



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA
THURSDAY, APRIL 26, 2018
10:00 A.M.

The meeting was held at the North Tahoe Event Center, located at 8318 North Lake Boulevard in Kings Beach, CA 96143.

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

10:00 a.m. FLAG SALUTE

10:00 – 10:04 a.m.

ROLL CALL: *Wayne Nader, At-Large West of Sierra Crest (Chairman); Jeffrey Moss, District 4 (Vice Chairman); Larry Sevison, At-Large East of Sierra Crest (Secretary) [ABSENT]; Richard Roccucci, District 1; Richard Johnson, District 3; Nathan Herzog, District 2; Anders Hauge, District 5 [ABSENT].*

REPORT FROM THE PLANNING DIRECTOR: *Planning Director E.J. Ivaldi introduced Tahoe staff including CDRA Technicians Cindy Cole and Rachel Lopez; Fred Stamm, Engineer, Debra Devenzio, Code Enforcement, and Janey Balvin, Assistant Planner. County Counsel, Elise Nelson, introduced Clayton Cook, who will be attending future Planning Commission meetings in her absence. The May 10th Planning Commission meeting will be cancelled. New Planning Commission member, Anders Hauge, will be sworn in at the Planning Commission meeting scheduled for May 24th in Tahoe where the Commission will be accepting comments on the Squaw Valley – Alpine Meadows Base-to-Base Gondola Draft Environment Impact Statement/Environmental Impact Report.*

OATH OF OFFICE FOR 2018 NEWLY APPOINTED PLANNING COMMISSIONER: *Anders Hauge was appointed by the Board of Supervisors on April 24th and will be sworn in as the newly appointed Planning Commissioner representing District #5 at the May 24th meeting. He will serve the remainder of the term that expires on 12/31/2020.*

PUBLIC COMMENT: *The opportunity to comment on matters not included on the current agenda was provided. There were no comments.*

CONSENT AGENDA: *Consent Items A (Action Agenda) and B (Nellie Jo Ranch Extension of Time) were pulled for discussion and separate vote.*

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

1) 10:05 a.m. **ALVAREZ – BEAR CREEK ASSOCIATION SUBDIVISION**
10:20 – 10:30 a.m. **SUBDIVISION MODIFICATION (PLN18-00053)**
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Robb Olson of Olson-Olson Architects, LLP, on behalf of Nancy and Michael Alvarez, for approval of a Subdivision Map Modification in the Bear Creek Association Subdivision (Lot 39) to allow for a 25-foot front setback where there is a required 30-foot mapped setback (Big John Road), in order to construct a residential addition including a two-car garage, mudroom, and master suite (approximately 73 square feet of the addition would encroach into the 30-foot mapped setback). The Planning Commission will also consider a finding of Categorical Exemption pursuant to Section 15305 of the California Environmental Quality Act Guidelines and Section 8.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations).

Project Location: 2001 Big John Road, in the Alpine Meadows area

APN: 095-231-005-000

Total Acreage: 0.46 acres

Zoning: RS (Residential Single Family)

Community Plan Area: Alpine Meadows Community Plan

Applicant: Robb Olson of Olson-Olson Architects, LLP

Owner: Nancy and Michael Alvarez

County Staff:

Planning: Stacy Wydra (530) 581-6288

Engineering and Survey: Ed Staniforth (530) 581-6225

There was no public comment.

- 1. MOTION AS FOLLOWS: Find the map modification to be Categorically Exempt from review under CEQA pursuant to provisions of Section 15305 of the California Environmental Quality Act (CEQA) Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations) supported by the finding contained within the staff report.***

Commissioner Moss moved; Commissioner Herzog second

MOTION VOTE 5:0:1

AYE: Herzog, Johnson, Roccucci, Moss, Nader

NO: None

ABSENT: Sevison

- 2. MOTION AS FOLLOWS: Approve the Subdivision Map Modification in the Bear Creek Association Subdivision (Lot 39) to allow for a 25-foot front setback where there is a required 30-foot mapped setback (Big John Road), in order to construct a residential addition including a two-car garage, mudroom, and master suite, supported by the findings and recommended conditions of approval contained within the staff report.***

Commissioner Moss moved; Commissioner Herzog second

MOTION VOTE 5:0:1

AYE: Herzog, Johnson, Roccucci, Moss, Nader

NO: None

ABSENT: Sevison

2) 10:15 a.m.
10:30 – 10:40 a.m.

