The MAC is composed of appointed community members whose purpose is to advise the Board of Supervisors about activities and problems of the area represented. Residents are encouraged to attend and talk about issues important to them. More information at www.placer.ca.gov/bos/macs. Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meetings. If you require disability-related modifications or accommodations, including auxiliary aid or services, to attend or participate in this meeting, please contact the Board of Supervisor’s Office.

REGULAR MEETING MINUTES – APPROVED 9/5/19
Thursday, July 11, 2019
North Tahoe Event Center
8318 N Lake Blvd, Kings Beach, CA 96143

1. Call to Order
LYANS called the meeting to order at 6:08 PM. A quorum was established.
MEMBERS PRESENT: Chillemi, Fulda, Hill, Lyans, Roeder, McFadden, and Lyans
MEMBERS ABSENT: Lutkemuller and Steakley
STAFF PRESENT: Gustafson, Romack and Friedman
PUBLIC: 28

2. MAC Member Introductions

3. Approval of Agenda for July 11, 2019
FULDA/ROEDER/UNANIMOUS

4. Approval of Minutes of May 9, 2019
ROEDER/CHILLEMI/UNANIMOUS

5. Reports
   A. Supervisor/District Director Reports
Supervisor Gustafson reported the Board had a regular and special meeting this week in order to tour CalFire sites and the dispatch center. She reminded everyone to sign up with PlacerAlert to get notifications in the event of emergencies.

   Gustafson is focusing on the two priorities she hears when talking to constituents: housing and fire related insurance issues, including major increases in premiums and non-renewal notices. The Board of Supervisors has sent a letter to the California Insurance Commissioner about this crisis, and urged people impacted to do the same. Gustafson met with Senator Dahle about the issue and he has asked for more information so he can address it legislatively. The fire districts are collecting data about the issue so solutions can be considered.

   Gustafson reported the Board of Supervisors is meeting in Tahoe on July 22 and 23. She reviewed the agenda items and invited everyone to attend a ribbon cutting for the roundabout art in Kings Beach, followed by a reception at Plumas Bank.

   Gustafson is reinstituting the community coffee talks. The next will be on August 12 at Tahoe House.

   B. Community Reports
No reports were given.

   C. NTRAC Member Reports
Lyans reported that at the recent Lake Tahoe Park Association annual meeting, there was a comment about looking into getting crosswalks on Highway 89 near Sunnyside and Firesign and possibly reducing the speed limit in that corridor.
Lyans announced new pickleball courts have been installed at Kilner Park.

Roeder reported the 6th Annual Northstar Day to pull invasive weeds just took place. The pulls are making an impact, as there are fewer weeds.

Chillemi asked for clarification on the crossing guards program. Romack noted crossing guards will be in place for two days in Tahoe City and two days in Kings Beach to collect data on pedestrian crossings. Chillemi suggested jaywalkers pose a problem as well. Peter Kraatz acknowledged challenges with the roundabouts in Kings Beach as relates to pedestrian crossings. The monitors and drones are being used to look at the congestion and consider solutions.

McFadden is hearing positive feedback about the bike stations on the trails.

Hill announced the ribbon cutting tomorrow at the Kings Beach bike trail at the top of Beaver. The name of the trail will be announced.

6. Public Comment
Theresa May Duggan announced a family-friendly candlelight vigil in Truckee tomorrow night as part of a world-wide Lights for Liberty in solidarity with families separated at the border.

Ann Nichols feels TRPA and Placer County lack the courage to deal with the overwhelming amount of tourism in the area. The community needs to address it. She noted the long travel times in the area and feels it is a dangerous situation. A Traffic Demand Management was held, but no Supervisors or NTRAC members were there. Nichols hopes to start a community process to deal with what the County and TRPA are not.

Jack Chillemi agreed with Nichols’ comments. He lives in the Kings Beach grid and over the 4th of July the traffic was unbearable. He suggested making streets in the grid one way or only allowing residents.

Chris Hennessy feels there is too much signage at the roundabouts and suggested it could be thinned out or lowered to be more visible and less obtrusive. She is concerned about pedestrian safety and bikes and hopes for a discussion with Caltrans. Hennessey said people cutting through the grid in winter are also an issue.

Regina Straver asked for a NTRAC discussion about short-term rentals, which are impacting residential areas adversely.

Sara Smith agreed with Straver’s comments. Short-term rentals are turning the community into a commodity.

Paul Nau said in his opinion, the roundabouts should have been bigger. There was supposed to be signage with blinkers on the crosswalks, but that hasn’t happened.

Melissa Cox has seen changes in the grid and feels it is a dangerous situation. Traffic backs up on the highway and speeds through the grid. She agreed the grid should be one-way streets.
Pete Toderoff has never before seen a roundabout with a cross walk in it. He advises against crosswalks near roundabouts.

7. Information Item
   A. Tahoe City Firehouse Properties Update: County staff and representatives from Hunden Strategic Partners will present a summary of the feasibility study conducted on the Tahoe City Firehouse Properties and discuss next steps in the process.
      Presenters: Suzy Vose, Placer County Facilities Management and Rob Hunden, Hunden Strategic Partners

Vose provided context for this report, including a history of the site, how proposals were solicited and considered, the studies being done on the property, and introduced Rob Hunden, who was selected to conduct a feasibility study.

Hunden presented the draft Review and Analysis Executive Summary, which considered the two proposals selected for further review, Siren Arts and Commonwell. Hunden described the criteria used to assess these projects and consider a third alternative of highest and best use. Consideration for the analysis included economics, zoning, square footage, and sustainability. Hunden recommended that each applicant be allowed to provide more detail on their ability to develop their project, given the financial analysis done.

