ITEM 1  Request for Variance (V-20;7-1 Benson) from County Code Section 19.24.040, PD-R1, District Regulations which requires a 25 foot front yard building setback, to allow construction of an entryway roof. The applicant proposes to construct an entryway roof encroaching approximately 4 feet into the front setback with uncovered stairs encroaching approximately 15 feet into the front setback (APN: 026-174-003).

Applicant: Edward and Brandi Benson  
Supervisorial District: 3  
Location: 33800 Danburg Drive, Kirkwood, CA

A. General Plan Designation: S-P, Special Planning

B. Present Zoning: PD-R1, Planned Development-Single Family Residential District

C. Acreage Involved: .37 acres

D. Description: The applicant proposes to construct an entryway roof and roof avalanche protection to the main entrance of the home. The current roof design sheds snow directly on the front door and stairway causing a recurrent hazard. In order to effectively protect the front door and stairway, the project proposes to extend the current deck an additional 4 feet in length and add a roof over the deck. Additionally, the existing front stairway is proposed to be moved approximately 2 feet north to improve access from the parking pad and provide additional space from an adjacent tree. The uncovered stairway will extend approximately 15 feet into the front setback area. The addition, as proposed, requires a variance from County Code §19.24.040, PD-R1 District Regulations which requires a 25-foot front setback.

E. Tri-TAC Review and Recommendation: The application was reviewed by the Tri-County Technical Advisory Committee on August 14, 2020, and was found complete. Tri-TAC subsequently found no technical objections to the Planning Commission recommending approval to the Board of Supervisors.

F. Planning Commission Action: If the Planning Commission moves to recommend approval of the variance to the Board of Supervisors, the following conditions and findings are recommended for adoption:

**Conditions:**
1. Prior to issuance of the building permit the applicant must obtain written approval from the Kirkwood Meadows Association Planning Committee for said construction;
2. All necessary building permits shall be obtained from the Building Department for construction of the proposed structure.

**Findings:**
1. This variance does not constitute the granting of a special privilege inconsistent with the limitations to which other lots in the vicinity with like zoning are subject;
2. Due to the location of the existing dwelling and the slope of the lot, the strict application of the front building setback is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under identical zone classifications; and
3. This variance will not have a significant adverse effect on the environment and is categorically exempt according to Section 15305, Class 5 (minor setback variance not resulting in the creation of any new parcel) of the State CEQA Guidelines and a Notice of Exemption will be filed with the County Recorder.
July 29, 2020

VIA E-MAIL AND U.S. MAIL

Ed & Brandi Benson
P.O. Box 14
Kirkwood, CA 95646

Email: ed.benson58@gmail.com

Lot 83

NOTICE OF DETERMINATION

Dear Ed & Brandi Benson:

This letter is sent on behalf of Kirkwood Meadows Association (“KMA”). On July 24, 2020, the KMA Board of Directors held a variance hearing to consider your request for a variance from the 25-foot front setback requirement for a proposed construction project on Lot 83. Thank you for submitting the plans for the proposed project and written justification for the variance request to the Board prior to the hearing and for attending the hearing. This letter confirms that at the hearing the Board approved your variance request for the proposed construction project on Lot 83 as depicted in the plans and other materials you submitted to the Board prior to the hearing. As a reminder, the Board’s approval of your variance request does not encompass approvals from other entities that may be required including but not limited to the KMA Planning Committee, Amador County, and TC-TAC. If you have any questions do not hesitate to contact me or KMA Board President Nancy Trevett.

Regards,

REBECCA L. HARTMANN
KRONICK, MOSKOVITZ, TIEDEMMANN & GIRARD
AGENDA
TRI-COUNTY TECHNICAL ADVISORY COMMITTEE
Friday, August 14, 2020
10:00 A.M.
VIRTUAL MEETING

Meeting link: https://zoom.us/j/91688541003

Meeting ID: 916 8854 1003
One tap mobile
+12532158782,,91688541003# US (Tacoma)

Call in phone number:
+1 669 900 9128 US (San Jose)
Meeting ID: 916 8854 1003

Find your local number: https://zoom.us/u/abySW18TN!

For assistance with meeting functionality please contact 530 694 1371 for technical assistance.

For further information on any of the agenda items, please contact Alpine County Community Development Department at (530) 694-2140. Off-agenda items must be approved by the Tri-County Technical Advisory Committee pursuant to Section 5496.5 of the Government Code.

