



PLANNING COMMISSION
COUNTY OF ALPINE, STATE OF CALIFORNIA
MEETING AGENDA
THURSDAY, DECEMBER 11, 2025 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

- 1.1. Alternate Meeting Location:
Center Plaza Conference Room
2333 San Ramon Valley Blvd.
San Ramon, CA 94563

2. PLANNING COMMISSION MINUTES

- 2.1. Requested Action/Proposed Motion: Pass a motion to approve the September 25, 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.

4. PUBLIC HEARINGS

Variance application for 100 Monty Wolf Rd to reduce side yard setback. 2025238

- 4.1. Variance Application 2025238 for 100 Monty Wolf Rd: reduction to required side yard setback distance for addition of awning to existing deck

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

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 January 29, 2026 at 1:00 PM at Alpine County Government Center, 99 Water Street, Markleeville, California.