

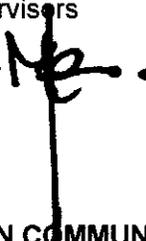
COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

**PLANNING
SERVICES DIVISION**

Paul Thompson, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Michael J. Johnson, AICP 
Agency Director
DATE: January 22, 2013
SUBJECT: UPDATE - TAHOE BASIN COMMUNITY PLAN UPDATE

ACTION REQUESTED

Tahoe Basin Community Plan Update – Status update. No Board action is requested.

BACKGROUND

As directed by the Board at its July 26, 2011 Tahoe hearing, staff has continued efforts on the Tahoe Basin Community Plan Update work program. Specifically, the Board directed staff to launch the public outreach strategy developed for the Community Plan Update and to continue to work with the Tahoe Regional Planning Agency (TRPA) on the coordination of the County's Community Plan Update. Staff has continued to move forward with the overall work program and provides this report to the Board on the progress to date.

STATUS

Policy Document Development & Coordination with the TRPA Regional Plan

Since staff's last status report to the Board on October 23, 2012, staff has continued to coordinate with TRPA on the Community Plan Update and to follow the TRPA Regional Plan Update (RPU) process as it relates to the County's planning efforts in the Basin.

As anticipated, TRPA adopted its RPU and Environmental Impact Statement (EIS) on December 12, 2012. Given the need for regulatory consistency between the TRPA RPU and the County's Community Plan, staff provided regular feedback on the RPU to address areas of inconsistency related to land use/zoning district designations and development standards.

Staff has focused efforts on monitoring the RPU process and progress to ensure that the County's Community Plan Update process remains on track and aligned with the RPU. In addition, in an effort to provide improved coordination on the County's Community Plan Update, TRPA has assigned a staff team to assist the County's Community Plan Update team. TRPA's team will be assisting the County at all Community Plan Update meetings and will provide on-going support with the preparation of the County's Planning Documents.

Staff continues work on an administrative draft background report for the Community Plan policy document and has been working with the Community Plan Technical Advisory Committee (TAC) on the technical components of the report. The background report will provide information needed to begin drafting the Community Plan policy document.

The preparation of the Community Plan policy document is being funded through grant funds awarded to the Tahoe Basin Partnership for Sustainable Communities, which Placer County and TRPA are a part of. The grant funding will also include the preparation of an economic and market analysis for the North Tahoe Basin which will help inform the policy document. In addition, the grant funding will provide for a community design vision charrette and plan for the Kings Beach area, which will also help to augment the County's visioning efforts for Kings Beach. A charrette is a collaborative stakeholder working session(s) in which a group of designers draft plans based upon stakeholder input. Charrettes serve as a way to quickly generate a design plan while integrating the input and interests of a diverse group of people. Over the last couple of months, the County has worked with TRPA to put out a request for proposal for this work effort. It is anticipated that consultants will be contracted to begin this work in early 2013.

Public Outreach

Since staff's last status report to the Board on October 22, 2012, three community workshops have been held.

On November 15, 2012, staff conducted a focused workshop with the Greater Tahoe City Plan Area Team. The purpose of that meeting was to provide an opportunity for the Team to review and discuss the Tahoe City downtown stakeholder vision plan that was prepared over the summer and presented to the Tahoe City community on September 27, 2012. That vision plan was sponsored by various Tahoe City downtown business owners, the Tahoe City Public Utility District and the Resort Association. The vision options resulted from stakeholder input and were created by community design consultants "*DESIGNWORKSHOP Sustainable Community Advocates*". The vision options include key design principles and future design renderings for the Tahoe City commercial core area, including a "Vision Options Diagram" map (see Attachment 1).

At the November 15, 2012 meeting, staff reported on the vision options plan for the Tahoe City commercial core area, and the County's Greater Tahoe City Plan Area Team reviewed and discussed the visioning concepts and principles. Generally, the team concurred with the vision plan principles and felt they were consistent with their overall vision for the Tahoe City commercial core. To date, the Team's areas of concern with the vision plan were related to the need to incorporate restoration of sensitive lands as a key concept and to maintain or improve lake access on lake-side parcels in the commercial core. In addition, the Team expressed an interest to further review the vision plan. Accordingly, staff will conduct additional meetings with the Team over the next few months.

