



**COUNTY OF PLACER
PLANNING COMMISSION**

**ACTION
AGENDA
DATE**

October 30, 2013

**OFFICE OF
Planning Services
Division**

3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
FAX: 530/745-3080
www.placer.ca.gov

****SPECIAL WEDNESDAY TAHOE MEETING****

Meeting was held at ****North Tahoe Event Center, 8318 North Lake Blvd., Kings Beach, CA 96143****

8:00 am Commissioners and staff met at the Community Development Resource Agency at 3091 County Center Drive, Auburn, parking lot. County vehicles available provided transportation up to Tahoe destination.

10:00 am FLAG SALUTE
10:00 am

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

REPORT FROM THE PLANNING DIRECTOR –

Crystal Jacobson, Supervising Planner, reported that the November 12th, and 28th 2013 Planning Commission hearing will be cancelled December 12, 2013 will be the next Planning Commission meeting.

PUBLIC COMMENT - The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda.

Ann Nichols, President of the North Tahoe Preservation Alliance, provided verbal and written comments on the Martis Valley West Parcel project application and environmental questionnaire.

Ellie Waller, echoed Ms. Nichols concerns with Martis Valley West Parcel project and added that the Planning Commission and Board of Supervisors should walk the site before making a decision.

To listen to audio of these comments and the entire hearing please go to web-site below:

http://placer.granicus.com/ViewPublisher.php?view_id=4

1) 10:05 am
10:05a-10:15a

**SUBDIVISION MODIFICATION AND VARIANCE (PSM 20130232)
FULTON ACRES #3 – STAFFORD RESIDENCE
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Ken Anderson on behalf of Richard Stafford, for approval of an amendment to the Fulton Acres #3 Final Map (Lot # 199) and Variance to reduce the 20-foot front setback as measured from property line to allow for zero feet in order to construct a single car garage with storage area attached to an existing single-family residence. Planning Commission will also consider a finding of Categorical Exemption pursuant to Section 18.36.050 (Class 3 – New construction or conversion of small structures) and Section 18.36.070 (Class 5 – Minor alterations to land use limitations) of the Placer County Environmental Review Ordinance (Section 15303 and 15305 of the CEQA Guidelines).

Project Location: This project is located at 820 Carnelian Circle in the Carnelian Bay area.

APN: 092-031-021

Total Acreage: 22,413 square feet

Zoning: Plan Area Statement 014 – “Cedar Flat Residential”

Community Plan Area: North Tahoe Area General Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: Ken Anderson

Owner: Richard Stafford

County Staff:

Planning: Allen Breuch (530) 581-6284

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

Environmental Health: Justin Hansen (530) 745-2300

MOTION VOTE 6:0 Commissioner Sevison moved, Commissioner Roccucci second; (Commissioner Denio absent)

- *To determine the project is Categorically Exempt pursuant to Section 18.36.050, (Class 3 – New construction or conversion of small structures) and Section 18.36.070 (Class 5 – Minor alterations to land use limitations) of the Placer County Environmental Review Ordinance (Section 15303 and 15305 of the CEQA Guidelines).*

MOTION VOTE 6:0 Commissioner Sevison moved, Commissioner Roccucci second; (Commissioner Denio absent)

- *To approve the Subdivision Modification and Variance (PSM 2013 0232) to allow for a 0-foot front setback where 20-foot is required in order to permit construction of a single car garage with accessory storage attached to an existing single-family residence located at 820 Carnelian Circle (APN 092-031-021), subject to the Findings and Conditions of Approval contained in the staff report and modification to Condition #3 to add “an approval letter from Liberty Utilities and Pac Bell Telephone Company...”*

Public Comment was received and letter submitted by Tanya Canino.

2) 10:15 am
10:15a-10:20a

**SUBDIVISION MAP MODIFICATION AND VARIANCE (PSM 20130219)
ALPINE MEADOWS ESTATES – ALPERT RESIDENCE DECK ADDITION
CATEGORICAL EXEMPTION
DISTRICT 5 (MONTGOMERY)**

Consider a request from Kevin Chappel on behalf of Jeff Alpert, for approval of an amendment to the Alpine Meadows Estates Subdivision Final Map (Lot #50) and Variance to reduce the 20-foot front setback as measured from property line to allow for 16-feet in order to construct an addition to an existing second story deck. The Planning Commission will also consider a finding of Categorical Exemption pursuant to Section 18.36.050 (Class 3 – New construction or conversion of small structures)

and Section 18.36.070 (Class 5 – Minor alterations to land use limitations) of the Placer County Environmental Review Ordinance (Section 15303 and 15305 of the CEQA Guidelines).

Project Location: The project is located on the north side of Cortina Court off Juniper Mountain Road in the Alpine Meadows area.

APN: 095-470-001

Total Acreage: .25 acres

Zoning: RS (Residential Single-Family)

Community Plan Area: Alpine Meadows General Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: Kevin Chappel

Owner: Jeff Alpert

County Staff:

Planning: Alex Fisch (530) 745-3081

Engineering and Surveying: Rebecca Taber (530) 745-3110

Environmental Health: Justin Hansen (530) 745-2300

MOTION VOTE 6:0 Commissioner Sevison moved, Commissioner Roccucci second; (Commissioner Denio absent)

- *To determine the project to be Categorically Exempt per Sections 18.36.030 and 18.36.070, Class 1 (Existing facilities) and Class 5, Minor alterations in land use limitations of the Environmental Review Ordinance (CEQA Guidelines, Sections 15301 and 15305)*

MOTION VOTE 6:0 Commissioner Sevison moved, Commissioner Roccucci second; (Commissioner Denio absent)

- *To approve the Subdivision Modification and Variance to allow for a 16-foot 6-inch front setback measured from the front property line in order to allow construction of an addition to an existing second story deck subject to the findings and conditions of approval contained in the Staff Report.*

No Public Comment received on this project.

Chairman read the Appeal rights.

3) 10:30 am
10:26a-12:15p

WORKSHOP - TAHOE BASIN COMMUNITY PLAN UPDATE (PGPA 20110123)

The Planning Services Division is providing a report of the progress of the County's Tahoe Basin Community Plan Update and requests the Planning Commission to conduct a Community Plan Update public workshop. The purpose of the workshop is to seek public input and provide direction to staff on the issues outlined in this report.

County Staff:

Planning: Crystal Jacobson (530) 745-3085

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

Ellie Waller, Ann Nichols, Shannon Eckmyer, Shay Navarro, Gary Davis, Alex Mourelatos and Steve Teshara provided public comments on Tahoe Basin Community Plan update. In Attachment J of the staff report there was correspondence received and e-mails were received after the packet mail out and distributed to Commissioners, staff and the file.

Crystal Jacobson discussed next step in bringing draft Plan forward.

MEETING ADJOURNED: 12:15 PM