



**COUNTY OF PLACER
PLANNING COMMISSION
ACTION**

*****TAHOE MEETING*****

**AGENDA
DATE**

March 26, 2015

**OFFICE OF
Planning Services
Division**

3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
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Meeting was held in the *****North Tahoe Event Center, 8318 North Lake Blvd., located in Kings Beach***.**

10:00 am FLAG SALUTE

ROLL CALL: Ken Denio, District 2, (Chairman); Richard Roccucci, District 1 (Vice Chairman); Wayne Nader, At-Large West of Sierra Crest, (Secretary); Richard Johnson, District 3; Jeffrey Moss, District 4; Miner “Mickey” Gray, District 5[*absent*]; and Larry Sevison, At-Large East of Sierra Crest[*absent*].

REPORT FROM THE PLANNING DIRECTOR - *EJ Ivaldi, Deputy Director of Planning, reported on the following: At the Boards meeting held Tuesday they voted 5:0 to approve the Riolo Vineyard Specific Plan Amendment.*

April 9th will be the next Planning Commission meeting in which Commissioners will hear The Ponds in Granite Bay, Morgan Knolls (a 61-lot subdivision in west Roseville), and the Orchard at Penryn, modification of a previously approved 150 unit multifamily residential project revised to 54 single family lots.

PUBLIC COMMENT - *The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. There were no comments.*

**1) 10:05 am
10:05a-10:49a**

**FALKNER UNDERGROUND GARAGE
MINOR USE PERMIT AND VARIANCES (PVAA 20130303)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

(THIS ITEM WAS CONTINUED FROM THE JUNE 26, 2014 PLANNING COMMISSION HEARING.)

Consider a request from Jeff Pickett on behalf of OV Investments CT Inc., a Nevada Corp, for approval of a Minor Use Permit and Variances to allow an underground parking garage, a garage entrance building and two future residences -on and adjacent to 245 Granite Chief Road in Squaw Valley:

1. Minor Use Permit to authorize an accessory use (garage) on APN's 096-030-025-000 and 096-030-034-000 to allow the construction of the garage to be authorized before a building permit to establishment of a primary use on parcels 096-030-043 and 096-030-044.
2. Dwelling setback on APN 096-030-043-000. A Variance to reduce the front (north)

property line setback from 20 feet to 5 feet. This was the same setback that was originally approved in 2006 (PVAA T20040468). A Variance to the side (west) property line from 5 feet to 0 feet to allow pedestrian access to the underground garage on 096-030-044-000.

3. Dwelling setback on APN 096-030-044-000. A Variance to reduce the front (north) property line setback from 20 feet to 10 feet.

4. Underground garage setback on APN 096-030-044-000. A Variance to reduce the front (north) property line setback from 20 feet to 0 feet, reduce the side (east) property line setback from 5 feet to 0 feet and to reduce the rear (south) property line setback from 10 feet to 0 feet. The entire garage structure will be underground.

5. Underground garage setback on APN 096-030-025-000. A Variance to reduce the rear (south) property line setback from 10 feet to 0 feet for the underground portion of the garage structure and to reduce the front setback from 20 feet to 0 feet for the above surface entryway portion of the garage.

6. Stream setback on APN 096-030-043-000. A Variance to reduce the 100-foot from centerline of Squaw Creek setback requirement to 55 feet from centerline. -This would allow for the construction of a residence on APN 096-030-043-000. This was the same setback that was originally approved in 2006 (PVAA T20040468).

7. Garage entrance setback on APN 096-030-034-000. A Variance to reduce the front (north) property line setback from 20 feet to 5 feet and a Variance to reduce the rear (south) property line setback from 10 feet to 0 feet. These reductions in setbacks will allow for the construction of the garage entrance on Granite Chief Road.

8. Variance on APN's 096-030-043-000 and 096-030-044-000 to increase the maximum lot coverage from 35 percent to 42 percent on parcel 096-030-043-000 and 50 percent on parcel 096-030-044-000 to allow for the construction of residences on the parcels.

9. Variance on APN 096-030-043-000 to the ¾ per bedroom on-site parking requirement to allow for the parking of the future residence in the underground garage off-site on APN's 096-030-044-000 and 096-030-025-000.

The Planning Commission will also consider adopting a Mitigated Negative Declaration prepared for this project.

Project Location: The project is located on and in close proximity to -245 Granite Chief Rd., in the Squaw Valley area. The house lots are approximately 160 feet south of the first switchback curve in Granite Chief Road, and the underground garage extends from the road under the Squaw Valley Resort "Sunnyside" Ski run (parcel 096-030-025-000) to the house sites (parcels 096-030-043-000 and 096-030-044-000).