Community Workshops were also held on November 28, 2012 and January 9, 2013, where the Plan Area Teams continued work on addressing land use and scale in the town and neighborhood centers. At these workshops, staff presented preliminary Draft District Standards that are intended to be reflective of each team's visioning to date. The preliminary Draft District Standards have been prepared by community design consultants, Dyett and Bhatia, and serve as templates or working documents that will evolve as the County builds from them to prepare comprehensive plan documents for each team. As part of the preliminary Draft District Standards, preliminary draft zone district maps have been prepared for the commercial cores with each Plan Area (see Attachment 2). The preliminary draft zone district maps are working maps, which staff has been reviewing with the Teams at the last two workshops.

Over the next few months the County will be moving into the next phase of the Community Plan Update, which includes preparation of draft planning documents. During this phase, staff will no longer be conducting regular Community Workshops; rather, staff will hold focused meetings as necessary with individual Plan Area Team working groups. After the preparation of draft planning documents, it is anticipated that Community Workshops will resume to provide further opportunity for community and Team input.

Staff also continues to hold Town Hall Meetings to further engage the public. The purpose of the Town Hall Meetings is to provide reports on the progress of the Community Plan work program to the broad North Tahoe Community, to provide an opportunity for the public to comment on the County's work effort, and to address any concerns, questions or issues that may arise from the public regarding staff's planning efforts and the overall work program. The next Town Hall Meeting is scheduled for February 6, 2013, 6:00 P.M. at the Granlibakken Lodge in Tahoe City. The work presented at the Town Hall meeting will include the preliminary draft zone districts for each Plan Area, along with the preliminary draft standards prepared to date.

In addition to the February Town Hall Meeting, the Planning Commission will be conducting a workshop on the Community Plan Update on January 17, 2013 at the North Tahoe Event Center in Kings Beach. At the workshop staff will provide a report to the Commission on the progress of the Community Plan Update, and will seek direction on a few key issues, including: 1) the initial mapping of the Plan Area boundaries; 2) the allowance of mixed use (with residential) in the existing commercial cores of each Plan Area; 3) the development and application of height standards within the commercial cores of each Plan Area; and 4) the Greater Tahoe City Team's review of the Tahoe City downtown stakeholder vision plan that was prepared by community design consultants "*DESIGNWORKSHOP Sustainable Community Advocates*". The Planning Commission workshop is intended to provide an opportunity for the public to provide input on the progress of the Community Plan Update and the key issues noted above.

NEXT STEPS

As noted above, over the next few months the County will be moving into the next phase of the Community Plan Update which includes preparation of draft planning documents. Accordingly, staff will be focusing efforts in this area. During this phase, staff will no longer be conducting regular community workshops but will hold focused meetings as necessary with individual Plan Area Teams.

As part of the grant funding received through the Tahoe Basin Partnership for Sustainable Communities, which Placer County and TRPA are a part of, staff will be working with TRPA over the next few weeks to contract with a consultant for the preparation of the Community Plan policy document, an economic and market analysis, and a community design vision charrette and plan for Kings Beach. In addition, as the planning documents take shape staff will continue to hold regular Community Plan TAC meetings, to review the development of the Community Plan policy document and the background report.

As noted above, staff will be holding a Town Hall Meeting on February 6, 2013 to update the North Lake Tahoe community on the status of the Community Plan, and will also be providing a report to the Planning Commission at a January 17, 2013 Community Plan Update workshop. Staff will also be providing a report on the Community Plan Update to the North Tahoe Regional Advisory Committee at their regular February meeting and will continue to provide updates on the progress of the Tahoe Basin Community Plan Update at the Board's quarterly Tahoe Board hearings.

FISCAL IMPACT

None.

SUMMARY

No action is necessary as this status update is intended to generate discussion and feedback from the Board regarding the Community Plan Update. Staff will continue to move forward on the Community Plan Update and will return to the Board to request future direction as warranted.

