

COUNTY OF PLACER  
PLANNING COMMISSION



**ACTION**  
**AGENDA**  
**DATE**

**November 17, 2016**

**Meeting was held at North Tahoe Event Center, 8318 North Lake Blvd, Kings Beach, California 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.*

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

**10:00 am**      **FLAG SALUTE**

**ROLL CALL:** Richard Roccucci, District 1 (Chairman); Wayne Nader, At-Large West of Sierra Crest, (Vice Chairman); Richard Johnson, District 3 (Secretary) [*absent*]; Jeffrey Moss, District 4; Miner "Mickey" Gray, District 5; and Larry Sevison, At-Large East of Sierra Crest, Fred Arcuri, District 2

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

**PUBLIC COMMENT** – *The opportunity was provided to discuss matters with the Planning Commission, not included on the current agenda. There were no comments.*

**TIMED ITEMS:** The following timed items are to be discussed at the time indicated.



1) 10:05 am

**NORTHSTAR MOUNTAIN MASTER PLAN  
GENERAL PLAN AMENDMENT TO AMEND THE MARTIS VALLEY COMMUNITY  
PLAN LAND USE DIAGRAM/REZONE/ZONING TEXT  
AMENDMENTS/CONDITIONAL USE PERMIT (PCPA 20140100)  
FINAL ENVIRONMENTAL IMPACT REPORT AND ERRATA (SCH NO.2012112020)  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

**REQUEST FOR CONTINUANCE. MATTER TO BE CONTINUED TO AN OPEN DATE.**

Consider an application from Jerusha Hall, on behalf of Trimont Land Company, dba Northstar California, and make a recommendation to the Board of Supervisor's on the following request: 1) Approve a Conditional Use Permit to allow for the Northstar Mountain Master Plan that would guide development of the ski resort over a projected 20-year period. The Master Plan would allow for the expansion of the existing ski terrain including six new mechanized ski lifts and associated trails, a high-speed gondola that would extend from the Castle Peak parking area to the Northstar Village, new snowmaking and associated infrastructure, additional trails and trail widening, five skier bridges, four new skier service lodges and facilities (restrooms, food and drink service, seating), improvements to existing skier service sites, relocation of an existing cross country ski center and two new campsite areas; 2) Approve a General Plan Amendment to the Martis Valley Community Plan Land Use Diagram to relocate an existing Tourist/Resort Commercial land use area that comprises 0.68-acre from one side of the mountain to another as depicted in Attachment A, 3) Approve the Rezone of two existing FOR (Forestry) zone district areas that comprise 1.33 and 0.68 acres in size and relocate so that one would align with the relocated MVCP land use designation square, and the other would be adjusted to a more suitable location for development of one of the campsites as depicted in Attachment B; and 4) Approve Zoning Text Amendments to Placer County Code Chapter 17, Article 17.04, Section 17.04.010 to amend the definition of "Ski lift facilities" and "ski runs" and Article 17.16, Section 17.16.010(D) Timberland Production Zone (TPZ) to allow for the development of ski lift facilities and ski runs as a conditionally permitted use within land boundaries owned and/or operated by existing ski resorts within the Timberland Production Zone (TPZ) land located outside the Tahoe Basin.

The Planning Commission will also consider and make a recommendation to the Board of Supervisors on certification of the Northstar Mountain Master Plan Final Environmental Impact Report and Errata, prepared pursuant to the California Environmental Quality Act, and adoption of the Findings of Fact and Statement of Overriding Considerations and the Mitigation Monitoring Reporting Program.

**Project Location:** Located on the west side of State Route 267, approximately six miles southeast of the Town of Truckee and five miles northwest of the north shore of Lake Tahoe

**APN:** 091-100-025-000, 091-100-022-000, 110-070-010-000, 110-070-008-000, 110-081-073-000, 110-081-070-000, 110-081-068-000, 110-081-069-000, 110-051-033-000, 110-051-034-000, 080-260-010-000, 080-260-015-000, 091-100-027-000, 080-260-013-000, 110-051-030-000, 110-051-031-000, 110-051-035-000, 110-081-072-000, 110-081-041-000, 110-081-067-000, 110-081-021-000, 110-081-071-000, 110-051-032-000, 080-260-002-000, 080-260-017-000, 080-260-016-000, 110-051-002-000, 110-051-001-000, 110-051-003-000, 110-051-015-000, 110-051-022-000, 110-081-017-000, 110-030-078-000, 110-030-085-000, 110-030-091-000, 110-600-017-000, 110-600-024-000, 110-660-026-000, 110-051-042-000, 080-260-008-000, 110-660-027-000, 110-030-090-000, 110-081-061-000, 110-051-016-000, 110-051-018-000, 110-051-014-000, 110-051-019-000, 110-051-013-000, 110-051-027-000, 114-040-001-000 and 110-081-034-000