APN: 096-030-025-000, 096-030-034-000, 096-030-043-000, and 096-030-044-000

Total Acreage: 3.33 acres

Zoning: LDR DF 10 (Low Density Residential, Density Factor 10 bedrooms/ac.)

Community Plan Area: Squaw Valley Community Plan

MAC Area: Squaw Valley MAC

Applicant: Jeff Pickett on behalf of OV Investments CT Inc

Owner: Squaw Valley LLC and OV Investments 43 Inc

County Staff:

Planning: Allen Breuch (530) 581-6280

Engineering and Surveying: Sharon Boswell (530) 745-3110

Environmental Health: Justin Hansen (530) 745-2300

MOTION VOTE 5:0 Commissioner Moss moved, Commissioner Johnson second;

To adopt the Mitigation Negative Declaration and approve the Minor Use Permit, subject to the findings and conditions of approval.

AYE: Moss, Johnson, Nader, Rocucci, Denio,

NO: none
ABSENT: Gray, Sevison

*MOTION VOTE 4:1 Commissioner Moss moved, Commissioner Johnson second;
To approve the Variances as presented subject to the findings and conditions of approval.*

AYE: Moss, Johnson, Nader, Denio,
NO: Roccucci
ABSENT: Gray, Sevison

Two member of public spoke on this item.
Chairman read appeal rights.

2) 10:15 am
10:49a-11:27a

VILLAGE AT SQUAW VALLEY SPECIFIC PLAN (PSPA 20110385) - UPDATE

The Planning Services Division will provide an update on the proposed Village at Squaw Valley Specific Plan. The presentation will include an overview of the County's review process and significant milestones in the preparation of the Specific Plan Program EIR. No formal action is requested by the Planning Commission at this time.

Project Location: The project site is located within the 4,700-acre Squaw Valley Community Plan area in northeastern Placer County, also known as Olympic Valley. The Valley is located west of State Route 89, approximately nine miles south of the Town of Truckee, and seven miles northwest of Tahoe City and Lake Tahoe. The plan area encompasses a total of approximately 93.7 acres primarily consisting of the approximately 85-acre resort village area at the west end of the Valley at the ski resort base. In addition, an approximately 8.8-acre area, referred to as the East Parcel, is located approximately 1.3 miles east of the main village area and 0.3 mile west of the intersection of State Route 89 and Squaw Valley Road, across the street from the Squaw Valley Public Services District (SVPSD) offices and fire station.

APN: 096-020-015, 096-020-021, 096-060-065, 096-060-066, 096-100-001, 096-220-013, 096-220-014, 096-221-011, 096-221-015, 096-221-016, 096-221-017, 096-221-018, 096-221-019, 096-221-021, 096-221-025, 096-221-026, 096-221-027, 096-221-029, 096-230-035, 096-340-023, 096-340-030, 096-490-015, 096-490-017, 096-490-018, 096-540-003, 096-540-009-510, 096-540-015, 096-540-016

Total Acreage: 93.7 acres

Zoning: Village Commercial (VC), Entrance Commercial (EC), Heavy Commercial (HC), High-Density Residential - 10 units per acre (HDR-10), High-Density Residential - 20 units per acre (HDR-20), High-Density Residential - 25 units per acre (HDR-25), Forest Recreation (FR), and Conservation Preserve (CP).

Community Plan Area: Squaw Valley General Plan and Land Use Ordinance

MAC Area: Squaw Valley MAC

Applicant: Squaw Valley Real Estate, LLC

Owner: Squaw Valley Real Estate, LLC

County Staff:

Planning: Alex Fisch (530) 745-3081

Engineering and Surveying: Sarah Gillmore (530) 745-3110

Environmental Health: (530) 745-2300

Staff provided an update on the Village of Squaw Valley Specific Plan with the Planning Commission.

Three members from the public provided verbal comments.

3) 10:30 am
11:27a-12n

SNOW REMOVAL ON COUNTY ROADS - WORKSHOP

The Department of Public Works will conduct a public workshop with the Planning

Commission and provide an informational overview of Placer County's snow removal operations on County maintained roadways. No formal action is requested by the Planning Commission.

County Staff:

Department of Public Works - Tahoe: Peter Kraatz (530) 581-6238

Conducted a public workshop and informational overview of Placer County's snow removal operations on County maintained roadways with the Planning Commission, and obtain input from the Planning Commission and general public about the update.

Member of public were offered opportunity to speak: No member of public spoke on this item.

MEETING ADJOURNED: 12:00 PM