



Legislation Text

File #: 20-1262, **Version:** 1

HEARING - Planning and Building Department, Tahoe Planning and Stormwater Division, submitting for approval to amend recorded Subdivision Map C-56B to reduce an existing Setback Line from 20 feet to 0 (zero) feet, on property identified by Assessor's Parcel Number 033-424-006 located on the east side of Delaware Street, approximately 2,640 feet north of the intersection with North Upper Truckee Road, in the South Lake Tahoe Area, and recommending the Board of Supervisors take the following actions:

- 1) Find that Parcel Map Amendment P-C20-0001 amending Subdivision Map C-56B to be exempt in accordance with California Environmental Quality Act Section 15305-Minor Alterations in Land use Limitations; and
- 2) Approve Parcel Map Amendment P-C20-0001 amending Subdivision Map C-56B, based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 5).

FUNDING: Applicant Fees.

DISCUSSION / BACKGROUND

Parcel Map Amendments are required to be reviewed and approved by the original hearing body. The subject parcel was created by Subdivision Map C-56B (Exhibit F), recorded on August 29, 1960 after approval by the Board of Supervisors on August 22, 1960. The recorded map imposed easements on the parcel (Lot 910), including a 20-foot Setback Line adjacent to Delaware Street along the western property line. The Setback Line is described as "Easement for light and air and for public utility poles, wires and crossarms over those strips of land lying between the lot line and those lines shown hereon and designated 'SET BACK LINE', said strips of land to be kept open and free from buildings". The 5-foot snow storage easement located within the 20 foot Setback will not be affected.

The applicant is requesting an amendment to the recorded map to reduce the 20-foot setback to 0 (zero) feet for the purpose of egress to the site and building a two-car carport. A variance to the 20 foot front setback, required in the Single-unit Residential zoning section of the current Zoning Ordinance, was granted by the Zoning Administrator on September 2, 2020.

In order to approve the map amendment, the County must find that the amended map complies with the Government Code and make specific findings pursuant to Section 120.72.040 of the County's Subdivision Ordinance. Staff found that these findings could be made to show that this project adheres to and is within the standards as set forth. These and the applicable General Plan findings are presented in the staff report.

Staff has reviewed the parcel map for compliance with the tentative map conditions of approval and noted that all of the applicable conditions have been satisfied (Exhibit F). Affected agencies/departments, including the Department of Transportation, Surveyor's Office and Lake Valley Fire Department, have reviewed, verified compliance with the conditions, and recommended approval of the amended setback line. The Department of Transportation reviewed the project and had comments that have been incorporated into the Conditions of Approval. No other agencies provided comments, conditions, or concerns.

Improvement Agreements and Bonds: No improvement agreements or bonds have been proposed or agreed to.

Water/Wastewater: The South Tahoe Public Utility District will provide service upon payment of the required service fee.

Environmental Review: The review of the Map Amendment is a discretionary process and is Categorically Exempt from environmental review under Section 15305 of the CEQA Guidelines.

STAFF MEMO EXHIBITS (Attachment D)

- Exhibit A - Location Map
- Exhibit B - Assessor's Parcel Map
- Exhibit C - Aerial Photo
- Exhibit D - General Plan Map
- Exhibit E - Zoning Designation Map
- Exhibit F - Subdivision Map Pages C-56 and C-56B
- Exhibit G - Proposed Map Amendment
- Exhibit H - Topographic Survey and Draft Plans
- Exhibit I - Draft Plans with Utility Locations
- Exhibit J - Liberty Utilities Approval

ALTERNATIVES

N/A

PRIOR BOARD ACTION

Subdivision Map "Tahoe Paradise Unit No. 22" page C-56B was approved by the Board of Supervisors on August 22, 1960. (See Staff Memo Exhibit F)

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Department of Transportation and Surveyor's Office

CAO RECOMMENDATION

Approve as recommended.

FINANCIAL IMPACT

There is no financial impact to the County. The Property owner will fund the recorded subdivision map amendment.

CLERK OF THE BOARD FOLLOW UP ACTIONS

None

STRATEGIC PLAN COMPONENT

This project aligns with the Good Governance goals of the County's Strategic Plan, as it would provide the best possible process for making and implementing decisions in accordance with the County's core values, legal requirements and industry best practices. This process is a departmental collaboration between the Planning and Building Department and the Surveyors Office to review and

amend recorded Subdivision Maps.

CONTACT

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