



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING SERVICES DIVISION

**PLANNING COMMISSION
AGENDA
OCTOBER 26, 2017**

****TAHOE HEARING****

****PLEASE NOTE: PLANNING COMMISSION MEETING WILL BEGIN AT 10:00 A.M.****

Meeting will be held at:

****North Tahoe Event Center, 8318 North Lake Blvd., Kings Beach, California 96143****

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn CA 95603, 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 accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. 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.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.

8:00 a.m. Commissioners and staff to meet at the Community Development Resource Agency at 3091 County Center Drive, Auburn, and depart from the parking lot. County vehicles to provide transportation to Tahoe destination.

10:00 a.m. FLAG SALUTE

ROLL CALL: Richard Johnson, District 3 (Chairman); Wayne Nader, At-Large West of Sierra Crest, (Vice Chairman); Jeffrey Moss, District 4; (Secretary); Richard Roccucci, District 1; Fred Arcuri, District 2; Merrill Haber, District 5; and Larry Sevison, At-Large East of Sierra Crest.

REPORT FROM THE PLANNING DIRECTOR: Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT: Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time

devoted to this public comment period shall be as determined appropriate by the Commission Chair.

CONSENT AGENDA: All items on the Consent Agenda have been recommended for approval by the Development Review Committee. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be moved for discussion.

TIMED ITEMS: The following timed items are to be discussed at the time indicated.

**1) 10:05 a.m. GARY DAVIS BUILDING PARKING
APPEAL OF THE ZONING ADMINISTRATOR'S DENIAL OF A VARIANCE
MODIFICATION (PLN16-00097)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)
(Continued from August 10, 2017)**

Consider an appeal filed by the applicant, Gary Davis, of the Zoning Administrator's denial of a variance modification to allow for the removal of Condition of Approval No. 4. This condition requires the applicant to pay an in-lieu parking fee in the amount of \$30,000, or as an alternative, contribute land, transit facilities, or off-site parking of equal value. The project is Categorically Exempt from environmental review pursuant to the provisions of 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 or Conversion of Small Structures).

Project Location: 165 River Road, in the Tahoe City area

APN: 094-190-006-000

Total Acreage: 9,024 square feet

Zoning: Tahoe City – Mixed Use Town Center

Community Plan Area: Tahoe City Mixed Use Town Center

Applicant/Appellant: Gary Davis Group

Owner: Davis – Gott, LLC

County Staff:

Planning: Steve Buelna (530) 581-6285

Engineering and Survey: Rebeca Taber (530) 745-7538

Environmental Health: Joey Scarbrough (530) 745-2346

**2) 10:20 a.m. ALPINE SIERRA SUBDIVISION
DRAFT ENVIRONMENTAL IMPACT REPORT – PUBLIC REVIEW AND
COMMENT (PSUB 20130004)
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Conduct a public hearing to receive comments on the Draft Environmental Impact Report (DEIR) for the Alpine Sierra Subdivision project. The opportunity to discuss the merits of the project will occur at subsequent hearings on the project entitlements. The project applicant, Chris Nelson, BCNC LLC, is proposing to develop a Planned Unit Development on a 47.21-acre site located within the Alpine Meadows General Plan area, a community plan area that encompasses approximately 3,600 acres of land 12 miles south of the town of Truckee and 5 miles northwest of Tahoe City.

The Draft EIR includes a project level analysis of two project alternatives that are evaluated at an equal level of detail and are referred to as Alternative A and

Alternative B. Alternative A, the applicant's originally proposed project, would create a Planned Unit Development consisting of 47 single-family residential units and five secondary dwelling units. The eastern portion of the project site, consisting of Lots 1 through 27, would include 27 lots for development of executive style custom homes. These lots would range in size from 0.41 to 1.0 acres and would average 0.70 acres. Up to five of the lots would include construction of secondary dwelling units. The western portion of the project site would include 20 lots comprised of 14 halfplex units and six custom cabin home site lots. The halfplex lots would range in size from 0.08 to 0.17 acres and the custom cabin home lots would range in size from 0.19 to 0.38 acres. Alternative B is a reduced density version of the applicant's originally proposed project and would create a Planned Unit Development consisting of 38 single-family residential units and five secondary dwelling units on the 47.3-acre project property. The eastern portion of the project site, consisting of Lots 1 through 28, would include 28 lots for development of executive style custom homes. These lots would range in size from 0.40 acres to 0.99 acres and would average 0.65 acres. Up to five of the lots would include construction of secondary dwelling units, the same number proposed under Alternative A. The western portion of the project site would include 10 custom cabin home sites ranging in size 0.22 to 0.4 acres with an average lot size of 0.29 acres.

A copy of the Draft EIR is available for review (public review period is open from September 19, 2017 through November 3, 2017) during normal business hours at the Tahoe City Library (740 North Lake Boulevard, Tahoe City, CA), the Placer County Community Development Resource Agency offices in Tahoe City (775 North Lake Boulevard, Tahoe City, CA) and in Auburn (3091 County Center Drive, Auburn, CA).

The Draft EIR is also available online at:

<https://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/alpinessierrasubdivision>

Project Location: The 47.21-acre project site is located on the east side of Alpine Meadows Road, 3 miles southwest of the intersection of Alpine Meadows Road and State Route 89, within the Alpine Meadows General Plan area.

APN: 095-280-011, 095-280-021, 095-280-022, 095-280-023, 095-450-006-000

Total Acreage: 47.21 acres

Zoning: RS-PD=4.0 (Residential Single Family, Planned Residential Development = 4 units per acre), RS-B-20-PD=2.0 (Residential Single Family, combining Minimum Building Site of 20,000 square feet, Planned Residential Development = 2 units per acre), RS-B-20-PD=4.0 (Residential Single Family, combining Minimum Building Site of 20,000 square feet, Planned Residential Development = 4 units per acre) and O (Open Space).

Community Plan Area: Alpine Meadows General Plan

Applicant: Chris Nelson, BCNC LLC.

Owner: Tahoe Alpine Partners LLC; BCNC LLC; Diana Montieth-Rubin & Frederic M. Rubin – Alpine LLC

EIR Consultant: Dudek, Katherine Waugh

County Staff:

Planning: Alex Fisch (530) 745-3081

Engineering and Survey: Phil Frantz (530) 745-7584

Environmental Health: Justin Hansen (530) 745-2340

CONSENT AGENDA:

- A) Approve Action Agenda of October 12, 2017 Planning Commission Meeting