**Total Acreage:** 4,911.23 acres

**Zoning:** FOR (Forestry); FOR-B-X-160 (Forestry, combining minimum Building Site of 160 Acres); TPZ (Timberland Production); RM-B-X-20-Ds PD-5.8 (Residential Multi-Family, combining minimum Building Site of 20 acres, combining Design Sierra, combining Planned Residential Development 5.8 Units/Acre); RES-Ds PD-5.8 (Resort, combining Design Sierra, combining Planned Residential Development 5.8 Units/Acre); RES-Ds PD 15 (Resort, combining Design Sierra, combining Planned Development 15 Units/Acre); RS PD 3 (Residential Single-Family, combining Planned Residential Development 3 Units/Acre) and; RES-UP-Ds (Resort, combining Use Permit, combining Design Sierra)

**Community Plan Area:** Martis Valley Community Plan

**MAC Area:** North Tahoe Regional Advisory Council

**Applicant:** Trimont Land Company, Jerusha Hall

**Owner:** Trimont Land Company, dba Northstar California

**County Staff:**

Planning: Allen Breuch (530) 581-6284

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

Environmental Health: (530) 745-2300

***MOTION AS FOLLOWS: To continue the Northstar Mountain Master Plan project which includes a General Plan Amendment to Amend the Martis Valley Community Plan Land Use Diagram, Rezone, Zoning Text Amendments, Conditional Use Permit (PCPA 20140100), and Final Environmental Impact Report and Errata (SCH NO. 2012112020) to an open meeting date in January 2017.***

***Commissioner Sevison moved, Commissioner Moss second***

***MOTION VOTE 6:0***

***AYE: Arcuri, Sevison, Gray, Moss, Nader, Rocucci***

***NO: None***

***ABSENT: Johnson***

2) 10:30 am

**PLACER COUNTY TAHOE BASIN AREA PLAN - GENERAL PLAN AMENDMENT AND ZONING IMPLEMENTATION (PGPA20110123) | TAHOE CITY LODGE - CONDITIONAL USE PERMIT/VESTING TENTATIVE MAP/VARIANCE/EXCEPTION (PLN15-00125)**

**FINAL ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT (SCH NO. 2014072039)**

**SUPERVISORIAL DISTRICT 5 (SUPERVISOR MONTGOMERY)**

Consider a recommendation to the Board of Supervisors on a General Plan Amendment to adopt the Placer County-initiated Tahoe Basin Area Plan and zoning implementation within the Area Plan boundaries, and a recommendation on a request from Kila Tahoe, LLC for a Conditional Use Permit, Vesting Tentative Map, Variance and Exception to redevelop an existing commercial complex into a 118-unit lodge. Two separate items included below:

**A. TAHOE BASIN AREA PLAN**

The Tahoe Basin Area Plan is comprised of eight sections (Introduction, Conservation Plan, Socioeconomic Plan, Land Use Plan, Transportation Plan, Recreation Plan, Public Services Facilities Plan and Implementation Plan) and Implementing Regulations. The Plan, if adopted, would become a component of the Lake Tahoe Regional Plan and the Placer County General Plan. It would serve as the policy plan and regulatory structure for and would replace the existing West Shore, Tahoe City Area, and North Tahoe Area General Plans; the Tahoe City, Carnelian Bay, Tahoe Vista, Kings Beach, Kings Beach Industrial, and California North Stateline Community Plans; 51 Plan Area Statements (PAS);

the Placer County Standards & Guidelines for Signage, Parking and Design; and the Placer County Code Chapter 17, Article 17.02, Section 17.02.050(D) and Article 17.56, Section 17.56.202 and Appendices B, C, D, and F. Zoning implementation is proposed through an ordinance to rezone properties within the Area Plan area as necessary and required to achieve consistency with the proposed Area Plan land use designations. The Tahoe Basin Area Plan encompasses the portion of Placer County within the jurisdiction of the Tahoe Regional Planning Agency, an area of 46,162 acres (72.1 square miles) and includes the communities of California North Stateline, Kings Beach, Tahoe Vista, Carnelian Bay, Dollar Point, Tahoe City, Sunnyside, Homewood, and Tahoma. The Planning Commission will also consider a recommendation to the Board of Supervisors on Certification of the Final Environmental Impact Report/Environmental Impact Statement (State Clearinghouse No. 2014072039) for the Tahoe Basin Area Plan (Program-Level EIR/EIS) and Tahoe City Lodge (Project-Level EIR/EIS) prepared pursuant to the California Environmental Quality Act. The Planning Services Division contact is Crystal Jacobsen, who can be reached at (530) 745-3085.

