



**PLANNING COMMISSION  
COUNTY OF ALPINE, STATE OF CALIFORNIA**

**AGENDA**

THURSDAY, March 28, 2019

5:00 P.M.

Nick Hartzell, Chair  
Aaron Johnson, Vice-Chair  
Jim Holdridge  
Erin Kelly  
Tom Sweeney

**Meeting Location:**  
Administration Building  
Board Chambers  
99 Water Street  
Markleeville, CA 96120

The Planning Commission welcomes you to its meetings, which are regularly scheduled for the last Thursday of each month. Your participation and interest are encouraged and appreciated. All members of the public are encouraged to participate in the discussion on any items on the agenda at the time the items come up for Commission consideration. Speakers are requested to identify themselves before speaking. Whenever possible, lengthy testimony should be presented to the Commission in writing and only pertinent points presented.

All proceedings are conducted on English. The Commission is committed to making its proceedings accessible to all citizens. Individuals with special needs may call 530-694-2140. All inquiries must be made at least 48 hours prior to the meeting.

So far as practical, unless otherwise altered by the Chair of the Commission, the order of business for the Commission meeting is as follows. Please note that designated times are for that particular item only.

**1. CALL TO ORDER**

**2. ORAL COMMUNICATION – GENERAL PUBLIC COMMENT**

Any person may make comments during the Oral Communication – General Public Comment period on items of interest, within the subject matter jurisdiction of the Commission, that are not listed on the posted agenda. No action will be taken on any oral communication item. All oral communications must be directed to the Commission as a whole, not to individual Commission members and not to the audience.

**3. MINUTES**

3.1. Request approval of regular meeting minutes of February 28, 2019

**4. UNFINISHED BUSINESS**

4.1. Discussion of possible revision to Alpine County zoning ordinance and direction to staff.

Sign Regulations  
Special Events

General Requirements Off-street parking  
Markleeville Historic District overlay zone

**4.2. Discussion of possible revision to Alpine County zoning ordinance and direction to staff.**

Junior accessory dwelling units  
Tiny home regulations  
Minimum single family dwelling unit size

**4.3. Discussion of General Plan – Safety Element**

**5. NEW BUSINESS**

**5.1. Discussion of General Plan 2014-2019 Housing Element implementation programs and possible revisions to Alpine County zoning ordinance and direction to staff.**

- Manufactured housing in residential zones
- Affordable housing density bonus in compliance with Government Code 65915
- Employee housing in residential and agriculture zones
- Residential use and mixed use as by right in commercial zones
- Reasonable accommodation procedure for residential care facilities and persons with disabilities

**6. PUBLIC HEARINGS**

**6.1. 50 Pinon Overhead Utility Variance 6:00pm**

Requested hardship variance to allow construction of above ground utilities to serve new single family dwelling construction to be located at 50 Pinon in Markleeville, Ca., (APN 002-382-003). The requested variance would allow approximately 70 linear feet of above ground utilities across Pinon road. Planning Case #2019-2. Applicant: Nick Hartzell.

**7. OTHER BUSINESS**

**7.1. Director's Report**

**7.2. Commissioner's Announcements or Reports**

**8. ADJOURNMENT**

The Commission will adjourn to the next regular meeting with the meeting date, time and location to be determined.