COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

TAHOE - ZONING ADMINISTRATOR
AGENDA
JANUARY 2, 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 Department 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. AB	**VARIANCE (PVAA 20120334)** **TUMA** **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 David Hopp on behalf of Rafid Tuma for the approval of a Variance to allow a side yard setback of approximately two (2') feet from the easterly side property line (one-foot to eave), where typically five (5') feet from the property line is required, to allow for the construction of a two car garage with living space above an existing single-family residence. The subject property, Assessor's Parcel Number 111-110-040-000 comprises approximately 11,780 square feet, is currently zoned PAS- 025 – Kingswood East Residential and is located at 7612 Forest Glenn Drive in the Tahoe Vista area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070) - Class 5 – Minor Alterations in Land Use Limitation- Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305).The Planning Services Division contact, Allen Breuch, can be reached at (530) 581-6284.

1:45 P.M. ES	**VARIANCE (PVAA 20120284)** **RAYNES** **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 Gary R. Taylor on behalf of Richard Raynes for the approval of a Variance for two front setbacks requirements to allow for the construction of a single-family residence and entry deck. The Variance is for a reduction of the 20-foot front setback to 12 feet for the house (fronting Highway 28) and to zero for the entry deck (fronting Stag Drive).The subject property, Assessor's Parcel Number 117-030-024-000 comprises approximately 9, 592 square feet, is currently zoned PAS- 021 – Tahoe Estates Residential and is located at 6301 North Lake Boulevard in the Tahoe Vista area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050) - Class 3(A) – New Construction of one single-family residence- Placer County Environmental Review Ordinance (CEQA Guidelines Sections 15303 and 15305).The Planning Services Division contact, Edmund Sullivan, can be reached at (530) 745-3030.