#### **B. TAHOE CITY LODGE**

Kila Tahoe, LLC proposes to redevelop an existing commercial complex into a 118-unit lodge (Tahoe City Lodge) that would include a mix of hotel rooms and 1- and 2-bedroom hotel suites, hotel amenities, and parking, as well as redevelopment of the existing clubhouse building and new shared-use parking at the Tahoe City Golf Course. Requested entitlements are a Conditional Use Permit for the Hotel, a Vesting Tentative Map to allow for a Condo Plan for the condo-hotel units, a Variance to Section 17.54.070.A.2.d of the Zoning Ordinance to remove the requirement that planter islands be located every ten (10) parking spaces within parking areas, and an exception to Chapter 3, Section 3.07 Parking and Access Standards of the Implementing Regulations of the Placer County Tahoe Basin Area Plan to allow an increase in the maximum number of compact parking spaces permissible from 20% (26 parking spaces) to 38% (49 parking spaces), where a total of 132 parking spaces would be provided. The Tahoe City Lodge project would be subject to the Area Plan and Implementing Regulations. The Tahoe City Lodge Project, Assessor's Parcel Numbers 094-070-001, 094-070-002, and 094-020-006, is located at 255 and 265 North Lake Boulevard in Tahoe City, and includes portions of the Tahoe City Golf Course. The Planning Commission will also consider a recommendation to the Board of Supervisors on Certification of the Final Environmental Impact Report/Environmental Impact Statement (State Clearinghouse No. 2014072039) for the Tahoe Basin Area Plan (Program-Level EIR/EIS) and Tahoe City Lodge (Project-Level EIR/EIS) prepared pursuant to the California Environmental Quality Act. The Tahoe City Lodge project would be subject to the Area Plan and Implementing Regulations. The Planning Services Division contact is Steve Buelna, who can be reached at (530) 581-6285.

**PROJECT LOCATION:** The Placer County Tahoe Basin Area Plan addresses that portion of Placer County within the jurisdiction of TRPA, encompassing an area of 46,162 acres (72.1 square miles), and that includes the communities of California North Stateline, Kings Beach, Tahoe Vista, Carnelian Bay, Dollar Point, Tahoe City, Sunnyside, Homewood, and Tahoma. The Tahoe City Lodge Project is located at 255 and 265 North Lake Boulevard in Tahoe City, and includes portions of the Tahoe City Golf Course.

**MAC Area:** North Tahoe Regional Advisory Council

**County Staff:**

Planning: Crystal Jacobsen (530) 581-6288 and Steve Buelna (530) 581-6285

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

*Twenty-one members of the public provided verbal comments; two of which also submitted written comments.*

**A) PLACER COUNTY TAHOE BASIN AREA PLAN**

**1. MOTION AS FOLLOWS:** *To recommend the Board of Supervisors adopt a resolution to certify the 2016 Tahoe Basin Area Plan and Tahoe City Lodge Project Final Environmental Impact Report and Errata B; adopt the Findings of Fact and Statement of Overriding Considerations; and Mitigation Monitoring Reporting Program and Errata A.*

*Commissioner Sevison moved, Commissioner Moss second*

**MOTION VOTE 6:0**

**AYE:** *Arcuri, Sevison, Gray, Moss, Nader, Roccucci*

**NO:** *None*

**ABSENT:** *Johnson*

**2. MOTION AS FOLLOWS:** *To recommend the Board of Supervisors adopt a resolution to approve the Tahoe Basin Area Plan including the Errata contained in pages 98-99 in the Staff Report and Errata C, modifying the secondary unit program as discussed supported by the findings set forth in the resolution and the staff report.*

