



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

TAHOE - ZONING ADMINISTRATOR
FINAL AGENDA
MARCH 4, 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. HB	<p>VARIANCE (PLN15-00007) WILLIAMS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</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 Tahoe Truckee Investments on behalf of the property owners Marshall and Rachel Williams for the approval of a Variance to the Controlled Access requirement which calls for vehicles to exit a multi-family or commercial property in a forward facing direction (Section 17.54.070.B). The applicant also requests a Variance to the Cutthroat Avenue required 45-foot front setback to allow for a setback of 37.3 feet from the centerline of traveled way for the construction of the duplex. The subject property, Assessor's Parcel Number 090-103-003-000 comprises approximately 6,250 square feet, is currently zoned PAS – 028- Kings Beach Residential and is located at 8682 Cutthroat Avenue in the Kings Beach area. The Zoning Administrator will also consider a finding of a Categorical Exemption (Section 18.36.050) - Class 3 – 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>
-----------------	---

<p>1:45 P.M. HB</p>	<p>VARIANCE (PLN15-00009) TAHOE TRUCKEE INVESTMENTS, LLC. 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 the property owner Tahoe Truckee Investments for the approval of a Variance to the Controlled Access requirement which calls for vehicles to exit a multi-family or commercial property in a forward facing direction (Section 17.54.070.B). The subject property, Assessor's Parcel Number 090-124-016-000 comprises approximately 6,250 square feet, is currently zoned PAS – 028- Kings Beach Residential and is located at 8627 Trout Avenue in the Kings Beach area. The Zoning Administrator will also consider a finding of a Categorical Exemption (Section 18.36.050) - Class 3 – 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>
<p>2:00 P.M. HB</p>	<p>VARIANCE (PLN15-00052) AGRAWAL MODIFICATION 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 Elise Fett on behalf of the property owners Rajit and Reena Agrawal for the approval of a Variance to the required 45-foot front setback on Lake Street to allow for a setback of 35.9 feet from the centerline of the traveled way, for the construction of a covered entry way and 33 feet from the eaves. The subject property, Assessor's Parcel Number 090-324-002-000 comprises approximately 17,844 square feet, is currently zoned PAS – 031- Brockway Residential and is located at 9902 Lake Street in the Kings Beach 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>
<p>2:15 P.M. HB</p>	<p>VARIANCE (PLN15-00039) SCHULZE 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 the property owner Todd Schulze for the approval of a Variance to the Chipmunk Street required 20-foot front setback to allow for a setback of seven feet from the property line for the main floor, five feet from the second story cantilevered living area and three feet from the eaves for the construction of a new single family dwelling. The subject property, Assessor's Parcel Number 090-221-028-000 comprises approximately 6,350 square feet, is currently zoned PAS – 031- Brockway Residential and is located at 8795 Brockway Vista in the Kings Beach 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>
<p>2:30 P.M. SW</p>	<p>VARIANCE (PLN15-00005) WAID 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 Ogilvy Consulting on behalf of the property owners John and Jill Waid for the approval of a Variance to allow for an increase of the allowable Maximum Secondary Dwelling Floor Area from 840 square feet to 1,200 square feet. The subject property, Assessor's Parcel Number 117-010-012-000 comprises approximately 1.1 acres,</p>

	<p>is currently zoned PAS – 021- Tahoe Estates and is located at 6229 North Lake Boulevard 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.</p>
<p>2:45 P.M. SB</p>	<p>VARIANCE (PLN15-00045) TC 2 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 the property owner Sutter Capital Group, LP., for the approval of a Variance the front setback requirement of 20 feet from property line, allowing for a setback of 14 feet from the front property line in order to construct two supported covered entry ways for a new multi-family duplex structure. Additionally, the Variance request includes a request to allow two 4-foot tall retaining walls that will be constructed adjacent to either sides of the driveway and extend to 0 feet from the front property line, where a maximum height of 3-foot in height would otherwise be allowed in the front setback area. The subject property, Assessor’s Parcel Number 094-150-007-000 comprises approximately 10,125 square feet, is currently zoned PAS – 001A - Tahoe City Community Plan (Special Area #5) and is located at 1355 – 1365 North Lake Boulevard 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 of Small Structures - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Services Division contact Steve Buelna, can be reached at (530) 581-6285.</p>
<p style="text-align: center;">ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p style="text-align: center;">CONSENT ITEM</p>	
<p>*****</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN14-00094) KIELHOFER/TRUCKEE DONNER LAND TRUST CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor Parcel Number 110-010-034-000 to reconfigure the subject parcel. The property is zoned O (Open Space) and is located on the westerly side of Hwy 267, between Schaffer’s Mill Road and Martis Creek Road in the Martis Valley area.</p>