



**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 23, 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.	<p><b>PUBLIC COMMENT</b></p> <p>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.</p>
1:35 P.M. AB	<p><b>MINOR USE PERMIT (PLN15-00221)          TEMPORARY TAHOE EXPEDITION ACADEMY SCHOOL          CATEGORICAL EXEMPTION          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 Martis Valley Education Foundation for the approval of a Minor Use Permit to temporarily utilize eight Hopkins Village unimproved residential lots for a two-year period to accommodate a private school for approximately 50 students between the grade levels of 6 through 11. Site improvements include ten modular classrooms (399 square feet each), a ten space parking area, self-contained bathrooms and a paved area with a basketball hoop. The subject properties, Assessor's Parcel Numbers 107-110-007-000, 107-110-008-000,</p>

	<p>107-110-009-000, 107-110-010-000, 107-110-011-000, 107-110-012-000, 107-110-013-000 and 107-110-014-000 comprise approximately 0.77 acres, are currently zoned RS-B-X 20 acre minimum PD = 1.2 (Residential Single Family, combining minimum Building Site of 20 acres, combining Planned Residential Development of 1.2 dwelling units per acre) and are located near the northeast corner of Schaffer Mill Road and Hopkins Village Drive on Ellington Drive in the Martis Valley area. The Zoning Administrator will also consider a finding of a Categorical Exemption (Section 18.36.060.F) Minor Alterations to Land (CEQA Guidelines, Section 15304). The Planning Services Division contact Allen Breuch, can be reached at (530) 581-6284.</p>
<p>1:45 P.M. SW</p>	<p><b>VARIANCE (PLN 15-00158)</b> <b>BALLA</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 Gary Davis Group on behalf of the property owners Lou and Rose-Marie Rae Balla for the approval of a Variance to reduce the required 20-foot front setback by 11 feet, eight (8) inches to allow for an eight (8) foot, four (4) inch setback from the front property line for the construction of a sitting room deck on the upper level and to allow for a reduction of eight (8) feet, eight (8) inches for a setback of eleven (11) feet – four (4) inches from the front property line to the proposed deck posts on the lower level. The subject property, Assessor's Parcel Number 093-071-007-000 comprises approximately 11,522 square feet, is currently zoned PAS – 010 – Residential and is located at 3225 Edgewater Drive in the Tahoe City area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050) - Class 3 – New construction or 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.</p>
<p>1:55 P.M. SW</p>	<p><b>MINOR USE PERMIT AND VARIANCE (PLN 15-00105 &amp; PLN15-00106)</b> <b>KBCCIP – WEST END PARKING LOT</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 Lydia Altick of Auerbach Engineering on behalf of the property owners Placer County for the approval of a Minor Use Permit for the construction of a 29-space public parking lot in Kings Beach and a Variance to allow for the first parking space to be located approximately 25 feet from the edge of Rainbow Avenue as opposed to the 40-foot requirement. The subject property, Assessor's Parcel Numbers 090-071-008-000 and 090-071-034-000 comprise approximately 21,875 square feet, are currently zoned PAS – 029 – Kings Beach Special Area #2: West Entry Commercial Area and are located at 8200, 8220 and 8230 Rainbow Avenue in the Kings Beach area. The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.130) - Class 11 – Accessory structures - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15311). The Planning Services Division contact Stacy Wydra, can be reached at (530) 581-6288.</p>
<p><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	

<p>2:05 P.M. MJ</p>	<p><b>CERTIFICATE OF COMPLIANCE (PLN15-00238)</b>  <b>SUGAR BOWL VILLAGE LODGE PARCEL</b>  <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b>  County review of the history of Assessor's Parcel Numbers 069-102-018-000, 069-103-001-000, 069-103-019-000, 069-103-027-000, 069-103-067-000, 069-103-070-000, 069-320-068-000, 069-320-070-000 to make a statement as to compliance with the Subdivision Map Act (i.e., these are legally created, saleable pieces of land). The subject parcels are zoned FOR (Forestry), RES (Resort), O (Open Space), RS-B-20 (Residential Single-family, combining Building Site designation of 20,000 square foot minimum parcel size) and are located off of Mule Ears Drive in the Sugar Bowl area. The Planning Services Division contact for this project, Melanie Jackson, can be reached at (530) 745-3036.</p>
<p style="text-align: center;"><b>CONSENT ITEMS</b></p>	
<p>*****</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN15-00194)</b>  <b>DYKE-DYKE</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b>  Minor Boundary Line Adjustment on Assessor's Parcel Numbers 256-010-007-510 and 256-010-004-000 to reconfigure the subject parcels. The properties are zoned RF-B-X 20 AC. MIN. PD = 0.44 (Residential Forest, combining minimum Building Site of 20 acres and a Planned Development of 0.44 dwelling units per acre) and are located at 6035 McKeon Ponderosa Way in the Foresthill area.</p>