COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

TAHOE - ZONING ADMINISTRATOR
AGENDA
MAY 1, 2013

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 775 North 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	**MINOR USE PERMIT (PMPB 20130088)** **TAHOE FLOW ARTS STUDIO** **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 Tim and Holly McGowen and Kelly Smiley for the approval of a Minor Use Permit to allow for the use of a performance art/yoga studio to consist of approximately 420 square feet within an existing building. The subject property, Assessor's Parcel Number 117-071-031-000 comprises approximately 3.3 acres, is currently zoned PAS- 022 - Tahoe Vista Commercial Residential and is located at 6921 North Lake Blvd Unit 211 in the Tahoe Vista area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050.C. – Class 3 – 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.
1:45 P.M. ES	**MINOR USE PERMIT/VARIANCE (PMPB 20120310)** **KINGS BEACH COMMERCIAL CORE IMPROVEMENT PROJECT** **RAINBOW AVENUE PUBLIC PARKING LOT** **MITIGATED NEGATIVE DECLARATION** **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 Placer County Department of Public Works for the approval of a Minor a Minor Use Permit to allow for the construction of an 18-space parking lot for vehicle parking; and a Variance to deviate from the requirements of Section 17.54.070.A.2.k of the Zoning Ordinance to allow a 20 feet setback from the curb line to the first parking spaces parallel to the roadway (Rainbow Avenue) where a 40 feet setback is required. The subject property, Assessor's Parcel Number 090-074-025-000 comprises approximately 25,632 square feet, is currently zoned PAS- 029 - Kings Beach Special Area #1 Downtown Commercial and is located at 8334 Rainbow Avenue in the Kings Beach area. The Zoning Administrator will also consider adopting a Mitigated Negative Declaration for the project. The Planning Services Division contact Jennifer Byous, can be reached at (530) 745-3008.