



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

**Planning Services Division**

Michael J. Johnson, AICP  
Agency Director

E.J. Ivaldi, Deputy Director

\*\*\*SPECIAL HEARING\*\*\*

**TAHOE - ZONING ADMINISTRATOR  
FINAL AGENDA  
SEPTEMBER 15, 2015**

The Zoning Administrator will consider the following applications at a Public Hearing to be held at the Placer County Administrative Center – Tahoe City, 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.

2:00 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.
2:00 P.M. HB	<b>VARIANCE (PLN15-00310)</b> <b>ESTES</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 Luke Dragovich with Drago Design & Build on behalf of the property owners Phil and Nancy Estes for the approval of a Variance to the required 20-foot front setback as measured from the

	<p>property line to nine feet to the existing garage (eight feet to eaves), 19 feet 11 inches to the existing house and proposed addition (18 feet 11 inches to eaves) and 14 feet to the proposed covered entry (13 feet to eaves). The subject property, Assessor's Parcel Number 116-100-003-000 comprises approximately 8,618 square feet, is currently zoned PAS 018 (Flick Point/Agate Bay Residential) and is located at 5680 North Lake Boulevard in the Carnelian Bay area. The Zoning Administrator will also consider a finding of a Categorical Exemption per Sections 18.36.050; Class 3A - New Construction or conversion of small structures of the Placer County Environmental Review Ordinance (CEQA Guidelines Sections 15303). The Planning Services Division contact Heather Beckman, can be reached at (530) 581-6286.</p>
<p>2:15 P.M. HB</p>	<p><b>VARIANCE (PLN15-00285)</b> <b>HARRIS</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 Ron Driller with RD Architect on behalf of the property owner Joe Harris for the approval of a Variance to recognize the existing nonconforming setbacks associated with the residence and for a new garage, covered entry and second floor living space addition. Specifically the applicant requests a Variance to the Pino Grande Avenue required 45-foot from setback from the centerline of traveled way for the following: existing residence 37 feet 5 inches (35 feet 6 inches to eaves), proposed garage addition 26 feet (24 feet to eaves), proposed second story living space addition 37 feet (35 to eaves) and new covered entry 24 feet (21 feet to eaves). The Variance also requests a reduction to the North Lake Boulevard 20-foot required from setback from the property line for the following: existing residence 4 feet 6 inches (2 feet to eaves), proposed second story living space addition 9 feet (7 feet to eaves) and proposed second story cantilevered living space addition 7 feet (5 feet to eaves). Additionally, the Variance requests a reduction to the required five foot side setback for the following: existing residence 4 inches (0 feet to eaves), proposed second story deck over existing residence 4 inches, proposed second story living space addition 6 feet (4 feet to eaves) and garage addition 6 feet (4 feet to eaves). The subject property, Assessor's Parcel Number 117-100-021-000 comprises approximately 4,631 square feet, is currently zoned PAS 023 (Tahoe Vista Subdivision Residential) and is located at 7169 North Lake Boulevard in the Tahoe Vista area. The Zoning Administrator will also consider a finding of a Categorical Exemption per Sections 18.36.050; Class 3A - New Construction or conversion of small structures, of the Placer County Environmental Review Ordinance (CEQA Guidelines Sections 15303).The Planning Services Division contact Heather Beckman, can be reached at (530) 581-6286.</p>

<p>2:30 P.M. SW</p>	<p><b>VARIANCE (PLN15-00182)</b> <b>BORDEN</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 property owner Jon Borden for the approval of a Variance to construct an eight foot tall fence zero feet from the front property line where a three foot tall fence is allowed within the 20-foot front setback measured from front property line. The subject property, Assessor's Parcel Number 096-271-014-000 comprises approximately 8,618 square feet (0.39 acres), is currently zoned LDR DF = 10 (Low Density Residential, Density Factor of 10 bedrooms per acre) and is located at 440 Indian Trail in the Olympic Valley area. The Zoning Administrator will also consider a finding of a Categorical Exemption per Sections 18.36.050 E.; Class 3 – New Construction or conversion of small structures of the Placer County Environmental Review Ordinance (CEQA Guidelines Sections 15303). The Planning Services Division contact Stacy Wydra, can be reached at (530) 581-6288.</p>
<p>2:45 P.M. AB</p>	<p><b>MINOR USE PERMIT AND VARIANCE (PLN 15-00249)</b> <b>VOLTAIX</b> <b>MITIGATED NEGATIVE DECLARATION</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 Ogilvy Consulting on behalf of the property owner Voltaix LLC for the approval of a Minor Use Permit Variances to construct two, two-story commercial buildings with 9,533 square feet of commercial floor area and four residential accessory units to allow a Contract Construction Services business as an approved use Variances to the first parking space adjacent to the street of the required 40 feet from edge of travel way in order to allow 25-foot from Speckled Avenue and 20-foot from Bear Street. The subject property, Assessor's Parcel Number 090-092-050-000 comprises approximately 37,000 square feet, is currently zoned PAS 026 (Kings Beach Industrial) and is located at 8414 Speckled Avenue in the Kings Beach area. The Zoning Administrator will also consider adopting a Mitigated Negative Declaration for compliance with the California Environmental Quality Act. The Planning Services Division contact Allen Breuch, can be reached at (530) 581-6284.</p>
<p><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	
<p>2:45 P.M. AB</p>	<p><b>VESTING TENTATIVE MAP (PLN 15-00249)</b> <b>VOLTAIX</b> <b>MITIGATED NEGATIVE DECLARATION</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 Ogilvy Consulting on behalf of the property owner Voltaix LLC for the approval of a Vesting Tentative Map for condominium purposes to create one common area parcel and up to four condominium units by filing a condominium plan. The subject property, Assessor's Parcel Number 090-092-050-000 comprises approximately 37,000 square feet, is</p>

	<p>currently zoned PAS 026 (Kings Beach Industrial) and is located at 8414 Speckled Avenue in the Kings Beach area. The Zoning Administrator will also consider adopting a Mitigated Negative Declaration for compliance with the California Environmental Quality Act. The Planning Services Division contact Allen Breuch, can be reached at (530) 581-6284.</p>
<p><b>CONSENT ITEMS</b></p>	
<p>*****</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN 15-00298)</b>  <b>REOME</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b>  Minor Boundary Line Adjustment on Assessor's Parcel Numbers 074-320-047-000 and 074-320-006-000 to reconfigure the subject parcels. The properties are zoned RS-AG-B-100 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 square feet or a 2.3 acre minimum and are located at 2018 Lost Spur in the Meadow Vista area. The Planning Services Division contact for this project, Melanie Jackson, can be reached at (530) 745-3036.</p>