



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA

THURSDAY, APRIL 26, 2018
10:00 A.M.

**TAHOE HEARING
MEETING LOCATION:
NORTH TAHOE EVENT CENTER
8318 NORTH LAKE BOULEVARD, KINGS BEACH, CA 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: Wayne Nader, At-Large West of Sierra Crest (Chairman); Jeffrey Moss, District 4 (Vice Chairman); Larry Sevison, At-Large East of Sierra Crest (Secretary); Richard Roccucci, District 1; Richard Johnson, District 3; Nathan Herzog, District 2; Vacant, District 5.

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.

OATH OF OFFICE FOR 2018 NEWLY APPOINTED PLANNING COMMISSIONER:
Seat #5 (representing District 5 and serving the remainder of the Commissioner term that expires on 12/31/2020) – Contingent upon appointment by the Board of Supervisors at its April 24, 2018 meeting.

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. ALVAREZ – BEAR CREEK ASSOCIATION SUBDIVISION
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 Stanisforth (530) 581-6225

**2) 10:15 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 Stanisforth (530) 581-6225

**3) 10:30 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: Allen Breuch (530) 581-6284

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

CONSENT AGENDA

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

**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 Kedinger-Cecil (530) 745-3034

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