



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

Michael J. Johnson, AICP  
Agency Director

**PLANNING**

**TAHOE - ZONING ADMINISTRATOR  
ACTION AGENDA  
JULY 10, 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. ES	<p><b>VARIANCE (PVAA 20130131)</b> <b>STOCKTON</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 Keene Elsdon with MWA, Inc., on behalf of the property owners Dan and Yvonne Stockton for the approval of a Variance to reduce the 30-foot front setback to 20 feet in order to allow for the construction of a covered porch and covered parking area. The subject property, Assessor's Parcel Number 069-371-011-000 comprises approximately 0.19 acres, is currently zoned RS-B-X 6,500 (Residential Single Family, combining minimum Building Site of 6,500 sq. ft.) and is located at 5485 Hemlock Drive in Serene Lakes area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070) - Class 5(A) – Minor Alterations in Land Use Limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303 and 15305). The Planning Services Division contact is Edmund Sullivan, who can be reached at (530) 745-3030.</p>
Approved	

1:45 P.M. SW	<p><b>VARIANCE (PVAA 20130165)</b> <b>SMITH</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 John Shoberg on behalf of the property owner Jeri Ann Smith for the approval of a Variance to allow for the construction of a deck within the required rear yard setback to be located six (6) feet from the property line whereas a ten (10) foot setback is required. The subject property, Assessor's Parcel Number 069-390-043-000 comprises approximately 5,742 square feet, is currently zoned RS-B-X 6,500 (Residential Single Family, combining minimum Building Site of 6,500 sq. ft.) and is located at 7770 Soda Springs Road in the Soda Springs area. The Zoning Administrator will also consider a finding of a 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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