



COUNTY OF EL DORADO PLANNING COMMISSION

City of South Lake Council Chambers
1901 Airport Road, South Lake Tahoe, CA 96150
<http://www.edcgov.us/planning>
Phone: (530) 621-5355 Fax: (530) 642-0508

Walter Mathews, Chair, District 4
Rich Stewart, First Vice-Chair, District 1
Lewis Ridgeway, District 2
Tom Heflin, District 3
Brian Shinault, District 5

Char Tim Clerk of the Planning Commission

MINUTES

Special Meeting
October 16, 2014 – 9:00 A.M.

CALL TO ORDER

Meeting was called to order at 9:05 a.m. Present: Commissioners Stewart, Mathews, and Shinault; David Livingston-County Counsel; and Char Tim-Clerk of the Planning Commission.

ADOPTION OF AGENDA

Motion: Commissioner Stewart moved, seconded by Commissioner Shinault, and carried (3-0), to approve the agenda as presented.

AYES: Shinault, Stewart, Mathews
NOES: None
ABSENT: Ridgeway, Heflin

PLEDGE OF ALLEGIANCE

AGENDA ITEMS

1. (14-1418) Community Development Agency, Long Range Planning Division, recommending the Planning Commission host a workshop to receive information and provide feedback and direction on the Draft Meyers Area Plan.

Dave Defanti, Assistant Director-Community Development Agency, Long Range Planning Division, presented the item to the Commission and stated the purpose of the meeting was for the following:

- Share where they are at and work at creating a project description for CEQA analysis; and
- Refine the project so staff can kick-off the environmental review process.

He stated that after the CEQA review, there will be at least 5 public hearings on the Plan. He also announced that there was a Board of Supervisors workshop on this Plan scheduled for October 28, 2014 in this same meeting room.

Brendan Ferry, Long Range Planning Division, conducted a PowerPoint presentation and made the following comments:

- Spoke on the background, process, comparison of existing and draft plans, highlights of draft plan, and outstanding issues (i.e., maximum height limits, commercial floor area, density, Meyers Advisory Council, community incentive program, CTC asset lands, and support for small businesses); and
- Spoke on the process to implement the Area Plan and next steps.

Mr. Defanti reinforced that the intent of today's meeting was to help draft the project description for the CEQA analysis and emphasized that nothing would be finalized today. He provided handouts on the key issues and a draft motion identifying the outstanding issues.

Commissioner Stewart made the following inquiries of staff:

- Do alternatives need to be analyzed?
- Confirmed that talk was more on non-residential parcels;
- Inquired on the interaction between the Meyers Area Plan and TRPA Plan;
- Since Hwy 50 goes down middle of Meyers and causes challenges getting from one side to the next, is anything in the works to resolve that issue; and
- What is the demand for Commercial Floor Area?

Chair Mathews inquired on what the 3 feet difference in maximum building height encouraged.

Angela Olson, Meyers resident, made the following comments:

- Owns 2 commercial buildings and a home in Meyers;
- Spoke on the existing 1993 Plan and on the TRPA document that changed the area to one big zone and went from 10 units/acre to 40 units/acre;

- Wants a community survey;
- TRPA shouldn't push their agenda onto Meyers; and
- Community wants 35 feet in building height but TRPA is not agreeable to that.

Jennifer Quashnick, Environmental Scientist, made the following comments:

- Wants better public process as this hasn't been clear;
- Community should be deciding growth, not TRPA;
- As a group, they have been trying to engage the community in this;
- Submitted letter for the record;
- Spoke on the 22 pages in the TRPA code which has exceptions to the 35 foot building heights; and
- Zoning changes are very confusing.

Jason Holland, Meyers resident, made the following comments:

- Not much has changed in the 6 years he has lived in Meyers;
- Just a few buildings currently highlight what Meyers should look like;
- They want to be their own community but are still under the guise of TRPA;
- Need to lower the barriers to make it easier for businesses;
- Supports version 2;
- This is paralysis by analysis; and
- Encourages everyone to be engaged and doesn't think there is a lack of information available to the public.

Doug Clymer, Meyers resident, made the following comments:

- Questioned how staff was defining "small business"; and
- 33,000 square feet of commercial floor area is not a lot when done correctly.

Diane Verwoest, Meyers resident, made the following comments:

- No conflict of interest;
- Community wants to see common sense development;
- Lower density;
- Community is not well represented;
- Process needs to be more transparent; and
- Community survey is needed.

Colleen Shade, Land Use and Environmental Planner, made the following comments:

- Attended all but one of the community workshops;
- Member of the Tahoe Chamber;
- Not much has happened in Meyers;
- Number of elements in version 3 are really good;
- Goals have not changed from version 2 and are excellent;
- Wonderful transportation goals;
- Spoke on incentive program that was removed in version 3, which she considered was taking a step backward;

- Spoke on community fears; and
- Spoke on a community plan.

Steve Noll made the following comments:

- There has been a lot of reinvestment of existing businesses;
- Spoke on incentives, commercial floor area and lack of tourist accommodations;
- Displayed photo boards for a visual presentation showing existing buildings and building heights;
- Prudent to analyze higher density; and
- On behalf of Chamber, encouraged support of version 2.