ATTACHMENTS:

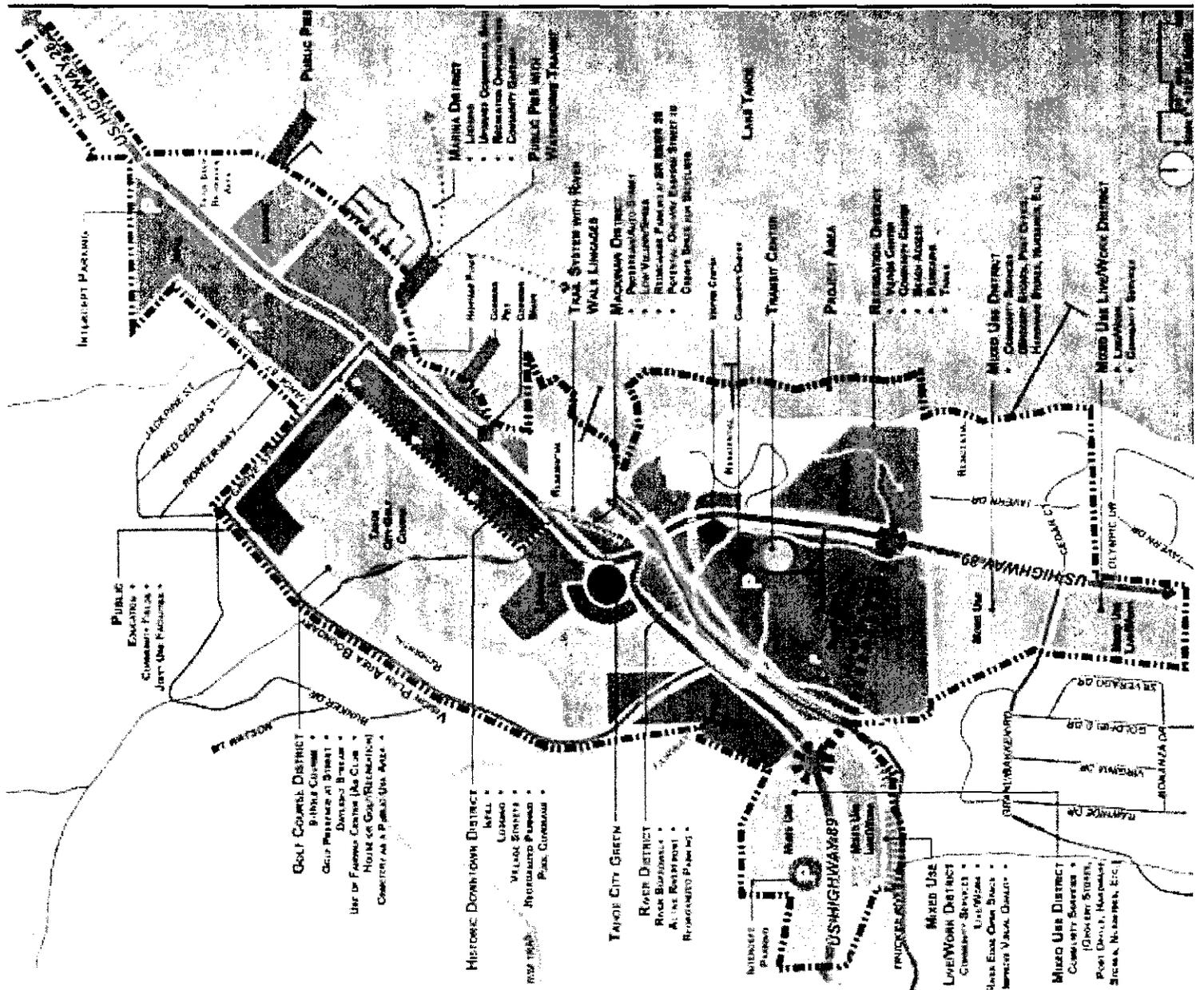
Attachment 1 – Plan Area Team Member Matrix

