



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

**AGENDA**  
THURSDAY, MARCH 3, 2016  
6:00 P.M.

Tom Sweeney, Chair  
Nick Hartzell, Vice-Chair  
Aaron Johnson  
Andy Lovell  
William Morgan

**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 January 28, 2016

**4. UNFINISHED BUSINESS**

None

**5. NEW BUSINESS**

None

## **6. PUBLIC HEARINGS**

- 6.1. **Review and possible action on Traynor Home Occupation Permit – Transient Rental (6:30 pm).** A home occupation permit to allow transient rental of less than 30 days for a residence located at 671 River Ranch Road in the River Ranch subdivision. The subject property is zoned Agriculture (AG). (Applicant: Patrick Traynor; Case File Number: 2015-17)
- 6.2. **Review and possible recommendation to the Alpine County Board of Supervisors of the 2014-2019 Draft Housing Element update of Alpine County General Plan and an Initial Study and Negative Declaration.** The Housing Element is required by state law to be updated every five years. The current 2009-2014 Housing Element was adopted in 2012. The Housing Element includes analysis of demographic data and housing needs, goals and objectives, and programs to provide adequate housing within Alpine County. An Initial Study and Negative Declaration are proposed to meet the requirements of the California Environmental Quality Act (CEQA). (Applicant: Alpine County Community Development).

## **7. OTHER BUSINESS**

- 7.1. **Director's Report – Brian Peters**

## **8. ADJOURNMENT**

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