



**ZONING ADMINISTRATOR
PARCEL REVIEW COMMITTEE
FINAL AGENDA
WEDNESDAY, JANUARY 15, 2020**

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.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

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.

PLACER COUNTY ZONING ADMINISTRATOR	
1:40 p.m.	PUBLIC COMMENT 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>1:40 p.m. HB</p>	<p>VARIANCE PLN19-00334 GOSTOVICH CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</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, David and Roberta Gostovich, for the approval of a Variance to the required 50-foot watercourse setback at the rear of the property and the required 30-foot front setback, to construct a new single-family dwelling, attached garage, front and rear decks and front entry. Specifically, the applicants are requesting a 32.5-foot water course setback for the residential structure and a 23.5-foot watercourse setback for the proposed rear deck, whereas a 50-foot setback is otherwise required. The applicants are also requesting a 20-foot front setback to the covered front entry and small portion of the residence, whereas 30 feet as measured from the property line is otherwise required. The subject property, Assessor's Parcel Number 069-420-060-000, comprises approximately .16 acres, is currently zoned RS-B-X 6,500 (Residential Single Family, combining minimum Building Site of 6,500 square feet) and is located at 2182 Serene Road, in the Soda Springs area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3A, New Construction or Conversion of Small Structures).The Planning Services Division contact, Heather Beckman, can be reached by phone at (530) 581-6286 or hbeckman@placer.ca.gov.</p>
<p>1:50 p.m. HB</p>	<p>VARIANCE PLN19-00309 6M LLC CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</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, 6M LLC for the approval of a Variance to reduce the required 20-foot front setback to seven feet and ten inches, as measured from the property line, and to reduce the required 7.5 foot required side setback to three feet and one inch, for a new 330 square foot single-car attached garage. The applicant is also requesting to reduce the required seven and one-half foot side setback to three feet and two inches to retroactively permit a covered side deck on the north side of the residence. The subject property, Assessor's Parcel Number 091-174-001-000, comprises approximately .21 acres, is currently zoned Residential and is located at 4480 N. Lake Blvd., in the Carnelian Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3A, New Construction or Conversion of Small Structures). The Planning Services Division contact, Heather Beckman can be reached by phone at (530) 581-6286 or hbeckman@placer.ca.gov.</p>

<p>2:00 p.m. HB</p>	<p>VARIANCE PLN19-00282 <u>SNOW WHITE LODGE</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</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, Snow White Lodge, for the approval of a Variance to reduce the watercourse setback and front setbacks associated with Pennyroyal Lane and Mules Ears Court for the construction of a two-story living area addition (909 square foot footprint and floor area of 1,355 square feet) on Unit 12 of the Snow White Lodge. Specifically the variance request is for an approximate 54 foot six inch watercourse setback for the structure addition and an approximate 46 four inch foot watercourse setback for the deck addition, whereas 100 feet as measured from the watercourse centerline is required, an approximate 48 foot one inch front setback as measured from the centerline of Pennyroyal Lane, whereas 85 feet as measured from the centerline of the traveled way is required; and an approximate 27 foot 3 inch front setback as measured from the centerline of Mule Ears Court, whereas 85 feet as measured from the centerline of the traveled way is required. The request also seeks a Variance to site coverage to allow 17 percent coverage whereas 10 percent is allowed within the Resort zoning district. The subject property, Assessor's Parcel Numbers 069-320-008-000 and 069-102-013-000, comprises approximately 1.5 acres is currently zoned Residential and is located at 710 Mule Ears Court, in the Norden area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3A, New Construction or Conversion of Small Structures. The Planning Services Division contact, Heather Beckman, can be reached by phone at (530) 581-6286 or by email at hbeckman@placer.ca.gov.</p>
<p>2:10 p.m. HB</p>	<p>VARIANCE PLN19-00329 <u>GELFAND</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</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 owner, Lisa Gelfand, for the approval of a Variance to reduce the rear setback to 8.7 feet as measured from the property line, whereas 10 feet is otherwise required, for a ten square foot area of the existing residence and a new second story addition. The subject property, Assessor's Parcel Number 069-053-017-000 comprises approximately .21 acres, is currently zoned RS-B-X 6,500 (Residential Single Family, combining minimum Building Site of 6,500 square feet) and is located a 2124 Donner Drive, in the Soda Springs area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3A, New Construction or Conversion of Small Structures).The Planning Services Division contact, Heather Beckman, can be reached by phone at (530) 581-6286 or by email at hbeckman@placer.ca.gov.</p>

<p>2:20 p.m. HB</p>	<p>VARIANCE PLN19-00335 BEADLE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</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, Peter and Christine Beadle, for the approval of a Variance to reduce the required 10-foot front setback as measured from the property line abutting Nevada Street to six feet and nine inches for a new, two-story, single-family residence and attached garage with a footprint of 1040 square feet and total floor area of 1940 square feet. The subject property, Assessor's Parcel Number 115-050-042-000, comprises approximately .10 acre, is currently zoned Mixed-Use (North Tahoe West) and is located at 275 Center Street, in the Carnelian Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3A, New Construction or Conversion of Small Structures). The Planning Services Division contact, Heather Beckman, can be reached by phone at (530) 581-6286 or by email at hbeckman@placer.ca.gov.</p>
<p>2:30 p.m. JB</p>	<p>MINOR USE PERMIT AND VARIANCE PLN19-00312 HUDSON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR GUSTAFSON</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, Paul Hudson and Siripong Preugpaibul, for the approval of a Minor Use Permit and Variance to construct a single-family dwelling addition. The Minor Use Permit is requested to approve an addition of more than 30 percent to an existing legal nonconforming single-family dwelling in Water Influence zoning as well as to establish the front setback of 4.7 feet (1.8 feet to eaves). A variance is requested to approve an 80-foot to centerline to watercourse setback where 100 foot from centerline of the watercourse is normally required. The subject property, Assessor's Parcel Number 080-251-011-000, comprises approximately .09 acre, is currently zoned W (Water Influence) and is located at 7598 River Road, in the Truckee area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.070 Class 5 – "Minor alterations in land use limitations" of the Placer County Environmental Review Ordinance and Section 15305 of the California Environmental Quality Act (CEQA). The Planning Services Division contact, Janey Balvin, can be reached by phone at (530) 5816283 or by email at jbalvin@placer.ca.gov.</p>