Hill noted her request and that of Tahoe City Downtown Association to have this presentation given at a NTRAC meeting in Tahoe City and that doing this during such a busy time is a disservice to the community. Gustafson noted Hunden’s schedule was part of the decision to give this presentation tonight as an informational item. Both items on tonight’s agenda are significant regional projects and both are asking for County funding. Gustafson offered to try to schedule another community meeting to present this draft report, which will be heard at the Board of Supervisors meeting next week in Kings Beach.

The Committee asked questions clarifying Hunden’s presentation, including the data collected and analyzed. Hill asked if the ultimate purpose of the project is to make money or serve the community. Mark Rideout said the RFP was designed to cast the net as widely as possible but the analysis will provide more information and determine how it fits in with other County projects. Gustafson said that ultimately, there are multiple factors to be considered regarding the benefits and balancing needs.

Discussion continued regarding the details considered as this draft report was being compiled.

The topic was open to public comment. Kylee Bigelow from TCDA reiterated the request to hold a meeting in Tahoe City to present this draft report and offered to facilitate. It is TCDA’s hope that the County can push a project forward for community use of the space.

Sara Smith asked for clarification on the purpose of the project and noted economic and quality of life benefits of arts and culture.

Renee Koijane and Christin Hanna, both with Siren Arts, spoke in favor of their project, saying they are realistic and low risk.

Scott Teach feels nothing should be on the site because nothing makes sense economically.
Public comment was closed. Hill was glad to hear the regional picture is being considered. She said to remember this is public land and she is opposed to a for-profit venture on public land.

Lyans is looking forward to continued dialog.

8. Action Item

A. Recommendation on Lakeside Redevelopment project, formally known as Laulima: NTRAC is being asked to make a recommendation to the Planning Commission on a Vesting Tentative Subdivision Map and Conditional Use Permit to allow a Planned Residential Development that would consist of up to ten residential units with a private 2,123 square foot home owner’s amenity building, associated common open space, and a multi-use trail; Variances to parking facility design standards, and an Administrative Review Permit to authorize the restaurant use of a 2,135 square foot commercial building with approximately 295 square feet of outdoor dining. The proposed project is mixed-use (residential and commercial) and comprises seven parcels, totaling .89 acres. Project is located on the south side of North Lake Boulevard (Highway 28), extending across Brockway Vista and fronting on the shore of Lake Tahoe, 8194-8258 North Lake Blvd. (State Highway 28) and 8178-8246 Brockway Vista Ave, Kings Beach.

Presenter: Allen Breuch, Placer County Supervising Planner; Applicant: Brian Helm

Breuch introduced the item and described the action on entitlements being requested. He showed the site on a map. Helm provided additional background on how the project evolved, challenges of the site, and proposed mixed use and off-site improvements.

The Committee asked questions clarifying the proposal, including use of the space, parking, and additional street improvements. Chillemi voiced concern about residential versus retail and feels this is overwhelmingly residential. It was noted that the street front buildings are single story and identified for retail/restaurant space, although tenants have not been identified. Chillemi read sections of the Area Plan and feels this project is not in keeping with the spirit, vision, and parameters of that Plan. She felt a full environmental review should be required.

Questions were raised about property across the street, also owned by this applicant. Plans for those parcels are not being submitted tonight.

A lengthy discussion followed regarding details of the proposed project, impacts to Brockway Vista Road, and conformity to the Area Plan. During discussion, Fulda disclosed that in 2017, Ward-Young submitted a proposal to Laulima, but was not awarded the bid.

The topic was open to public comment. Ten speakers voiced concern about details of the project, including the claim of mixed use and what the developer is considering for this site and the parcels across the street. There was a feeling that this project is not what was originally proposed, which included a hotel and that what is proposed is not the highest and best use of the property.

The President of Laulima Development addressed the group, saying the County has asked that the applications between this site and across the street be split. He discussed considerations as these plans were being developed.
Public comment was closed. The Council deliberated the questions before them. Chillemi feels this project is a test of the Area Plan. McFadden said she hasn’t spoken with anyone who feels condominiums on the lake side is a good idea. There was consensus that hotel units are needed in the Town Center and that a Master Plan showing use of all the developer’s parcels would be most helpful and informative.

Motion to recommend denial of staff’s recommendation to the Planning Commission on a Vesting Tentative Subdivision Map and Conditional Use Permit to allow a Planned Residential Development that would consist of up to ten residential units with a private 2,123 square foot home owner’s amenity building, associated common open space, and a multi-use trail; Variances to parking facility design standards, and an Administrative Review Permit to authorize the restaurant use of a 2,135 square foot commercial building with approximately 295 square feet of outdoor dining. CHILLEMI/HILL/UNANIMOUS

The Council recommended that Laulima Kings Beach, LLC present a comprehensive plan to Placer County Tahoe Planning with a review and discussion of the master plan and recommendation by NTRAC.

9. Future Agenda Items
   • The next NTRAC meeting with be a joint meeting with Squaw Valley MAC. The Placer County Sustainability Plan will be presented, but there will be no action items.
   • Hill asked for a regional report on traffic, including the Kings Beach grid and Tahoe City neighborhoods.

10. Adjournment at 9:38 PM to the next regular meeting on August 8, 2019 at the Tahoe City Public Utility Office, 221 Fairway Drive, Tahoe City, CA 96145

Respectfully submitted,
Judy Friedman
Recording Secretary