*Commissioner Sevison moved, Commissioner Nader second*

**MOTION VOTE 5:1**

**AYE:** *Arcuri, Sevison, Gray, Nader, Roccucci*

**NO:** *Moss*

**ABSENT:** *Johnson*

**3. MOTION AS FOLLOWS:** *To recommend the Board of Supervisors adopt an ordinance to approve the Tahoe Basin Area Plan Implementing Regulations and Errata and amend Placer County Code Chapter 17, Articles 17.02, 17.56 and APPENDICES B, C, D, and F supported by the findings in said ordinance and incorporating the findings set forth in Section 2; and adopt an ordinance to rezone properties within the Tahoe Basin Area Plan supported by the findings set forth in said ordinance.*

*Commissioner Sevison moved, Commissioner Nader second*

**MOTION VOTE 6:0**

**AYE:** *Arcuri, Sevison, Gray, Moss, Nader, Roccucci*

**NO:** *None*

**ABSENT:** *Johnson*

**B) TAHOE CITY LODGE**

**1. MOTION AS FOLLOWS:** *To recommend the Board of Supervisors certify the 2016 Tahoe Basin Area Plan and Tahoe City Lodge Project Final Environmental Impact Report and Errata B; adopt the Findings of Fact and Statement of Overriding Considerations; and Mitigation Monitoring Reporting Program and Errata A.*

*Commissioner Sevison moved, Commissioner Arcuri second*

**MOTION VOTE 6:0**

**AYE: Arcuri, Sevison, Gray, Moss, Nader, Roccucci**

**NO: None**

**ABSENT: Johnson**

**2. MOTION AS FOLLOWS:** *To recommend the Board of Supervisors approve the Vesting Tentative Map to create one lot to allow for a Condo Plan including the findings a, b, c and d set forth in the staff report.*

*Commissioner Sevison moved, Commissioner Moss second*

**MOTION VOTE 6:0**

**AYE: Arcuri, Sevison, Gray, Moss, Nader, Roccucci**

**NO: None**

**ABSENT: Johnson**

**3. MOTION AS FOLLOWS:** *To recommend the Board of Supervisors approve a Conditional Use Permit to allow for a 118 unit Hotel project; subject to the findings a, b, c, and d set forth in the staff report.*

*Commissioner Sevison moved, Commissioner Moss second*

**MOTION VOTE 6:0**

**AYE: Arcuri, Sevison, Gray, Moss, Nader, Roccucci**

**NO: None**

**ABSENT: Johnson**

**4. MOTION AS FOLLOWS:** *To recommend the Board of Supervisors approve a Variance to Section 17.54.070.A.2.d of the Zoning Ordinance to remove the requirement that planter islands be located every ten (10) parking spaces within the parking areas, subject to findings a, b, c, d and e set forth in the staff report.*

*Commissioner Sevison moved, Commissioner Moss second*

**MOTION VOTE 6:0**

**AYE: Arcuri, Sevison, Gray, Moss, Nader, Roccucci**

**NO: None**

**ABSENT: Johnson**

**5. MOTION AS FOLLOWS:** *To recommend the Board of Supervisors approve an Exception to Chapter 3, Section 3.07 Parking and standards of the Implementing Regulations of the Placer County Tahoe Basin Area Plan to allow an increase in the maximum number of compact parking spaces permissible from 20% (26 spaces) to 38% (49 parking spaces), where a total of 132 parking spaces would be provided.*

*Commissioner Sevison moved, Commissioner Moss second*

**MOTION VOTE 6:0**

**AYE: Arcuri, Sevison, Gray, Moss, Nader, Roccucci**

**NO: None**

**ABSENT: Johnson**



**6. MOTION AS FOLLOWS:** *To recommend the Board of Supervisors Items 2-5 above are subject to the Conditions of Approval set forth in Attachment D of the Staff Report as amended pursuant to the Errata, with modifications to Conditions #44, 59 and 63 as read into the record.*

**Commissioner Moss moved, Commissioner Sevison second**

**MOTION VOTE 6:0**

**AYE:** *Arcuri, Sevison, Gray, Moss, Nader, Roccucci*

**NO:** *None*

**ABSENT:** *Johnson*

**CONSENT AGENDA** - All items on the Consent Agenda have been recommended for approval by the Development Review Committee. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be moved for discussion.

*The regularly scheduled December 8, 2016 Planning Commission meeting cancelled. Special Auburn Planning Commission meeting scheduled for December 15, 2016.*

**MEETING ADJOURNED 1:35 p.m.**