

**ALL CITY PLANNING COMMISSION MEETINGS ARE OPEN TO THE PUBLIC AND
PUBLIC PARTICIPATION IS ENCOURAGED**



**CITY OF SOUTH LAKE TAHOE
SPECIAL PLANNING COMMISSION
MEETING AGENDA
Thursday, May 23, 2013 3:00 p.m.
City Council Chambers, 1901 Airport Rd.,
South Lake Tahoe, California**

Planning Commissioners:

Joy Curry, Chair
Judy Brown, Vice-Chair
Jason Drew, Commissioner
Patricia Hickson, Commissioner
Tamara Wallace, Commissioner

PLEASE NOTE: THE MEETING LOCATION IS ACCESSIBLE TO PEOPLE WITH DISABILITIES. EVERY REASONABLE EFFORT WILL BE MADE TO ACCOMMODATE ANY PERSON NEEDING SPECIAL ASSISTANCE TO ATTEND THIS MEETING; PLEASE CONTACT LYDIA ZUNIGA, RECORDING SECRETARY AT (530) 542-7417 AT LEAST 24 HOURS IN ADVANCE OF THE MEETING FOR ASSISTANCE (Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) & Brown Act Government Code Sections 54953.2, 54954.1, 54954.2, and 54957.5)

Any writings or documents provided to a majority of the Planning Commission regarding any open session item on this agenda will be made available for public inspection during normal business hours at the City Services Center Planning Division Front Counter located at 1052 Tata Lane, So. Lake Tahoe, California (SB 343)

1. ROLL CALL:

2. ADOPTION OF THE AGENDA:

3. ADOPTION OF THE MINUTES OF MAY 9, 2013

4. COMMUNICATION FROM THE AUDIENCE ON BRIEF-NON-AGENDA ITEMS:

5. NEW BUSINESS

- a) Project #13-005, Design Review and Special Use Permit for Phase 2, Project 3, Chateau at Heavenly Village.

Recommendation:

1. Recommend that the City Council make the finding that the current Phase 2 at Heavenly Village project is consistent with the 2007 project approval and does not require additional CEQA review because it is consistent with the project analyzed in the previous environmental documents. The complete EIR/EIS includes the 1998 Draft and Final EIR/EIS, the 2006 Addendum and 2007 Second Addendum. All mitigation measures from the 2007 approval are to remain in effect.
2. Recommend to the City Council that the 10,000 square feet of CFA designated for the project in the Stateline/Ski Run Community Plan be assigned to the project. Do not recommend to the City Council that 1,705 square feet of CFA from the City's Special Projects pool be assigned to the project.
3. Recommend to the City Council to approve the Design Review permit for the proposed project including two parking exceptions as outlined in the staff summary and subject to the conditions of the draft permit.
4. Recommend to the City Council to approve the Special Use Permit for the proposed increased number of compact car parking spaces.

- b) Project E13-023, Public Right-of Way Abandonment for a portion of Laurel Avenue and Poplar Street for Phase 2, Project 3.

Recommendation:

1. Recommend the Planning Commission provide the City Council with an advisory to approve the abandonment of portions of Laurel Avenue and Poplar Street of which public right-of-way is more particularly described within Attachment A (Legal

Description of Laurel Avenue and Poplar Street area that is proposed for abandonment), with the conditions.

6. **PLANNING COMMISSIONER'S REPORTS**

7. **STAFF REPORTS**

8. **ADJOURNMENT**

Decisions of the Planning Commission may be appealed to the City Council by anyone adversely affected by such decision. This appeal shall be filed with the City Clerk within five (5) business days from the date of the decision and should include a fee of \$208.00