



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

Michael J. Johnson, AICP  
Agency Director

**PLANNING**

E.J. Ivaldi  
Deputy Director

**TAHOE - ZONING ADMINISTRATOR**  
**FINAL AGENDA**  
**JULY 1, 2015**

The Zoning Administrator will consider the following applications at a Public Hearing to be held at the Tahoe Community Development Resource Agency, 775 North Lake Boulevard, Tahoe City. 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.	<b>PUBLIC COMMENT</b> Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.
1:35 P.M. HB	<b>VARIANCE MODIFICATION (PLN15-00216)</b> <b>IVERSON ENTRY REMODEL</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b> 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 applicant Julie Watterworth of JKW-Design on behalf of the property owners Ron and Virginia Iverson for the approval of a six foot front setback to the required 20-foot front setback (as measured from the property line) in order to enclose the previously approved covered entry. This is a modification to the previously approved Variance (VAA-1616). The subject property, Assessor's Parcel Number 093-083-040-000, comprises approximately 12,923 square feet, is currently zoned PAS-010 (Dollar Point Residential) and is located at 3350 Edgewater Drive, in the Tahoe City area. The Zoning

	Administrator will also consider a finding of a Categorical Exemption (Section 18.36.050) Class 3A – New Construction - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Services Division contact Heather Beckman, can be reached at (530) 581-6286.
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