



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
CD/RA Director
DATE: July 23, 2013
SUBJECT: TAHOE BASIN COMMUNITY PLAN UPDATE STATUS

ACTION REQUESTED

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

BACKGROUND

As directed by the Board at its July 26, 2011 meeting, staff has continued efforts on the Tahoe Basin Community Plan Update work program. After developing and launching a public outreach strategy in 2012, staff continues to work with the Tahoe Regional Planning Agency (TRPA) on the coordination of the County's Community Plan Update and has continued to move forward with the overall work program. This report provides the Board with staff's progress on the work program to date.

STATUS

Policy Document Development & Coordination with the TRPA Regional Plan

Since staff's last status report to the Board on April 23, 2013, staff has continued to coordinate with the TRPA on the Community Plan Update to ensure that the Community Plan conform to the TRPA Regional Plan and Code of Ordinances.

TRPA continues to work with local jurisdictions to implement the Regional Plan and as previously reported to the Board, in an effort to provide improved coordination on our Community Plan Update, TRPA has assigned a staff team to assist Placer County's Community Plan Update team. The TRPA team has been assisting the County at all Community Plan Update meetings and continues to provide on-going support with the preparation of the County's Planning Documents.

Staff has focused efforts on developing the Community Plan policy document and four Development Codes (district standards/design guidelines) for the four Plan Areas within the Community Plan boundary. The preparation of 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 market analysis for the North Tahoe Basin which is intended to inform the policy document, and a community vision charrette and vision plan for the Kings Beach area.

These efforts are underway, and are being conducted in coordination with TRPA to ensure conformance with their Regional Plan and Code of Ordinances. As the planning documents take shape the documents will be reviewed by the Community Plan Update's Technical Advisory Committee. It is anticipated that the economic market analysis, along with an existing conditions report for the Community Plan Policy Document, will be completed by late summer 2013. Further public outreach is being conducted as part of this phase of the Community Plan Update work program, including:

- A Kings Beach Visioning Charrette (the charrette [a collaborative community design session in which a group of urban designers, planners, traffic engineers, and other professionals will draft a design solution/vision plan] will include public meetings and is intended to seek broad public participation and feedback on planning/linking of the commercial core and public beach areas of Kings Beach)
- A Tahoe City Vision Options Plan Review Workshop (workshop will build from the "*Tahoe City Vision Options Plan*" [prepared by Design Workshop in summer 2012] and is intended to seek broad public participation and feedback on planning of the commercial core area)
- A series of topical workshops related to various elements of the Community Plan (i.e., natural resources and environmental protection, parks and recreation, transportation and circulation).

The Kings Beach Vision Charrette process was kicked off in May. A Pre-Charrette Workshop was held on June 19, 2013 at the North Tahoe Event Center, which was aimed at seeking input from community stakeholders to provide background information for the Charrette itself. The Charrette is a three-day visioning and design process which is scheduled for July 16 through 18, 2013 at the North Tahoe Event Center in Kings Beach. The Charrette will include public open house workshop sessions to provide further opportunity for stakeholder input and feedback as the community design consultants work to illustrate the community's future vision for Kings Beach.

The Kings Beach Vision Charrette will be followed with the Tahoe City Vision Options Plan Review Workshop which is scheduled for August 28, 2013 at the Granlibakken Lodge in Tahoe City. A series of topical policy workshops is set to begin in late September and will run through November. It is anticipated that this phase of the work program – preparing the Community Plan planning documents - will be underway through 2013 and that environmental analysis on the Community Plan Update will commence in early 2014.

Public Outreach

Since staff's last status report to the Board in April, staff has held four public meetings.

On May 8, 2013, staff held a focused meeting with the County's Greater Tahoe City Plan Area Team. The purpose of that meeting was for the team to finalize its review and discussion regarding desired land uses and scale/height within the commercial cores of the Plan Area. Staff also conducted similar focused meetings with the County's three other Plan Area Teams. Focused meetings with the North Tahoe West and North Tahoe East Plan Area Teams were held on May 14, 2013, where those teams finalized discussions regarding land use and height. Two meetings were also held with the West Shore Plan Area Team on May 16, 2013 and June 13, 2013 to discuss desired height and mixed use in the commercial core area of Homewood.

Additionally, as noted above, a Kings Beach Vision Charrette Workshop was also conducted on June 19, 2013 at the North Tahoe Event Center. This meeting was intended to outreach to community stakeholders and gather information to assist staff and consultants with the three-day Charrette scheduled in July 2013.

Staff also continues to provide regular updates to the TRPA and the North Tahoe Regional Advisory Committee (NTRAC) on the Community Plan Update, and continues to hold Town Hall Meetings to report out on the progress of the Community Plan Update and to seek broad community input and feedback on the process. Staff will be providing a report to the NTRAC at its regular August meeting, and the next Town Hall Meeting is scheduled for September 11, 2013 at the North Tahoe Event Center in Kings Beach. In addition, as progress is made on the Community Plan documents and issues are identified, staff will conduct Planning Commission public workshops to seek direction from the Commission and to provide an opportunity for the public to comment before the Commission. It is anticipated that the next Planning Commission workshop will be scheduled in late summer so that staff can report on the further visioning efforts being conducted in Kings Beach and Tahoe City.

NEXT STEPS

Over the next few months, County staff will continue to move forward with the Community Plan Update process, which will include preparation of draft planning documents. This effort will include further public outreach as described above, and will continue through fall 2013. Following the public outreach, it is anticipated that environmental analysis will commence in early 2014 and that draft planning documents will be released in late spring or early summer 2014.

Staff will also continue to hold regular Town Hall Meetings and will provide regular reports to the TRPA, NTRAC, and the Planning Commission. Finally, staff will continue to provide updates on the progress of the Tahoe Basin Community Plan Update at the Board's quarterly Tahoe Board hearings.

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.

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 Bruech, Planning Services
Peter Kraatz, Deputy Public Works Director