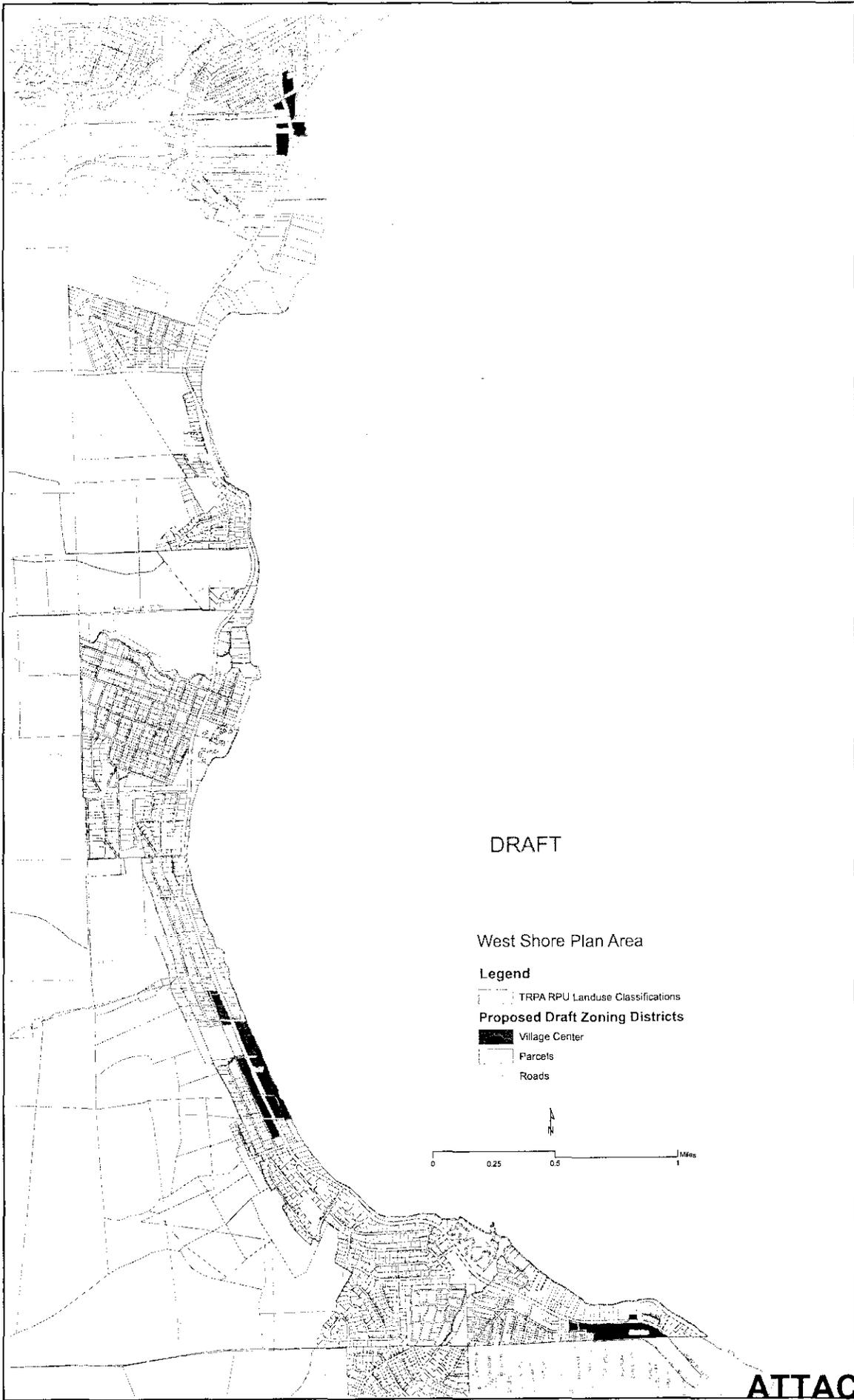
Attachment 2 – Preliminary Draft Zone District Maps

- cc: David Boesch, County Executive Officer
- Holly Heinzen, Assistant County Executive Officer
- Jennifer Merchant, Tahoe County Executive Office
- Karin Schwab, County Counsel's Office
- Michael Johnson, CDRA Director
- Loren Clark, Assistant CDRA Director
- Paul Thompson, Deputy Planning Director
- Crystal Jacobsen, Supervising Planner
- Steve Buelna, Supervising Planner
- Edmund Sullivan, Planning Services
- Alan Breuch, Planning Services
- Peter Kraatz, Deputy Public Works Director

Visioning Options Diagram

- Marina District
- Golf Course District
- Historic Downtown District
- Tahoe City Green
- Recreation District
- Mixed Use Districts





