

**ZONING ADMINISTRATOR
PARCEL REVIEW COMMITTEE
FINAL AGENDA
WEDNESDAY, MARCH 4, 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	
1:00 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>1:00 p.m. JB</p> <p>Continued from 2/13/2020</p>	<p>VARIANCE PLN19-00302 PIRRONE 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, Alfred and Caroline Pirrone, for the approval of a Variance to the height limit of a residential fence in the front setback to construct a six-foot fence zero feet from the property lines fronting Bristlecone Street and Aqua Drive, whereas a three-foot fence would normally be allowed. The subject property, Assessor's Parcel Number 094-173-023-000 comprises approximately 1.32 acres, is currently zoned Residential and is located at 25 Bristlecone Street, in the Tahoe City area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.050 Class 3—New construction or conversion of small structures and Section 15303 of the California Environmental Quality Act (CEQA). The Planning Services Division contact, Janey Balvin, can be reached by phone at (530) 581-6283 or by email at jbalvin@placer.ca.gov.</p>
<p>1:10 p.m. JB.</p>	<p>MINOR USE PERMIT (PLN19-00299) AT&T CELL TOWER S. KINGS VISTA COURT 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, North Tahoe Public Utility District, for the approval of a Minor Use Permit to construct a new cellular communications facility consisting of a 15 foot by 20 foot lease area with an 8 foot by 8 foot equipment closet, a backup generator, and one 77 foot monopine on which would be mounted ten panel antennas and 18 remote radio heads/units. The subject property, Assessor's Parcel Number 112-210-001-000, comprises approximately .7163 acres, is currently zoned Residential and is located at 1400 S. Kings Vista Court, in the Tahoe Vista 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 3 - New construction of small structures). The Planning Services Division contact, Janey Balvin, can be reached by phone at (530) 581-6283 or by email at jbalvin@placer.ca.gov.</p>
<p>1:20 p.m. SW</p>	<p>VARIANCE PLN19-00353 ROLLSTON 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, Donald Crummey and Viktoria Rollston, for the approval of a Variance to reduce the required 45-foot front setback to 29 feet, as measured from the centerline of Robert Avenue, for the construction of a garage, entry deck and storage below the garage of the proposed residence to be constructed and a request to reduce the required five foot side setback to a side setback of 1.7 feet for the construction of 13 square feet of the proposed rear deck. The subject property, Assessor's Parcel Number 092-154-010-000, comprises approximately .14 acres, is</p>

	currently zoned Residential of the North Tahoe West Subarea of the Cedar FlatSubdistrict and is located at 4136 Robert Avenue, in the Carnelian Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.050, Class 3 – New construction of small structures (CEQA Guidelines, Section 15303). Planning Services Division contact, Stacy Wydra, can be reached by phone at (530) 581-6288 or by email at swydra@placer.ca.gov .
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