A. Call to Order
B. Approve Agenda
C. Correspondence
D. Minutes: February 14, 2020
E. Public Matters: Information items and persons wishing to address the Committee regarding non-agenda items.
F. Agenda Items:

ITEM 1: Discussion and possible recommendation to the Amador County Planning Commission of an application for a variance to the front yard setback requirement to construct an entryway roof located at 33800 Dangburg Dr. The total area of new construction within the required yard setback is 88 square feet. Applicant: Brandi Benson. APN: 026-174-003-0

ITEM 2: Discussion and possible action on a request to delay the review and acceptance of Kirkwood Specific Plan Mitigation Measure 4.7(b) to conduct traffic studies every three years due to possible impacts of the COVID-19 pandemic on ski resort visitation and traffic. Applicant: Kirkwood Mountain Resort
PRE-APPLICATION INFORMATION AND CHECKLIST FOR A VARIANCE REQUEST

Application for a Variance request shall include the following:

   1. Letter of application explaining purpose of request, description of variance, and other pertinent information.

   2. Letter of authorization if landowner is being represented by another party.

   3. Submit a plot plan (max 11"x17") of parcel showing location of project in relation to property lines and any other structures that are on the property. NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department for the purpose of aiding in drawing of the plot plan; see plot plan guidelines attached.

   4. Copy of deed(s) to property.

   5. Completed Environmental Assessment Form.

   6. Filing fee of $49.00

   7. Application Form to be signed at the time of project presentation in the Planning Department.

NOTE: IT IS TO YOUR BENEFIT TO BE AS SPECIFIC AS POSSIBLE WITH YOUR APPLICATION INFORMATION.

NOTE: Pursuant to County Code Section 19.52.060 B., "In any case, where a variance has not been used within one year after a date of granting thereof, then without further action by the planning commission or board of supervisors, the variance granted shall be null and void."
July 27, 2020

Amador County Community Development Agency
Planning Department
810 Court Street
Jackson, CA 95642

Re: Variance Request Lot 83, 33800 Danburg Drive, Kirkwood, CA

To Whom it May Concern,

Please accept this letter of application for a variance request to the 25-foot front setback requirement for Lot 83, 33800 Danburg Drive, Kirkwood, CA 95646. The proposed project will add an entryway roof and roof avalanche protection to the main entrance of our home. The current roof design sheds snow directly on the front door and stairway causing a clear and recurrent hazard for everyone that enters the house. Since we have small children and live here full-time, it is very important to us to have a safe and practical way to enter the house during the winter.

The current front stairway and bottom stairway landing are constructed within the 25-foot front setback, for a total current encroachment of 50 square feet. In order to effectively protect the front door and stairway, the project proposes to extend the current deck an additional 4’2” in depth, while keeping the same width, and add a roof over the deck to shed snow to the sides. The extended deck would encroach a maximum of 2’7” into the front setback with a total of encroachment of 19 square feet. The project would also move the existing front stairway 1’7” to the north in order to improve the access from the parking pad and provide additional space from the existing adjacent tree. The new stairway and bottom stairway landing would encroach a maximum of 14’10” into the setback with a total encroachment of 69 square feet, for a total proposed encroachment of 88 square feet.

Thank you for your consideration of this request.

Sincerely,

Edward and Brandi Benson
ENVIRONMENTAL INFORMATION FORM
To be completed by applicant; use additional sheets as necessary.
Attach plans, diagrams, etc. as appropriate.

GENERAL INFORMATION
Project Name: Benson Residence - Entry Canopy Addition

Date Filed: 7/27/20
File No.

Applicant/Developer: Edward Brandt Benson
Address: 9010 Humboldt St, Elk Grove
Phone No.: 916-273-3747

Landowner: Edward + Brandt Benson
Address: 33800 Donnegal Dr, Elk Grove
Phone No.

Assessor Parcel Number(s): 026-174-008-000

Existing Zoning District: Residential

Existing General Plan: Kirkwood Meadows Unit No. 1

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies:

Association approval received 7/25/20

WRITTEN PROJECT DESCRIPTION (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

1. Site Size
2. Square Footage of Existing/Proposed Structures
3. Number of Floors of Construction
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water
6. Method of Sewage Disposal
7. Attach Plans
8. Proposed Scheduling of Project Construction
9. If project to be developed in phases, describe anticipated incremental development.
10. Associated Projects
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.
ADDITIONAL INFORMATION: Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

YES ☑ NO ☐

☐ 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.

☐ 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.

☐ 19. Change in pattern, scale, or character of general area of project.

