



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

Michael J. Johnson, AICP  
 Agency Director

**PLANNING**

E.J. Ivaldi  
 Deputy Director

**TAHOE - ZONING ADMINISTRATOR**  
**FINAL AGENDA**  
**JUNE 3, 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.

<p>1:30 P.M.          AB</p>	<p><b>VARIANCE (PLN15-00131)</b>  <b>NELSON GARAGE CONVERSION</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 the property owners James and Julie Nelson for the approval of a Variance to the required 30-foot front setback on Serene Road to allow for a setback of 15 feet from the property line to allow for the conversion of an existing one-car garage to living space and 14 feet from the property line to recognize and existing second-story deck and carport. The approval also requests a Variance to the five foot side setback to recognize the existing second-story deck and carport. The subject property, Assessor's Parcel Number 069-450-051-000, comprises approximately 8,846 square feet, is currently zoned RS-B-X 6,500 (Residential Single Family, combining minimum Building Site of 6,500 square feet) and is located at 8163 Serene Road in the Soda Springs 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.</p>
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1:45 P.M.  
AB

**VARIANCE (PLN 14-00005)**  
**STANAWAY**  
**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 Phil GilanFarr with GilanFarr & Associates on behalf of the property owner Randy Stanaway for the approval of Variances to the required front setbacks of 20 feet from the front property line and 45 feet from the centerline of the road and to allow for an encroachment into the 25-foot road easement of Nile Road for the construction of an addition to the existing single-family residence consisting of a 840 square foot three-vehicle garage, and 1,272 square feet of new entryway and residential living space above the garages and entryway. The structure proposes a setback of a) 18 feet from the front property line to the eave of the entryway for a 2-foot encroachment into the required 20-foot front setback from the property line, b) zero (0) foot setback to the required 45-foot setback from the centerline of Nile Road, and; c) a 5-foot encroachment of the proposed structure into the 25-foot road easement and a 7-foot encroachment into the 25-foot road easement for the eaves of the proposed structure whereas no encroachment is allowed. The subject property, Assessor's Parcel Number 116-080-023-000 comprises approximately 13,791 square feet, is currently zoned PAS 018 – Flick Point and is located at 5754 Nile Road in the Carnelian Bay 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.