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STAFF REPORT

Date: March 7, 2024

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Danaher Detached Garage Addition to Historic Resource, 492 Fallen Leaf Road, El Dorado County, CA, Assessor's Parcel Number (APN) 021-401-004, TRPA File Number ERSP2024-0166

Requested Action

Hearings Officer action on the proposed project and related findings based on this Staff Report and the Draft Permit (Attachment A).

Summary and Staff Recommendation

Staff recommends the Hearings Officer make the required findings (Attachment B) and approve the proposed project based on this staff summary and the evidence contained in the project record. The recommended conditions of approval are contained in the attached Draft Permit (see Attachment A).

Project Description/Background

The subject property contains two cabins constructed in 1926 at 492 Fallen Leaf Road, El Dorado County, California. TRPA recognizes the cabins as potentially eligible historic resources per TRPA File HIST2021-0158 and HIST2021-0551, concurring with an architectural resource report completed by Michelle Schmitter, a qualified architectural historian, dated November 29, 2023.

Per TRPA Code section 2.2.2.A.2.c, additions, reconstruction or demolition of eligible or designated historic resources require review and approval by a Hearings Officer. The project proposes to construct a new detached garage structure with accessory living area above with a paved driveway and adjoining walkways. The project will relocate existing class 1a land coverage on site for the project. The area where coverage is relocated will be restored and revegetated to a natural state with native landscaping consistent with TRPA Code section 30.4.4. The existing residential cabins will remain unchanged.

The applicant worked closely with Michelle Schmitter, a qualified architectural historian, in the design of the garage addition as to not adversely impact the historic integrity and character of the site and surrounding neighborhood.

Staff Analysis

- A. Environmental Documentation: TRPA staff has completed the “Project Review Conformance Checklist and Article V (g) Findings” in accordance with Subsection 4.4.2 of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist will be made available at the Hearings Officer meeting and at TRPA.
- B. Plan Area Statement: The project is located within Plan Area 145 – South Fallen Leaf Lake. The Land Use Classification is Residential and the Management Strategy is Mitigation. Agency staff has reviewed the subject Plan Area and has determined that the project is consistent with the applicable planning statement, planning considerations, and special policies. The land use (single family dwelling) is listed as an allowed use.
- C. Land Coverage: This project complies with land coverage requirements of the TRPA Code of Ordinances. The parcel is located on Class 1a land, verified by El Dorado County. The total base allowable land coverage for this parcel is 249 square feet. 2,667 square feet of land coverage is verified as legally existing on the property (El Dorado County site assessment). This project utilizes existing land coverage on-site by relocating verified land coverage to construct the garage structure, driveway and adjoining walkway. This relocation is pursuant to TRPA Code 30.4.4, notably the relocation is within the same land classification (1a) and to an area previously disturbed and serving as a parking pad. The area from where the coverage will be relocated will be restored to its natural state and revegetated with native landscaping.
- E. Historic Resources: The existing cabins on the property are considered eligible as historic resources by TRPA for planning purposes. Additions, reconstruction, or demolition of eligible or designated historic resources requires review and approval by a Hearings Officer in accordance with Section 2.2.2.A.2.c of the TRPA Code. The garage structure as proposed is compatible yet distinct from the existing cabins and does not detract from the historic integrity or significance of the property. The location of the garage is consistent with the original 1926 garage structure no longer intact. The parcel’s sloping terrain, architectural design, scale, and materials will further allow the new construction to blend rather than contrast with the existing built environment and natural landscape. The project is consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties as reference within the TRPA Code section 67.7.4.

Public Comment:

Property owners within 300 feet of the subject site were provided notice of the proposed project. As of the posting of this staff report, no comments were received.

Required Actions

Staff recommends that the Hearings Officer take the following actions, based on the staff report:

- 1) Approve the required findings contained in this staff report, including a finding of no significant effect; and

- 2) Approve the proposed project subject to the conditions in the draft permit (Attachment A).

Contact Information:

For questions regarding this agenda item, please contact Jennifer Self, Principal Planner, jself@trpa.gov or 775-589-5261. To submit a written public comment, email publiccomment@trpa.gov with the appropriate agenda item in the subject line. Written comments received by 4 p.m. the day before a scheduled public meeting will be distributed and posted to the TRPA website before the meeting begins. TRPA does not guarantee written comments received after 4 p.m. the day before a meeting will be distributed and posted in time for the meeting.

Attachments:

- A. Draft Permit
- B. Required Findings

Additional application materials, such as site plans, can be found [online at LTInfo.org](http://online.at.LTInfo.org).

Attachment A
Draft Permit

Attachment B
Required Findings