

PLANNING COMMISSION MEETING OF
Thursday, May 14, 2009, 2:00 p.m., City Council Chambers
1901 Airport Road, South Lake Tahoe, CA.

AGENDA

Any person needing special assistance or accommodations to attend this meeting should contact Lydia Zuniga, recording secretary, at 542-7417. For interested parties who are not familiar with the operation of a Planning Commission, procedures for public comment and for appeal are summarized on the bottom of this page.

<u>ITEM</u>	<u>RECOMMENDED ACTION</u>
I. Roll Call	
II. Adoption of Agenda	Approve
III. Disposition of Minutes of 4/30/09	Approve
IV. Communication from the Audience on Brief Non-agenda Items	
V: <u>Project #08-100:</u> The City of South Lake Tahoe proposes to improve the existing day use recreation area at El Dorado Beach (1004 Lakeview Ave, APN 026-050-06) to address deficiencies with existing improvements. In accordance with the California Environmental Quality Act (CEQA) an Initial Study for the project was prepared and a Negative Declaration is recommended. The Planning Commission will consider adoption of the Negative Declaration and approval of the Design Review application.	Open and close public hearing Adopt Negative Declaration and approve the Design Review with conditions
VI: <u>Project #09-037:</u> City of South Lake Tahoe Engineering Division proposes construction of the Sierra Tract Erosion Control Project (ECP) 1B. The ECP area is located in the southeastern portion of the Sierra Tract neighborhood, an area which drains eastward to Trout Creek, a tributary to Lake Tahoe. In accordance with the California Environmental Quality Act (CEQA) an Initial Study for the project was prepared and a Negative Declaration is recommended. The Planning Commission will consider adoption of the Negative Declaration and approval of the Design Review application.	Open and close the public hearing Adopt Negative Declaration and approve the Design Review with conditions
VII: Design Review and Special Use Permit for a change of use to Building Material and Hardware at 1875 Lake Tahoe Boulevard.	Open and close the public hearing Approve with conditions
VIII: Stateline/Ski Run Community Plan Amendment. Trans-Sierra Investments proposes to reclassify existing uses as allowed (A) instead of Special (S) and add additional permissible (A) uses within Districts 1b and 2a of the Stateline/Ski Run Community Plan.	Open and close the public hearing Recommend that the City Council adopt the Negative Declaration Recommend that the City Council approve the Community Plan Amendment

- IX: Project #09-032: Lake Tahoe Development** Open and close the public hearing
Company proposes a revised Tentative Subdivision Map for the Chateau at Heavenly Village project (Redevelopment Project #3). The subdivision includes property that is approximately 11.5 acres bound by Lake Tahoe Blvd to the east, Cedar Ave to the west, Stateline Avenue to the north and Friday Avenue to the south. The proposed subdivision will consolidate the existing lots in to 5 lots and abandon portions of Laurel, Poplar, and Cedar Aves. Recommend that the City Council approve the revised Tentative Map with conditions
- X: Proposed South Tahoe Redevelopment Agency Project Area No 2: Resolution of Deletion of certain territory from the boundaries of proposed South Tahoe Redevelopment Project Area No. 2** Approve Resolution Deleting certain territory from the boundaries of proposed South Tahoe Redevelopment Project Area No. 2
- XI: General Plan Annual Report: The City is required to prepare an annual report on the status of General Plan implementation and file the report with the State's Housing and Community Development Department (HCD) and to the Office of Planning and Research (OPR).** Receive the report and file with required state agencies
- XII: Staff Reports**
- XIII: Planning Commissions' Report**
- XIV: Adjournment**

Decisions of the Planning Commission may be appealed to the City Council by the applicant or anyone adversely affected by such decision. This appeal shall be filed with the City Clerk within five business days from the date of the decision and should include a fee of \$191.

All persons interested are invited to attend and be heard, or to write their comments to the Planning Commission. If you challenge in court any action taken by the Planning Commission following this public hearing, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission prior to the public hearing. Government Code Section 65009(b)(2).

For each item today, the Planning Staff will present a report to the Commission. On items scheduled for public hearing, the audience will be asked for comment.

YOUR COMMENTS ARE ENCOURAGED AND WELCOMED. Those wishing to speak are asked to come forward, speak into the microphone and give their name and address for the taped record.

Staff reports, agendas and environmental documents are public information and are available at the Planning Division front counter at 1052 Tata Lane.