☐ 20. Significant amounts of solid waste or litter.

☐ 21. Change in dust, ash, smoke, fumes, or odors in the vicinity.

☐ 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.

☐ 23. Substantial change in existing noise or vibration levels in the vicinity.

☐ 24. Site on filled land or has slopes of 10 percent or more.

☐ 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.

☐ 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).

☐ 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).

☐ 28. Does this project have a relationship to a larger project or series of projects?

ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).

30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).

31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 7/27/20

(Signature)
**Written Project Description** – Benson Residence Entry Canopy Addition

**Project Summary:** *Add an entryway roof and roof avalanche protection to the main entrance of the existing residence at Lot 83, 33800 Danburg Drive, Kirkwood, CA.*

1. Site Size
   16,143 SF

2. Square Footage of Existing/Proposed Structures
   *Existing: 1,460 SF / Proposed: 1,494 SF*

3. Number of Floors of Construction
   Two

4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
   *Not Applicable*

5. Source of Water
   *Kirkwood Meadows PUD*

6. Method of Sewage Disposal
   *Kirkwood Meadows PUD*

7. Attach Plans
   Attached

8. Proposed Scheduling of Project Construction
   *Approximate 1 month construction schedule.*

9. If project to be developed in phases, describe anticipated incremental development.
   *Not Applicable*

10. Associated Projects
    *Not Applicable*

11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
    *Kirkwood Meadows Unit No. 1, map attached.*

12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
    *Not Applicable*

13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
    *Not Applicable*
INDEMNIFICATION

Project: Benson Residence - Entry Canopy Addition

In consideration of the County's processing and consideration of the application for the discretionary land use approval identified above (the "Project") the Owner and Applicant, jointly and severally, agree to defend, indemnify, and hold harmless the County of Amador from any claim, action, or proceeding against the County to attack, set aside, void or annul the Project approval, or any action relating to the Project approvals as follows:

1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.

3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action, or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, by their signature below, Owner and Applicant hereby acknowledge that they have read, understand, and agree to perform the obligations under this Indemnification.

Applicant: __________________________

Owner (if different than Applicant): __________________________

Signature __________________________

Signature __________________________
BENSON RESIDENCE
ENTRY CANOPY ADDITION
33800 DANBURG DRIVE
KIRKWOOD CA 95646
APN: 026-174-003-000

OWNER:
BRAND & ED BENSON
33800 DANBURG DRIVE
KIRKWOOD CA 95646
(530)220-0531

ARCHITECT:
ECOSENSE DESIGN
ANNE-FLORE P. DWYER
PO BOX 280
TRUCKEE CA 96160
(530)220-0531

STRUCTURAL ENGINEER:
LIAM BAILEY
PO BOX 46
PIONEER CA 95646
(916)873-3747

PROJECT CONSISTS OF ADDITION OF ENTRY CANOPY AT EXISTING PRIMARY ENTRANCE OF EXISTING RESIDENCE. LOCATION TO BE REPLACED WITH NEW.

CODE REQUIREMENTS:
- DESIGN WIND SPEED: 11- MPH, EXPOSURE B
- RISK CATEGORY: II
- SEISMIC DESIGN CATEGORY: DD
- DESIGN SNOW LOAD: 270 PSF

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
AMADOR COUNTY CODES

PROPOSED UNCONDITIONED SPACE:
- COVERED ENTRY: 63 SF
- STORAGE: 74 SF

REFERENCE SYMBOLS

ABBREVIATIONS

SYMBOLS

TYP. MATERIAL LEGEND

VIEW FROM DANBURG DR.
1. PROVIDE FIRE BLOCKING & DRAFTSTOPPING AS REQUIRED BY CODE.

1/2" PLYWOOD SIDING TO MATCH (E)

VERSASHIELD FIRE-RESISTANT UNDERLAYMENT

FOR PLYWOOD SHEATHING REQUIREMENTS.

ICE & WATER SHIELD PLYWOOD, S.S.D.

FOR FLOOR SHEATHING REQUIREMENTS.

RAFTERS, S.S.D.

SEPARATING CONDITIONED AND UNCONDITIONED SPACE AND UP 30" ALONG EACH SIDE OF A VALLEY. ICE DAM MEMBRANE SHALL BE IN ADDITION TO ANY UNDERLAYMENT OTHERWISE REQUIRED BY THE MANUFACTURER.

