



PLANNING COMMISSION
COUNTY OF ALPINE, STATE OF CALIFORNIA
MEETING AGENDA
THURSDAY, MAY 28, 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 April 30, 2026 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.

4. PUBLIC HEARINGS

4.1. Variance for 88 Pioneer Trail, Markleeville, CA, File #2026-033

Public hearing and request to consider a variance to the Alpine County Development Standards Table 9-1 *Centerline Profile Grade within Right of Way Encroachment*, that require where a driveway encroaches onto a minor road or smaller the slope from edge of pavement for a minimum of 8ft needs to be minus 2-5%. If granted the variance would allow the construction of a new manufactured home and driveway. The property is located at 88 Pioneer Trail, Markleeville, and the applicant is property owner Todd Snyder. APN 001-300-004. The application includes a finding that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15305, Class 5: Projects consisting of minor alterations in land use.

4.2.

Conditional Use Permit File 2026013:

proposed new single-family dwelling at 999 Kirkwood Meadows Drive, APN: 006-231-010 subject to the requirements outlined in the Kirkwood Specific Plan Ordinance 648-03. The specific plan identifies the parcel as MF-Multifamily Residential. The 2001 Caples View Townhouse Development Agreement established the subdivision and building envelopes for the site. The agreement was approved by the Planning Commission and included the acceptance of a mitigated negative declaration, satisfying all requirements of the California Environmental Quality Act (CEQA).

5. UNFINISHED BUSINESS

6. NEW BUSINESS

7. OTHER BUSINESS

7.1. Community Development Director Report

7.2. Items initiated by Commissioners

8. ADJOURNMENT

The Planning Commission will adjourn to the next regular meeting of June 25, 2026 at 1:00 PM at Alpine County Government Center, 99 Water Street, Markleeville, California.