**TIGHT – ICE LAKES SUBDIVISION NO. 2
SUBDIVISION MODIFICATION / VARIANCE (PLN18-00011)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from David and Janet Tight, for approval of a Subdivision Map Modification in the Ice Lakes Subdivision No. 2 (Lot 11) to allow for a 10-foot front setback where there is a required 20 foot mapped setback (Donner Drive), in order to replace a non-permitted two car garage (no building permits) with a new one car garage, covered staircase entryway and covered carport. A Variance is also being requested to allow a 10-foot front setback for the abovementioned improvements, and a 20-foot front setback for the second story bedroom (located above the proposed garage), where the Zoning Ordinance requires a 30-foot front setback (Donner Drive). The Planning Commission will also consider a finding of Categorical Exemption pursuant to Section 15305 of the California Environmental Quality Act Guidelines and Section 8.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations).

Project Location: 4102 Donner Drive, Soda Springs

APN: 069-033-013-000

Total Acreage: 0.2 acres

Zoning: RS-B-X 6,500 sq. ft. minimum (Residential Single Family, combining minimum building site of 6,500 square feet)

Community Plan Area: Placer County General Plan

Applicant / Owners: David and Janet Tight

County Staff:

Planning: Allen Breuch (530) 581-6284

Engineering and Survey: Ed Staniforth (530) 581-6225

There was no public comment.

1. **MOTION AS FOLLOWS:** *Find the project Categorically Exempt from review under CEQA pursuant to provisions of Section 15305 of the California Environmental Quality Act (CEQA) Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations), supported by the finding contained within the staff report.*

Commissioner Herzog moved; Commissioner Roccucci second

MOTION VOTE 5:0:1

AYE: Herzog, Johnson, Roccucci, Moss, Nader

NO: None

ABSENT: Sevison

2. **MOTION AS FOLLOWS:** *Approve the Subdivision Map Modification in the Ice Lakes Subdivision No. 2 (Lot 11) to allow for a 10-foot front setback where there is a required 20-foot mapped setback (Donner Drive), in order to replace a non-permitted two car garage (no building permits) with a new one car garage, covered staircase entryway and covered carport, supported by the findings and recommended conditions of approval contained within the staff report.*

Commissioner Herzog moved; Commissioner Roccucci second

MOTION VOTE 5:0:1

AYE: Herzog, Johnson, Roccucci, Moss, Nader
NO: None
ABSENT: Sevison

- MOTION AS FOLLOWS:** Approve the Variance to allow for a 10-foot front setback where there is a required 30-foot zoning setback (Donner Drive), in order to replace a non-permitted two car garage (no building permits) with a new one car garage, covered staircase entryway, covered carport and to allow a second story living area 20-foot from property line, supported by the findings and recommended conditions of approval contained within the staff report.

Commissioner Herzog moved; Commissioner Roccucci second

MOTION VOTE 5:0:1
AYE: Herzog, Johnson, Roccucci, Moss, Nader
NO: None
ABSENT: Sevison

3) 10:30 a.m.
10:40 – 11:23 a.m.

**TAHOE VISTA – VERIZON WIRELESS
CONDITIONAL USE PERMIT (PN15-00201)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Andrew Lesa of Epic Wireless, on behalf of Verizon Wireless, for approval of a Conditional Use Permit to allow for the construction of a cellular facility. The proposed cellular facility will consist of the installation of a 75 foot tall monopine (80 foot with foliage) with attached antenna's, and a diesel generator all contained within a 30 foot by 30

foot lease area (surrounded by a 10 foot high fence) on a portion of the Brockway Golf Course, west of the parking area and maintenance building. The Planning Commission will also consider a finding of Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction or Conversion of Small Structures).

