



COUNTY OF PLACER PLANNING COMMISSION

****SPECIAL TAHOE****

AGENDA

DATE

January 17, 2013

OFFICE OF Planning Services Division

3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
FAX: 530/745-3080
www.placer.ca.gov

****Meeting will be held at the North Tahoe Event Center, located at 8318 North Lake Blvd., Kings Beach CA 96143.****

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

8:00 am **Commissioners and staff to meet at the Community Development Resource Agency at 3091 County Center Drive, Auburn, parking lot. County vehicles to provide transportation up to Tahoe destination.**

10:00 am **FLAG SALUTE**

ROLL CALL: Jeffrey Moss (Chairman), Miner Gray (Vice Chairman), Larry Sevison (Secretary), Ken Denio, Gerry Brentnall, Richard Roccucci and Richard Johnson

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

A) SWEAR-IN COMMISSIONERS RE-APPOINTED BY BOARD OF SUPERVISORS

B) VOTE OF PLANNING COMMISSION OFFICERS:

- a. Select 2013 Chairman:
- b. Select 2013 Vice Chair:
- c. Select 2013 Secretary:

C) STORMWATER QUALITY CITIZENS ADVISORY COMMITTEE – Request for Planning Commissioner to fill seat.

D) PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 am

**VESTING TENTATIVE SUBDIVISION MAP MODIFICATION / CONDITIONAL USE PERMIT MODIFICATION (PSM 20120079)
NORTHSTAR HIGHLANDS II
INITIAL STUDY TO A PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)
(THE APPLICANT IS REQUESTING A CONTINUANCE TO AN OPEN DATE.)**

Consider a request from East West Partners on behalf of Northstar Mountain Properties, LLC and CNL Income Northstar, LLC. for approval of a modification to a Vesting Tentative Subdivision Map and Conditional Use Permit to allow 18 lots/phases where 17 lots/phases were previously approved. The revised project includes the development of 446 residential units where 576 units were previously approved (count does not include the 32 employee housing units for which no change is proposed). The residential units consist of a combination of whole and fractional ownership including 50 townhomes (where 22 townhomes were originally approved), 10 new single-family lots, and 386 condominiums (where 554 were originally approved). The revised project also includes up to 147 commercial condominiums (where 200 were originally approved), 4,000 square feet of commercial space (no change from original approval) and 32 employee housing units (no change). The Planning Commission will also consider an Initial Study to a previously certified Environmental Impact Report for this project.

Project Location: The project is located on the west side of State Route 267, at Northstar in the Martis Valley area.

APN's: 110-030-068 (62.8 acres), 110-050-047 (128.7 acres), 110-050-071 (113.2 acres), 114-090-001 through 114-090-019 (Home Run Townhomes)(4.3 acres), and 110-081-014 (Employee Housing)(47.3 acres).

Total Acreage:

Zoning: FOR-B-X 160 ac. min. (Forestry, combining minimum Building Site of 160 acres), RM-B-X-DS 20 ac.min. PD = 5.8 (Residential Multi-Family, combining minimum Building Site of 20 acres, combining Design Sierra, combining Planned Residential Development of 5.8 units per acre), RM-DS PD = 15 (Residential Multi-Family, combining Design Sierra, combining Planned Residential Development of 15 units per acre), RS-B-X-20 ac.min. PD = 0.72 (Residential Single-Family, combining minimum Building Site of 20 acres, combining Planned Residential Development of 0.72 units per acre), FOR-B-X 160 ac. min. (Forestry, combining minimum Building Site of 160 acres), RES-DS-PD = 5.8, (Resort, combining Design Sierra, combining Planned Residential Development of 5.8 units per acre), TPZ (Timberland Production)

Community Plan Area: Martis Valley Community Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: East West Partners

Owner: All properties with the exception of APN: 110-081-014 (which is owned by CNL Income Northstar, LLC.) are owned by Northstar Mountain Properties, LLC.

County Staff:

Planning: Gerry Haas (530) 745-3084

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: (530) 745-2300

2) 10:10 am

**WORKSHOP - TAHOE BASIN COMMUNITY PLAN UPDATE
(PGPA 20110123)**

The Planning Services Division is providing a report on the progress of the County's Tahoe Basin Community Plan Update and requests the Planning Commission conduct a Community Plan Update public workshop. The purpose of the workshop is to seek public input and provide direction to staff on the issues outlined in this report.

County Staff:

Planning: Crystal Jacobson (530) 745-3085

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300