



**COUNTY OF PLACER
PLANNING COMMISSION**

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

8:00 am Commissioners and staff met at the Community Development Resource Agency at 3091 County Center Drive, Auburn, parking lot. County vehicles provided to 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 (*All were present*)

REPORT FROM THE PLANNING DIRECTOR

Paul Thompson, Deputy Director of Planning, reported on the following updates to the Commission: The February 14, 2013 Planning Commission meeting will be cancelled. The agenda for the February 28th Planning Commission meeting includes tentatively the Housing Element update, Teichert Conditional Use Permit Extension of Time, and Newcastle Recycling Conditional Use Permit. The agenda for the March 14th Planning Commission meeting includes tentatively the Red Dog Chairlift Conditional Use Permit, Morgan Creek Conditional Use Permit and Subdivision modification which is a request for three gates, Landscape Design Guidelines, Sheridan Community Plan update, and a third party Appeal on a Variance to the side setback in the Tahoe Vista area. On March 28th no items have been scheduled at this time.

The Board of Supervisor meeting next Tuesday, January 22nd will be held in Tahoe. Items scheduled for Planning are the Tahoe Basin Community Plan update, an update to the Tahoe Regional Plan and an update of the Squaw Valley Specific Plan. Items for Planning at future Board of Supervisor meetings include: on February 26th tentatively third party appeal for the Wise Villa Community Center; on March 12th tentatively a third party appeal on the Bio Mass project; and on March 26th tentatively a third party appeal for the Gold Hill Gardens project.

A) SWEAR-IN COMMISSIONERS RE-APPOINTED BY BOARD OF SUPERVISORS: *Commissioner Jeffery Moss, Commissioner Mickey Gray, and Commissioner Richard Johnson took oath of office.*

B) VOTE OF PLANNING COMMISSION OFFICERS:

MOTION VOTE 7:0 Commissioner Brentnall moved, Commissioner Johnson second; To approve Mickey Gray as Chair, Larry Sevison as Vice Chair and Ken Denio as Secretary for 2013.

Commissioner Gray acted as Chair for the remainder of the meeting.

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

MOTION VOTE 7:0 Commissioner Johnson moved, Commissioner Denio second; To support Jeffery Moss volunteering to the Stormwater Quality Citizens Advisory Committee.

D) PUBLIC COMMENT

Ellie Waller, Tahoe Vista resident, requested Department of Public Works update the Planning Commission regarding the upcoming Kings Beach Core project. She understands the project is being truncated due to funding issues. She feels it's pertinent that the public have input on how this is being done.

Commissioner Brentnall expressed he receives e-mails once a week from the Public Information Office. Maybe updates could be posted there to inform the public. Commissioner Sevison agreed.

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

MOTION VOTE 7:0 Commissioner Brentnall moved, Commissioner Denio second; To continue this item to an open date.

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

Staff gave an update of the Tahoe Basin Community Plan and an overview of the process. Several members of the public spoke with their ideas on the process and concerns of the plan and the process. No formal action was taken but staff received direction from the Planning Commission on several issues outlined in the Planning Services Division staff report.

MEETING ADJOURNED 11:41 AM