Natalie Yanish, President of the South Lake Tahoe Association of Realtors, stated that version 3 is more restrictive and she supports version 2 which allows more progress.

Jesse ?, Meyers resident, made the following comments:

- No tourist businesses are available (i.e., hotels);
- Understands mentality to not grow;
- Fear of over-growth is fine, but not of growth;
- No one wants to come to Meyers;
- Need to make money off of the traffic that goes through Meyers; and
- Need to have open minds.

Scott Fair, Meyers resident, made the following comments:

- Spoke on growing up in Meyers;
- Local, family community;
- Spoke on local businesses;
- Doesn't want to see much change to community;
- Agrees with the intentions of versions 2 and 3; and
- Common balance is needed, with no loopholes for large businesses.

John Dayberry, Meyers Advisory Council member, made the following comments:

- Has been on the Meyers Advisory Council since its inception;
- No conspiracy, but there is a lack of funding and organization in order for them to get all of the information out to the community;
- They are not empowered as the Council, but instead are just volunteers; and
- They are unable to protect Meyers as the Meyers Advisory Council.

Janet Mcdougall made the following comments:

- Has a lot of potential to be a local serving village;
- Small town concept is important for this area;
- Thoughtful, well-planned development is needed.
- Locals left out of the policy process;
- Meyers Community Council has put in a lot of effort and the community now needs a more formal representation; and

- Locals need to have input.

Laurel Ames, Tahoe Area Sierra Club Group, made the following comments:

- This is not an urban center but a community;
- Heavy hand of TRPA is not needed and is out of scale;
- Need to look at community plan as a vehicle for the future of Meyers;
- Tree protection plan is needed;
- CalTrans needs to be involved to help place traffic calming items in place; and
- Submitted letter for the record.

Adam Lewandowski, TRPA Planner, provided clarification on the Regional Plan and the existing community plan.

Sue Novasel worked on the original Meyers Area Plan and provided history on it.

Raeanne Barrett, Meyers Advisory Council, made the following comments:

- Not that far off as a community;
- Concern is building height and density;
- Need to allow more flexibility;
- Supports smart growth and redevelopment;
- Huge community involvement; and
- Spoke on incentives.

Joelle Tiko, Meyers resident, made the following comments:

- Agreed with Ms. Barrett's comments;
- Not fearful and some flexibility is needed to allow Meyers to grow some;
- Restrict too much and the existing businesses will deteriorate; and
- Small local motel is needed.

Terry Daniels, made the following comments:

- Meyers hasn't changed in the last 35 -- 40 years and its time;
- Community is tired;
- Economic component is needed and this plan does that;
- Supports what the County is moving towards;
- Community has been involved and there has been lots of media on this subject;
- There is no conspiracy;
- Supports the Plan; and
- Not interested in having box stores, but growth is needed.

Chair Mathews closed public comment.

Commissioner Stewart made the following comments:

- Inquired how the Plan was going to revitalize the area;
- Version 3 appears to be more restrictive and has taken away some of the incentives;

- Is version 3 recommended by staff or did it just evolve based on feedback and discussion with the community?;
- Public comments state they want to revitalize the area but also keep it quaint; and
- Inquired on if any indepth economic study to revitalize Meyers was done as it would be helpful as a guide.

Chair Mathews made the following comments:

- Understands concerns on transparency;
- Drawbacks of surveys is that they can be subjective;
- The best information is the public testimony received at public hearings;
- Challenge of Meyers is that it is in the right and wrong location;
- Doesn't think a motel/hotel would locate in Meyers;
- Hwy 50 running through Meyers is a challenge; and
- Barriers are already built in due to how Meyers is set up.

Commissioner Shinault made the following comments:

- He is a design professional and a Meyers resident;
- Current community plan has many restrictions but the design elements are looser than other area;
- Doesn't think the 3 foot difference in building height maximum does much;
- Traffic is difficult on weekends;
- Properties aren't large enough to handle 40 units/acre;
- Meyers is in a scenic corridor, which hasn't been discussed; and
- Density and height are not an issue.

The Commission went through line by line of the draft motion that contained outstanding issues and provided staff their comments and feedback, which included the following:

- 42 feet for maximum building height;
- Liked versions 2 and 3 for CFA allocations;
- 40 units per acre;
- Keep Community Center Land Use designation as drafted in versions 2 and 3;
- Re-establish the incentive program identified in version 2;
- Keep Meyers Advisory Council as a less formal body;
- Split on whether to maintain zoning of CTC asset lands or rezone to Recreation and/or Conservation; and
- No comment provided on how to support small business through policies.

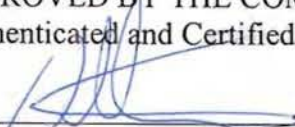
There was no further discussion.

No action was taken.

ADJOURNMENT

Meeting adjourned at 11:42 a.m.

APPROVED BY THE COMMISSION
Authenticated and Certified:



Walter Mathews, Chair