Project Location: 400 Brassie Avenue, Kings Beach in the North Tahoe area

APN: 117-160-019-000

Total Acreage: 9.93 acres

Zoning: North Tahoe West Subarea – Snow Creek Subdistrict

Community Plan Area: North Tahoe Community Plan

Applicant: Andrew Lesa of Epic Wireless

Owner: L & H & Boys, LLC

County Staff:

Planning: Steve Buelna (530) 581-6285

Engineering and Survey: Ed Staniforth (530) 581-6225

There was no public comment.

- MOTION AS FOLLOWS:** Find that the project is Categorically Exempt from review under CEQA pursuant to 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), supported by the finding contained within the staff report.

Commissioner Moss moved; Commissioner Roccucci second

MOTION VOTE 5:0:1

AYE: Herzog, Johnson, Roccucci, Moss, Nader

NO: None

ABSENT: Sevison

2. **MOTION AS FOLLOWS: Approve a Conditional Use Permit to allow for the construction of a cellular facility. The proposed facility will consist of the installation of a 75 foot tall monopine (80 foot with foliage) with attached antennas, and a diesel generator all contained within a 30 foot by 30 foot lease area (surrounded by a 10 foot high fence) on a portion of the Brockway Golf Course, west of the parking area and maintenance building, supported by the findings and recommended conditions of approval contained within the staff report with modification to Condition #19 read into the record.**

Commissioner Moss moved; Commissioner Roccucci second

MOTION VOTE 5:0:1

AYE: Herzog, Johnson, Roccucci, Moss, Nader

NO: None

ABSENT: Sevison

CONSENT AGENDA

- A) Approve Action Agenda of April 12, 2018 Planning Commission Meeting

There was no public comment.

MOTION AS FOLLOWS: Approve the Action Agenda with minor changes noted in the Amended Action Agenda.

Commissioner Johnson moved; Commissioner Moss second

MOTION VOTE 5:0:1

AYE: Herzog, Johnson, Roccucci, Moss, Nader

NO: None

ABSENT: Sevison

- B) **NELLIE JO RANCH
EXTENSION OF TIME - VESTING TENTATIVE SUBDIVISION MAP / CONDITIONAL USE PERMIT (PSUB 20060261)
PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2003072086)
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Kathleen Grant on behalf of Geri Grant, for approval of a two-year Extension of Time, for a previously approved Vesting Tentative Subdivision Map and Conditional Use Permit that allowed an 80-lot Planned Residential Development. The Vesting Tentative Subdivision Map and Conditional Use Permit were approved by the Planning Commission on May 25, 2006. The map received automatic extensions from the State, bringing the expiration date to June 5, 2016. A two-year extension of time was later approved by the Planning Commission on June 23, 2016 bringing a new expiration date of June 5, 2018. A Final Environmental Impact Report was prepared for this project in accordance with CEQA and was certified at the same time.

Project Location: Off of Spring Garden Road, approximately 0.37 miles from Foresthill Road in the Foresthill area

APNs: 258-170-018-000, 258-150-001-000, 258-100-001-000, 258-100-004-000 and 258-150-004-000

Total Acreage: 403 acres

Zoning: RF-B-X 20 AC. MIN. PD = 0.44 (Residential Forest, combining minimum Building Site of 20 acres, combining Planned Residential Development of 0.44 dwelling units per acre, or 1 unit per 2.3 acres)

Community Plan Area: Forest Divide Community Plan

Applicant: Kathleen Grant

Owner: Geri Grant

County Staff:

Planning: Kally Keding-Cecil (530) 745-3034

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

There was no public comment.

***MOTION AS FOLLOWS:** Approve a two-year Extension of Time for the Nellie Jo Ranch Tentative Subdivision Map and Conditional Use Permit, in reliance on the previously certified Environmental Impact Report and modified Conditions of Approval, based on the findings contained in the staff report.*

Commissioner Johnson moved; Commissioner Moss second

MOTION VOTE 5:0:1

***AYE:** Herzog, Johnson, Roccucci, Moss, Nader*

***NO:** None*

***ABSENT:** Sevison*

11:24 a.m. MEETING ADJOURNED