5. PROVIDE VERSASHIELD FIRE RESISTANT BARRIER FOR COMPLIANCE WITH CLASS A ROOF ASSEMBLY.

6. FIRE BLOCKING SHALL BE PROVIDED TO CUTOFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE.

6. FIRE BLOCKING SHALL BE PROVIDED AT THE FOLLOWING:

A. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

B. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND LOWER LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL MEET THE ASTM ER136 REQUIREMENTS.

C. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND LOWER LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL MEET THE ASTM ER136 REQUIREMENTS.

D. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND LOWER LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL MEET THE ASTM ER136 REQUIREMENTS.

7. PROVIDE VERSASHIELD FIRE RESISTANT BARRIER FOR COMPLIANCE WITH CLASS A ROOF ASSEMBLY.

8. PROVIDE VERSASHIELD FIRE RESISTANT BARRIER FOR COMPLIANCE WITH CLASS A ROOF ASSEMBLY.

9. ALL WOOD PRODUCTS TO BE RATED FSC CERTIFIED OR EQUAL.

10. PROVIDE TREATED WOOD WHERE WOOD IS DIRECTLY IN CONTACT WITH CONCRETE OR GROUND.

1/8" = 1'-0"

3 CROSS LEVEL

2X WOOD TOP CAP

18' 0" 2X WOOD TOP CAP

B. EXTERIOR DECK

9. ALL WOOD PRODUCTS TO BE RATED FSC CERTIFIED OR EQUAL.

10. PROVIDE TREATED WOOD WHERE WOOD IS DIRECTLY IN CONTACT WITH CONCRETE OR GROUND.

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2X WOOD TOP CAP

18' 0" 2X WOOD TOP CAP

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9. ALL WOOD PRODUCTS TO BE RATED FSC CERTIFIED OR EQUAL.

10. PROVIDE TREATED WOOD WHERE WOOD IS DIRECTLY IN CONTACT WITH CONCRETE OR GROUND.
METAL ROOFING WITH MANUFACTURER RECOMMENDED TERMINATION, OVERLAP WITH SHEET METAL ROOFING MINIMUM OF 6" WATER RESISTIVE BARRIER, LAP OVER FLASHING.

TYP. BARRIER 24 GA METAL FLASHING WITH DRIP EDGE 1/8" MAX. OPENING WIRE MESH EACH POST FOR OFFSET UPPER LEVEL.

UPPER LEVEL PLAN

EDGE OF DECK DETAIL

TYP. ROOF VALLEY

TYP. ROOF EAVE - RIDGE

TYP. ROOF RAKE

TYP. ROOF EAVE - DRIP EDGE

TYP. WINDOW/DOOR HEAD

TYP. WINDOW JAMB

TYP. WINDOW SILL

STAIR SECTION

GENERAL NOTES: STAIR AND GUARDRAIL DETAILS.

1. STAIRS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   2. TREADS SHALL BE 10" MINIMUM
   3. HEADROOM SHALL BE 6'-8" MINIMUM
   4. A NOSING NOT LESS THEN .75" BUT NO MORE THAN 1.25" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11".
   5. THE LEADING EDGE OF TREADS SHALL PROJECT NOT MORE THAN 1.25" BEYOND THE TREAD BELOW.
   6. OPEN RISERS ARE PERMITTED, PROVIDED THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" SPHERE.
   7. STAIRWAYS WITH 4 OR MORE RISERS SHALL HAVE A HANDRAIL ON NOT LESS THAN ONE SIDE. HANDRAIL SHALL BE LOCATED AT A CONSISTENT ELEVATION AT 34"-38"
   8. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAM. OF 1.25"-2", NON CIRCULAR HANDRAILS SHALL HAVE A PERIMETER DIMENSION OF 4"-6.25" WITH A MAX. CROSS-SECTIONAL DIMENSION OF 2.25". SEE R311.7.8.3 ITEM #2 FOR TYPE II HANDRAILS WITH A PERIMETER OVER 6.25".
   9. A MIN. OF 1.5" CLEARANCE SHALL BE MAINTAINED FROM HANDRAIL TO THE WALL OR OTHER SURFACES.

All drawings, specifications, and any other documents, including the architect and other persons working for the architect, excluding electronic documents, are instruments of service. The instruments of service are to be used solely for this project. The architect will be the sole author and owner of these instruments of service and will retain all rights, common law, and copyrights to these instruments of service.

ECOSENSE DESIGNS
3511 SLOAN WAREHOUSE RD
WINCHESTER, VA 22601

DATE: 11/15/09
STATUS: A4.1
REVISIONS:

SCALE: As indicated

A4.1