REGULAR MEETING MINUTES - FINAL Approved Oct. 10, 2019
Thursday, September 12, 2019
Tahoe City Public Utility District Offices
221 Fairway Drive
Tahoe City, CA 96145

1. Call to Order
FULDA called the meeting to order at 6:02 PM. A quorum was established.
MEMBERS PRESENT: Chillemi, Fulda, Hill, Lutkemuller, McFadden, and Steakley
MEMBERS ABSENT: Lyans and Roeder
STAFF PRESENT: Romack and Friedman
PUBLIC: 5

2. MAC Member Introductions

3. Approval of Agenda for September 12, 2019
LUTKEMULLER/HILL/UNANIMOUS

4. Approval of Minutes of July 11, 2019
CHILLEMI/HILL/Carried with abstentions from Lutkemuller and Steakley

5. Reports
   A. Supervisor/District Director Reports
Romack reported applications for Tourism Master Plan grants (TOT allocations) are being accepted until October 31, 2019.

Each Placer County Supervisor has $20,000 per year to allocate as they see fit. Supervisor Montgomery earmarked her funds for Health and Human Services. Current Supervisor Gustafson is making the monies available for local non-profit needs through an application process. The application can be found at www.placer.ca.gov. Chillemi noted there had been a Benefit Fund Committee that made recommendations on allocations and asked if it will be formed again.

Romack reported the County is working on a Short Term Rental ordinance that will address permitting and nuisance issues. A public workshop is scheduled for September 23 at the North Tahoe Events Center.

   B. Community Reports
North Tahoe Fire Protection District PIO Erin Holland reported the District has been very busy this summer responding to structure and wildland fires and medical calls, including two recent drownings. She stressed the importance of personal flotation devises.
After the Labor Day fireworks show at Garwoods, the barge used for the show caught fire. Holland reported 1700 defensible space inspections have been done this season and chipping is being done. This Saturday a Community Party in Kings Beach is being hosted by Fire Adaptive Communities and the Red Cross from 10am to Noon.

The National Weather Service has issued a fire weather watch for Sunday and Monday that could turn into Red Flag Warning days. Be sure to update your contact information with Liberty Utilities to get any notifications about de-energizing.

C. NTRAC Member Reports
Steakley reported a new Executive Director has been hired for the North Tahoe Business Association. Trash issues continue to be a main topic of concern.

Chillemi reported the traffic in Kings Beach has been “horrendous” this summer. The CHP installed speed monitoring radar signs, which have helped slow down traffic in the grid. Chillemi counted 70 cars going past her house in one hour.

Lutkemuller asked about getting more effective bear-proof dumpsters. Alan Breuch suggested she contact Placer County Environmental Health about her concerns.

Hill reported the Tahoe Transportation District (TTD) is hosting a “listening session” on September 24 at the Fairway Community Center from 4:00 PM to 7:00 PM regarding the One Tahoe transit funding initiative. More information is available at onetahoe.org.

Tahoe City Downtown Association is hosting Oktoberfest at Commons Beach on September 28.

McFadden reported the logging behind the high school has begun.

Fulda said Alpine Meadows community members are working with Placer County on the Avalanche Control Committee, which is evaluating the impacts of the Gazex exploders. A survey has been sent to Alpine owners.

The Alpine Meadows Fire Safe Council and Squaw Valley Ski Holdings are hosting a shelter-in-place drill in Alpine on September 21. Holland noted the successful drill in Squaw last weekend.

5. Public Comment
Judy Friedman announced Summer’s Last Hurrah, a concert benefiting Tahoe Truckee School of Music on September 15 at Commons Beach.

6. Information Items
   A. Housing Strategy and Development Code Amendments
County staff will provide an informational overview of proposed housing-related Code amendments aimed at increasing housing availability and affordability while streamlining the permit approval process for a mix of housing types for all income levels. The proposed changes will allow for increased residential capacity on commercial and multi-family zoned parcels, and will align with recent changes to State housing laws, with higher density, mixed use, transit-oriented, and infill housing development primarily located where existing infrastructure and public services are currently available.

Presenter: Patrick Dobbs, Placer County Planning Services Division

Dobbs presented the proposed Code Amendments regarding housing, noting they will not be in force in TRPA-regulated areas within the basin. Project goals include bringing the codes current with state laws and streamlining the permitting process. The Notice of Preparation has been released and the comment period is open until September 27. The Board of Supervisors is expected to receive the amendments and take action in fall 2020. Dobbs answered questions clarifying his presentation, including the proposed amendments and enforcement.

B. North Shore Gas Station and Residential Units

The project proposes four fuel pump stations accommodating eight pumps with a protective fuel canopy totaling 24-feet in height, a 1,866 square foot convenience store, and two residential dwelling units which include a two-bedroom dwelling on the second floor and a one-bedroom dwelling on the third floor above the convenience store. The mixed-use building would total approximately 42-feet in height and is located at 8755 North Lake Boulevard in Kings Beach.

Presenters: Leah Kaufman, Applicant and Allen Breuch, Placer County Planning Services Division

Breuch presented the project, which adds two residential units to the already entitled gas station. The Tahoe Basin Design Review Committee voiced concern about shading and fencing, particularly as it impacts the neighbor to the rear of the property. Chillemi asked for clarification on what was already approved and when and what level of environmental review is required. Breuch said the gas station project was entitled under the 1996 General Plan. The zoning is allowed under the current Area Plan because it is not on the lakeside. Chillemi asked that a discussion about “loopholes” in the Area Plan and the County’s interpretation be added to a future agenda.

The applicant Steve Sutton presented a site map of the project, explaining the gas tank is being moved and residential units added. Discussion followed as the project was clarified, including how the space will be used, environmental review, and zoning. The current plan for the residential units is that the owner will live in one and the gas station manager in the other. There is no plan for short-term rental of either unit.

The item was open to public comment and one person spoke to the need for mixed use in the area.
When public comment was closed, Chillemi noted the need for the project to conform with the Area Plan. When the project comes back to NTRAC for action, she would like to see the following items addressed: 1) the definition of mixed use in the 1996 General Plan and current Area Plan; 2) impacts to neighbors going from two to three stories and any response from neighbor notifications; 3) lighting, noise, and parking impacts; 4) how this project benefits the community, given there are already two gas stations in Kings Beach; and 5) environmental impacts of the gas station. Fulda asked that a chronology of project review and approvals be presented. During discussion, it was suggested that more residential units in the space be considered.

Breuch reiterated that this presentation is just for the residential units and does not re-open discussion of the already approved gas station. NTRAC has purview to make recommendations to the Planning Commission on Conditions of Approval, such as not allowing vacation rental of the units.

7. **Future Agenda Items**
   - An update on traffic calming measures in Kings Beach
   - Trash related issues
   - The County’s interpretation of the Area Plans
   - An update on the Homewood project

8. **Adjournment at 7:53 PM to the next regular meeting on October 10, 2019 at the North Tahoe Event Center, 8318 N Lake Blvd, Kings Beach, CA 96143**

Respectfully submitted,
Judy Friedman
Recording Secretary