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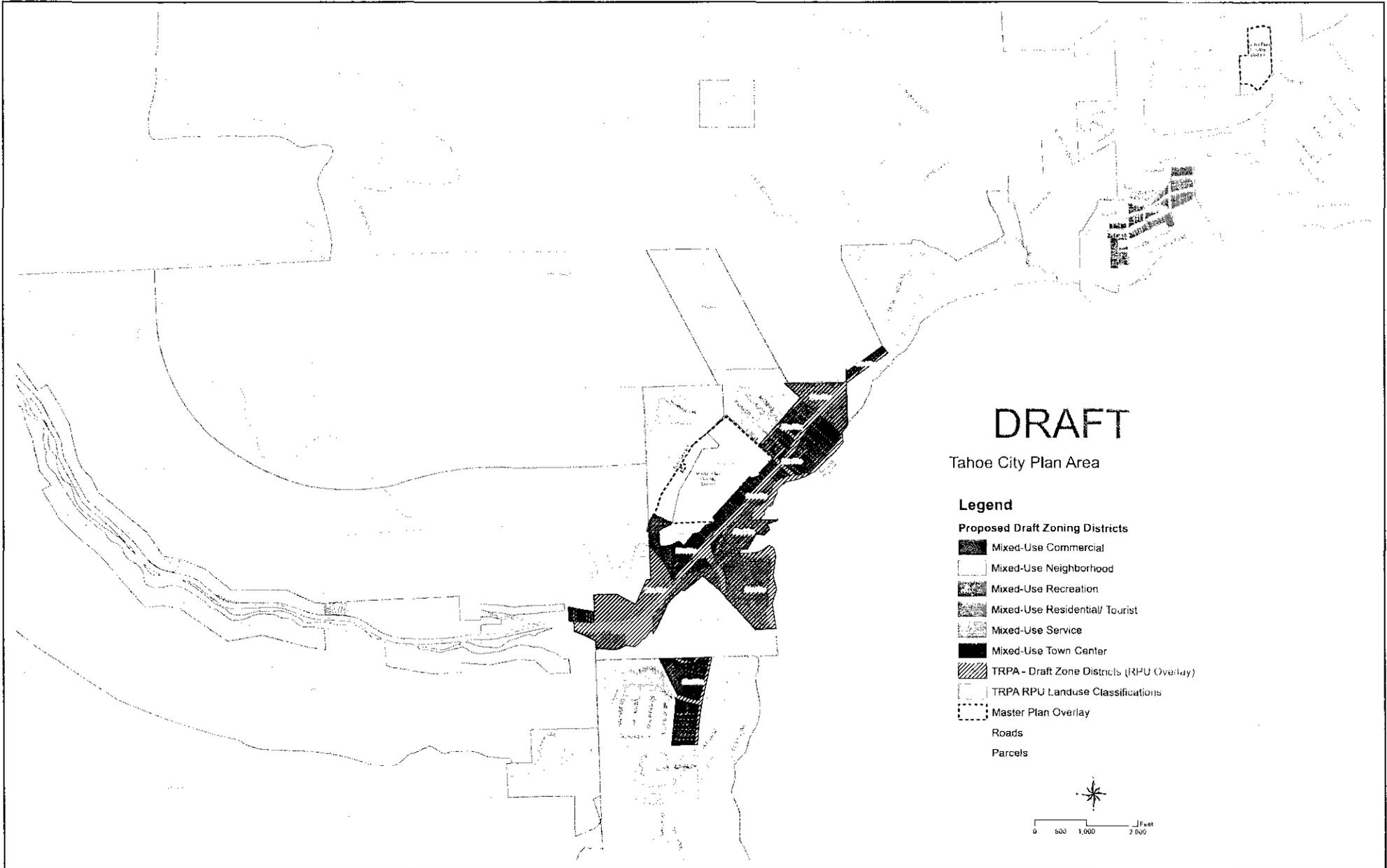
West Shore Plan Area

