



Legislation Details (With Text)

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File created: 12/19/2023 **In control:** Planning Commission

On agenda: 2/22/2024 **Final action:** 2/22/2024

Title: Hearing to consider Atkins (Variance V23-0001) request to allow a reduction of the front setback from 20 feet to six (6) feet, and a reduction of the western side setback from five (5) feet to three (3) feet to allow for the construction of a two-car garage. The property, identified by Assessor's Parcel Number 081-132-003, consisting of 0.17 acre, is located on the south side of Player Court, approximately 100 feet east of the intersection with Player Drive, in the South Lake Tahoe area, submitted by Jennifer Quashnick; staff recommends the Planning Commission take the following actions:
 1) Find Variance V23-0001 is covered under the New Construction or Conversion of Small Structures exemption pursuant to CEQA Guidelines Section 15303(a); and
 2) Approve Variance V23-0001 based on the Findings, and subject to the Conditions of Approval as presented.
 (Supervisory District 5) (cont. 1/11/2023, Item #3)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2A - Staff Report PC 02-22-24, 2. 2B - Findings, 3. 2C - Conditions of Approval, 4. 2D - Staff Report Exhibits A-F, 5. Public Comment Rcvd 02-16-24 PC 02-22-24, 6. Public Comment Rcvd 02-20-24 PC 02-22-24, 7. Public Comment Rcvd 02-21-24 PC 02-22-24, 8. RECEIPT Notice of Exemption, 9. FILED Notice of Exemption, 10. A - Staff Report, 11. B - Findings, 12. C - Conditions of Approval, 13. D - Staff Report Exhibits A-F, 14. E - Notification Map PC 01-11-24 (1000 feet), 15. F - Proof of Publication-Mountain Democrat, 16. G - Staff Memo 01-08-24 PC 01-11-24, 17. H - Proof of Publication-Tahoe Daily Tribune, 18. Public Comment Rcvd 11-13-23 PC 01-11-24, 19. Public Comment Rcvd 11-14-23 PC 01-11-24, 20. Public Comment Rcvd 01-04-2024 PC 01-11-24, 21. Public Comment Rcvd 01-08-24 PC 01-11-24, 22. Public Comment Rcvd 01-09-24 PC 01-11-24, 23. Public Comment Rcvd 01-10-24 PC 01-11-24

Date	Ver.	Action By	Action	Result
2/22/2024	2	Planning Commission	Approved	Pass
1/11/2024	1	Planning Commission	Failed	Fail
1/11/2024	1	Planning Commission	Continued	Pass

Hearing to consider Atkins (Variance V23-0001) request to allow a reduction of the front setback from 20 feet to six (6) feet, and a reduction of the western side setback from five (5) feet to three (3) feet to allow for the construction of a two-car garage. The property, identified by Assessor's Parcel Number 081-132-003, consisting of 0.17 acre, is located on the south side of Player Court, approximately 100 feet east of the intersection with Player Drive, in the South Lake Tahoe area, submitted by Jennifer Quashnick; staff recommends the Planning Commission take the following actions:
 1) Find Variance V23-0001 is covered under the New Construction or Conversion of Small Structures exemption pursuant to CEQA Guidelines Section 15303(a); and
 2) Approve Variance V23-0001 based on the Findings, and subject to the Conditions of Approval as presented.
 (Supervisory District 5) (cont. 1/11/2023, Item #3)

DISCUSSION / BACKGROUND

Variance V23-0001/Atkins submitted by Jennifer Quashnick to allow a reduction of the front setback from 20 feet to six (6) feet, and a reduction of the western side setback from five (5) feet to three (3) feet to allow for the construction of a two-car garage. The property, identified by Assessor's Parcel Number 081-132-003, consisting of 0.17 acre, is located on the south side of Player Court, approximately 100 feet east of the intersection with Player Drive, in the South Lake Tahoe area, Supervisorial District 5. (County Planner: Melanie Shasha, 530-573-7904) (Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines)

A Staff Report is attached.

CONTACT

Melanie Shasha
Planning and Building Department, Planning Division