFICATION (PMPM 20120041)</b>  <b>WANDERLUST</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>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 Wanderlust Festivals, LLC for the approval of a modification to the existing approved Minor Use Permit for the Wanderlust Festival pertaining to the permitted hours of live music. The applicants are requesting that live and/or DJ music be allowed to play until 11 PM on Thursday of the event and on Friday and Saturday allow for the music to play until 12 PM, Midnight. Originally, Minor Use Permit Modification PMPM 2011 0104 allowed for music on Thursday until 10:30PM and to 11 PM on Friday and Saturday. The subject property, Assessor's Parcel Number 096-020-021-510 comprises approximately 10 acres, is currently zoned VC (Village Commercial) and is located at the Squaw Valley Ski Resort parking lot, between administrative offices, Olympic Valley Lodge and the Hostel in the Olympic Valley area. The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.060 Class 4F – Minor alterations to land - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15304). The Planning Services Division contact Stacy Wydra, can be reached at (530) 581-6288.</p>
<p><b>2:00 P.M. SW</b></p> <p>Approved</p>	<p><b>MINOR USE PERMIT (MPC 20120017)</b>  <b>NORTH TAHOE PUBLIC UTILITY DISTRICT TAHOE RECREATION AREA</b>  <b>MITIGATED NEGATIVE DECLARATION</b>  <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>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 the North Tahoe Public Utility District for the approval of a Minor Use Permit to allow for the construction of a parking lot accessory to the existing North Tahoe Public Utility District lakeside recreational area. The project proposes 41 automobile parking spaces, 24 parking spaces for vehicles with boat trailers, on-site landscaping, stormwater Best Management Practices, a paved multi-purpose trail and a picnic area. The subject property, Assessor's Parcel Number 117-080-068, comprises approximately 3.5 acres, is currently zoned PAS- 022 - Tahoe Vista Community Plan, Special Area 2, Commercial and is located on the northeast corner of National Avenue and North Lake Boulevard in the Tahoe Vista area. The Zoning Administrator will also consider adopting a Mitigated Negative Declaration. The Planning Services Division contact Stacy Wydra, can be reached at (530) 581-6288.</p>
<p><b>2:15 P.M. SW</b></p> <p>Continued to April 4, 2012 at 1:30 PM</p>	<p><b>VARIANCE (PVAA 20120006)</b>  <b>BORDEN</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>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 Jon Borden for the approval of a Variance to the required 20 foot front setback from the property line of Indian Trail to allow for a setback of one foot to the eaves and four (4) feet to the garage of a new proposed single-family residence with attached garage. Approximately 252 square feet of the garage and 120 square feet of the covered entry walk are proposed within the front 20-foot setback. There is no living space proposed above the garage within the required front setback. The subject property, Assessor's Parcel Number 096-271-014, comprises approximately 19,596 square feet, is currently zoned LDR DF=4 (Low Density Residential, Density Factor of four (4) bedrooms per acre) and is located at 440 Indian Trail Road in the Olympic Valley area. The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.070 Class 5 – Minor alterations in land use limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Services Division contact Stacy Wydra, can be reached at (530) 581-6288.</p>