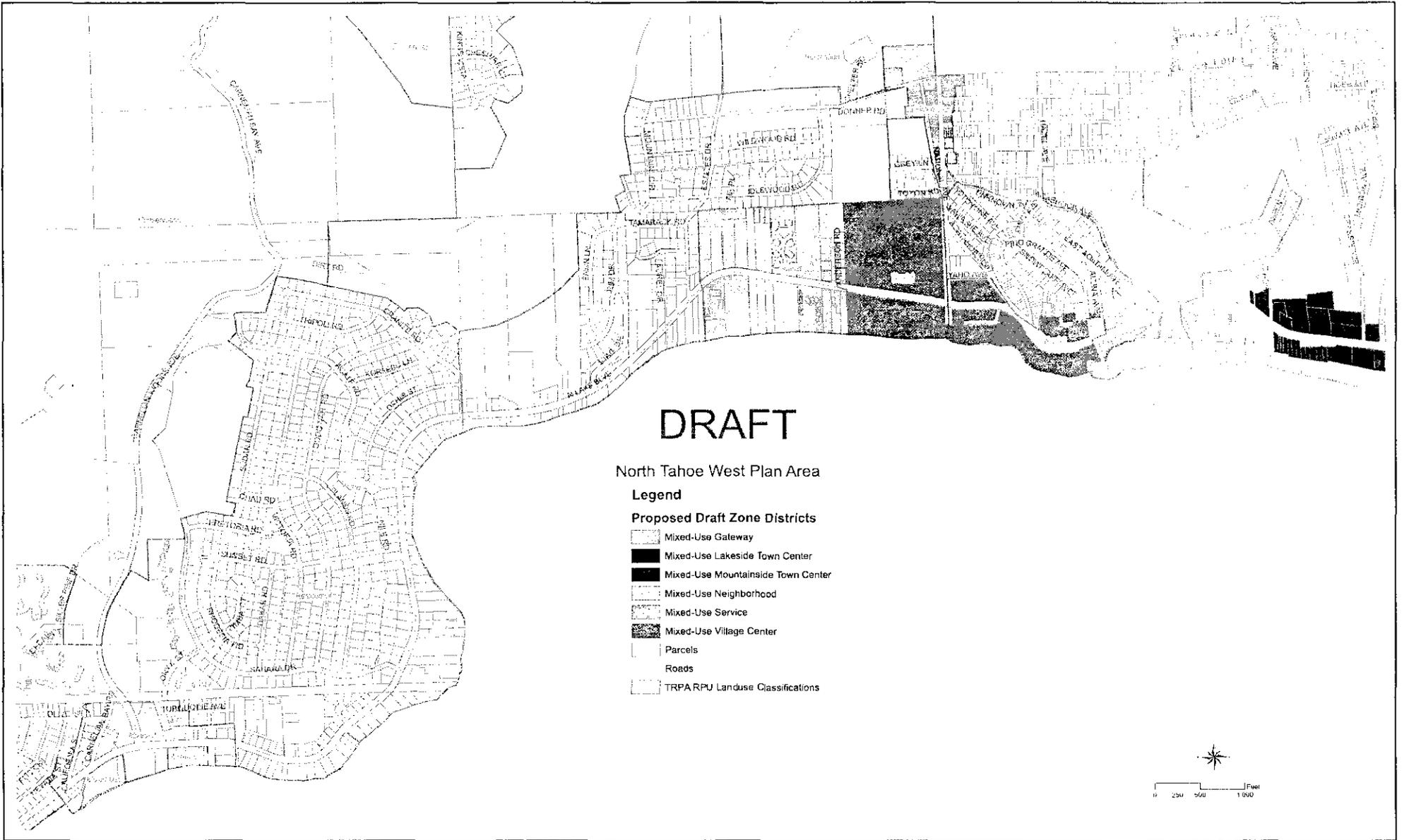
Legend

- - - TRPA RPU Landuse Classifications
- █ Village Center
- ▭ Parcels
- ⋯ Roads



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North Tahoe West Plan Area

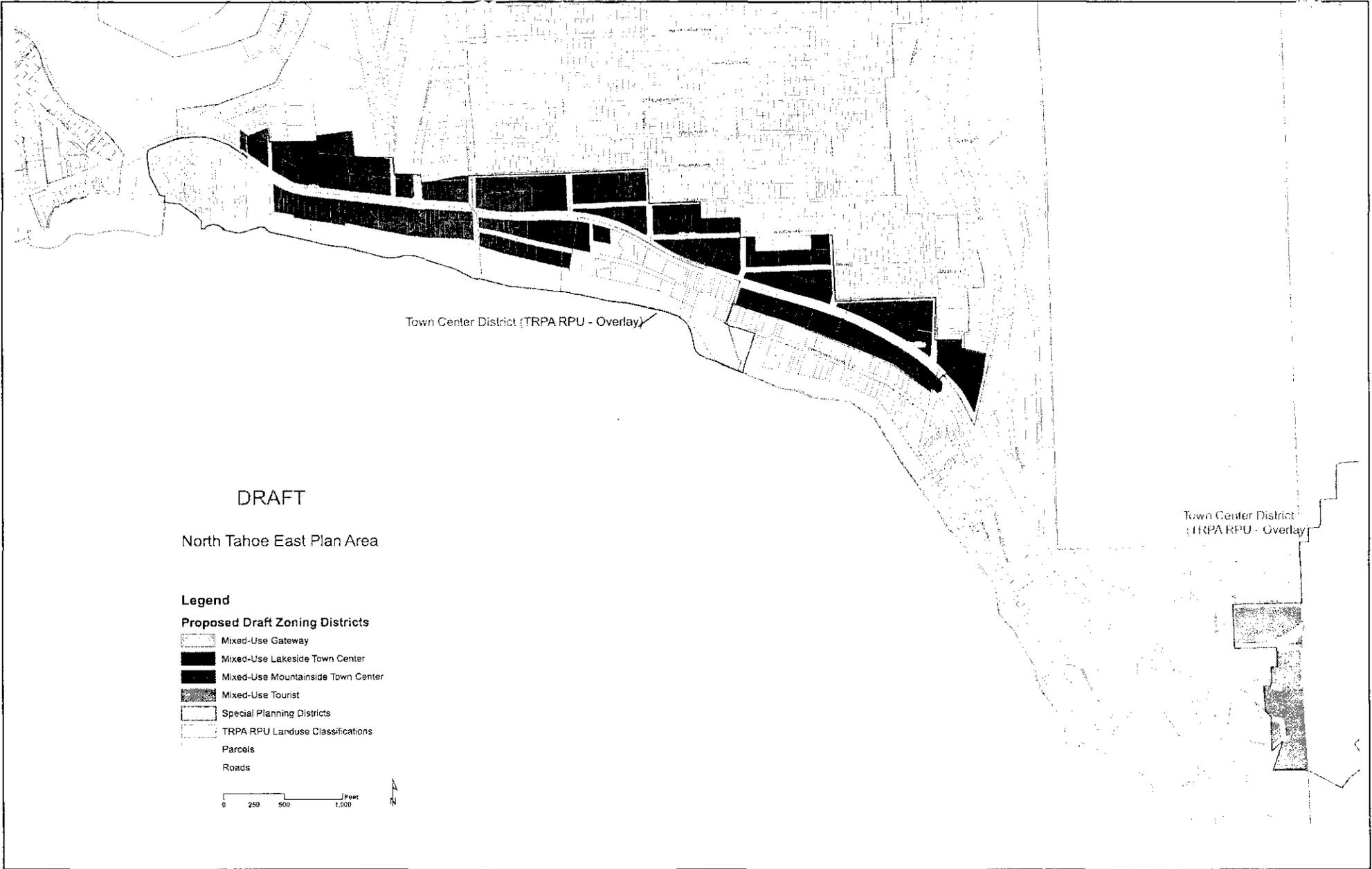
Legend

- Proposed Draft Zone Districts**
- Mixed-Use Gateway
 - Mixed-Use Lakeside Town Center
 - Mixed-Use Mountainside Town Center
 - Mixed-Use Neighborhood
 - Mixed-Use Service
 - Mixed-Use Village Center
 - Parcels
 - Roads
 - TRPARPU Landuse Classifications



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North Tahoe East Plan Area

Legend

Proposed Draft Zoning Districts

-  Mixed-Use Gateway
-  Mixed-Use Lakeside Town Center
-  Mixed-Use Mountainside Town Center
-  Mixed-Use Tourist
-  Special Planning Districts
-  TRPA RPU Landuse Classifications

Parcels

Roads



