

County of Placer
Planning Department

BOARD SUBMITTAL COVER SHEET

TO: Board of Supervisors

FROM: Michael Johnson, Planning Director

DATE: April 3, 2006

**SUBJECT: GENERAL PLAN AMENDMENT/REZONE - TAHOE VISTA CHALETS -
(PSUB T2005 0934)**

SUMMARY:

On December 8, 2005, the Planning Commission recommended to the Board of Supervisors a General Plan Amendment and Rezone Application to change the density of the project site within the Tahoe Vista Community Plan from Multi-Family Dwelling (15 units per acre) to 18 units per acre. The Planning Commission also approved of a Conditional Use Permit, Major Subdivision, and a Variance, which would allow the applicant to subdivide two existing parcels with six existing units into a Planned Unit Development (PUD) consisting of six lots (each encompassing an existing unit) and a common area, subject to the approval of the General Plan Amendment and Rezone requests. No new units will be constructed as a result of this action; rather, the General Plan land use designation is being modified to allow for the subdivision of the existing property.

CEQA COMPLIANCE:

A Mitigated Negative Declaration (EIAQ-3759) was prepared for the project and is recommended by the Planning Commission as the appropriate environmental document for the project.

FISCAL IMPACT: None

RECOMMENDATION:

Staff's recommends the Board of Supervisors approve the General Plan Amendment and Rezone request as recommended by the Planning Commission.

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MEMORANDUM

County of Placer Planning Department

TO: Placer County Board of Supervisors

FROM: Michael Johnson, Planning Director

DATE: April 3, 2006

SUBJECT: GENERAL PLAN AMENDMENT/ REZONE - TAHOE VISTA CHALETS –
(PSUB T2005 0934)

BACKGROUND:

Tahoe Vista Chalets is a developed residential parcel located in the Tahoe Vista area. The existing dwelling units were originally constructed in the mid to late 1960's as part of a motel development that was located on both sides of State Route 28. The project site comprises the lakeside parcels that have since been converted to single-family dwellings. This project site is situated between North Lake Boulevard (State Route 28) and Lake Tahoe in the Tahoe Vista area and the site is within the boundaries of Special Area 4 (Tourist/Residential), which allows multi-family development (provided the density does not exceed 15 dwelling units per acre) and single-family residential development.

The subject property encompasses an area of approximately 13,998 square feet and consists of two, 50-foot wide parcels. These parcels contain a total of six existing, two-story dwelling units, a common pier, and a paved parking pad. Land use patterns for the surrounding area consist of a wide range of urban and commercial areas, public and private recreational areas and facilities with a predominance of tourist accommodations and commercial use along State Route 28.

PROJECT DESCRIPTION:

The applicant is requesting approval of a General Plan Amendment and Rezone to change the density of the Plan Area Statement of the Tahoe Vista Community Plan, for the subject property only, from multi-family dwelling (15 dwelling units per acre) to 18 units per acre. This would make the subject property conforming to the Tahoe Vista Community Plan, with two existing parcels with six existing units proposed to be subdivided into a Planned Unit Development (PUD) consisting of six lots (each encompassing an existing unit) and a common area. The change in the allowed density would be limited to this project site and would eliminate some of the difficulties the owners face when one of the individual units are sold.

ACTION OF THE PLANNING COMMISSION:

On December 8, 2005, the Planning Commission, unanimously (7-0), recommended approval of the Rezone application and General Plan Amendment request. The Commission also approved the Conditional Use Permit, Major Subdivision, and Variance to allow a Planned Unit Development on the property, subject to the approval of a rezoning and an amendment to the general plan (see Conditions, Attachment E).

ANALYSIS OF ISSUES:

The principal issues related to the application are those of compatibility of the residential land use with surrounding uses, and the consistency of the plan text amendment and rezone with the Tahoe Vista Community Plan. The proposed change in density will not result in the development of any new units; rather, the land use designation is being modified to reflect the actual development conditions on the project site, while also allowing for the subdividing of the property. Although the Tahoe Regional Planning Agency does not allow creation of new parcels, the Agency does allow subdivision of multi-family projects and the subdivision of existing units. The Planning Commission determined that the approval of the application would be to the public's benefit and that the proposed rezoning would be consistent with the goals and policies and the overall objectives of the Plan. The change in the allowed density only affects the subject parcel, so the change would not have a broad application.

CEQA COMPLIANCE:

A Mitigated Negative Declaration (EIAQ-3759) was prepared for this project and is recommended by the Planning Commission as the appropriate environmental document for the project.

RECOMMENDATION:

Staff recommends the Board adopt the Mitigated Negative Declaration and approve the Rezone and the General Plan Amendment for the Tahoe Vista Chalets project.

FINDINGS:

CEQA:

1. The Mitigated Negative Declaration has been prepared as required by law. Incorporation of the identified mitigation measures will reduce the identified impacts to less than significant levels.
2. There is no substantial evidence in the record as a whole that the Project, as revised and mitigated, may have a significant effect on the environment.
3. The Mitigated Negative Declaration, as adopted for the Project, reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The Mitigation Plan/Mitigation Monitoring Program prepared for the Project is hereby approved and adopted.

5. The custodian of records for the Project is the Placer County Planning Director, 11414 B Avenue, Auburn, CA 95603.

General Plan Amendment:

6. The public's benefit, convenience and necessity will be served by the approval of this application.

Rezoning:

7. The proposed zoning is consistent with the Tahoe Vista Community Plan, as modified by the Plan Amendment, and is compatible with the objectives, policies and land use designation.

Respectfully submitted,

MICHAEL J. JOHNSON, AICP
Planning Director

MJ/SB:KH

EXHIBITS:

EXHIBIT A – Site Plan

EXHIBIT B – Resolution and Exhibit for General Plan Amendment

EXHIBIT C - Rezone Exhibit

EXHIBIT D – Mitigated Negative Declaration

EXHIBIT E – Planning Commission Conditions of Approval

EXHIBIT F – Vesting Tentative Map

cc: Tahoe Vista Chalets HOA c/o Sam Arentz
Applicant – Gary Davis Group
North Tahoe Regional Advisory Council

COPIES SENT BY PLANNING:

Phillip Frantz – Department of Public Works
Roger Davies – Environmental Health Services
Brent Backus – Air Pollution Control District
Scott Finley – County Counsel
Michael Johnson – Planning Director
Bill Combs – Principal Planner
Allen Breuch – Supervising Planner

Subject/chrono files

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