



PLANNING COMMISSION
COUNTY OF ALPINE, STATE OF CALIFORNIA
MEETING AGENDA
THURSDAY, APRIL 30, 2026 1:00 PM

PRIMARY LOCATION:
ADMINISTRATION BUILDING, BOARD CHAMBERS
99 WATER STREET, MARKLEEVILLE, CA 96120

Hybrid Meeting with Zoom Link

If you would like to participate virtually, you can click on the Zoom website link or call the phone number listed below. You will be asked to enter the Meeting ID. You do not need a participant ID to join the meeting and can press the pound key (#) to connect to the meeting.

Zoom Link:

<https://us06web.zoom.us/j/83555076951>

Meeting ID: 835 5507 6951

Join via audio:

+1 669 444 9171 US

+1 719 359 4580 US

Members of the public who wish to make a general public comment for items not on the day's agenda may submit their comment via email, preferably limited to 250 words or less, to Sam Booth at sbooth@alpinecountyca.gov. The Planning Commission date and "general comment" should be indicated in the subject line. The comment will be placed in the record for the meeting, and every effort will be made to read the comment into the record at the appropriate time on the agenda.

Every reasonable effort will be made to accommodate any person needing special assistance to participate in this meeting. Please contact Sam Booth at 530-694-2140 ext. 425 or at sbooth@alpinecountyca.gov in advance of the meeting.

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.

Planning Commission

Bob Broyer

Nick Hartzell

Jim Haen, Chair

Vacant (District 3)

Steve Yonker, Vice-Chair

1. CALL TO ORDER

2. PLANNING COMMISSION MINUTES

- 2.1. Requested Action/Proposed Motion: Pass a motion to approve the December 11, 2025 Planning Commission meeting minutes.

3. GENERAL PUBLIC COMMENT

Any person may make comments during the General Public Comment period on items of interest, within the

subject matter jurisdiction of the Commission, that are not listed on the posted agenda. In accordance with the Brown Act, the Planning Commission cannot deliberate or vote on any matter under general public comment.

3.1. No public comment has been received on either agenda item.

4. PUBLIC HEARINGS

None

5. UNFINISHED BUSINESS

6. NEW BUSINESS

6.1. Request to approve a Zone amendment application for 3 parcels to change zoning from PD-Planned Development to C- Commercial (APN 002-270-018, .33 acres), and from PD-Planned Development to RN- Residential Neighborhood (APN 002-270-016 and 002-260-001, 35.83 acres). Markleeville, CA 96120, File #2026023. The request also includes approval of a California Environmental Quality Act (CEQA) Statutory Exemption pursuant to Section 15061 (b)(3) the commonsense exemption (Attachment 2).

6.2. Staff Report 2026023

6.3. Attachments for 2026023

6.4. Attachment 2: CEQA NOE

6.5. Attachment 3: Map of proposed uses for Mahalee Lodge

6.6. Attachment 4: Property owner letter to commission

6.7. **Changes to Zoning Code Chapter 18.08: Definitions, and 18.73: Residential Short-Term Rentals as it relates to Transit Occupancy Tax (TOT) remittance and collection throughout the County and Hosting Platform Requirements.**

6.8. Chapter 18.73 Residential Short Term Rental Code Update Staff Report

6.9. Chapter 18.73 edits

6.10. CEQA NOE

7. OTHER BUSINESS

7.1. Community Development Director Report

7.2. Items initiated by Commissioners

8. ADJOURNMENT

The Board will adjourn to the next regular meeting of May 28, 2026 at 1:00 PM at Alpine County Government Center, 99 Water Street, Markleeville, California.

