



## North Tahoe Regional Advisory Council

Mailing Address: 175 Fulweiler Avenue ▪ Auburn, CA 95603 | (530) 889-4010  
Contact: Bridget Powers, District 5, District Director | (530) 889-4010

### REGULAR MEETING AGENDA – FINAL

6:00 PM, Thursday, March 12, 2026

Tahoe City Public Utility District

221 Fairway Drive, Tahoe City, CA. 96145

#### 1. Call to Order & Pledge of Allegiance

#### 2. Roll Call, Introduction of 2025-2027 Members

Maggie Steakley (Chair), Russell Hanson (Vice Chair), Megan Chillemi, Rebecca McFadden, Gerald Herrick, Linda Meckel, Edward Hilton, Eugene Roeder, Don Fulda

#### 3. Approval of February 12, 2026, Minutes

#### 4. Information Items:

##### A. Shane Property – Vesting Tentative Subdivision Map, Minor Use Permit and Design Site Review Agreement (PLN24-00361)

Review and comment on an entitlement package consisting of a Vesting Tentative Subdivision Map, Minor Use Permit and Design Site Review Agreement for the Shane Property project to allow for the creation of ten lots, including eight townhome lots (Lots 1 through 4, 1,104 square feet; Lots 5 through 8, 1,073 square feet), one single-family residential lot (Lot 9, 2,480 square feet), and one common area lot (Lot A, 36,823 square feet), for the construction of nine individually saleable, market-rate, single-family residential units.

The residential units are comprised of one 4,498 square foot detached single-family residence with an attached two-car garage, and eight 2,078 square foot townhomes with ground-floor, single-car garages across four duplex structures. The project also includes an internal circulation driveway, four additional surface parking spaces, a trash enclosure, and perimeter fencing.

**Planning Division Staff: Heather Beckman, Senior Planner**

**Applicant Representative: Robert Wood, Millennium Planning and Engineering**

**Presentation Time: 10 minutes**

5. **Public Comment:** Let us hear from you! Do you wish to share something that is NOT already on this agenda? We welcome your input and ask that you keep your comments to 3 minutes or less.

#### 6. Correspondence

A. Correspondence received for MAC from February 7, 2026, through March 5, 2026.

#### 7. Adjournment

The MAC is composed of appointed community members whose purpose is to advise the Board of Supervisors about activities and problems of the area represented. Residents are encouraged to attend and talk about issues important to them. More info at [www.placer.ca.gov/bos/macs](http://www.placer.ca.gov/bos/macs). Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meeting. If you require disability-related modifications or accommodations, including auxiliary aid or services, to attend or participate in this meeting, please contact the Board of Supervisor's Office.





## North Tahoe Regional Advisory Council

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Contact: Bridget Powers, District 5, District Director (530) 889-4010

### REGULAR MEETING – DRAFT

Thursday, February 12, 2026

North Tahoe Event Center

8318 N Lake Blvd., Kings Beach, CA 96143

#### 1. Call to Order & Pledge of Allegiance

Chair Steakley called the meeting to order at 6:03 PM. A quorum was established. In addition to presenters and applicants, there were approximately 110 people present.

#### 2. Roll Call, Introduction of 2025/2027 Members

MEMBERS PRESENT:, Steakley, Herrick, Chillemi, Hanson, Roeder, Hilton, McFadden, Mickel, and Fulda

MEMBERS ABSENT: None

STAFF PRESENT: Powers and Friedman

#### 3. Selection of 2026 MAC Chair & Vice Chair

**Motion to appoint Steakley as 2026 NTRAC Chair. ROEDER/HANSON/UNANIMOUS**

**Motion to appoint Hanson as 2026 NTRAC Vice-Chair. ROEDER/CHILLEMI/UNANIMOUS**

#### 4. Approval of July 10, 2025 Minutes

**CHILLEMI/HANSON/Carried with abstentions from Herrick and Meckel**

#### 5. Information Items

##### A. A. 39o North – Mixed Use and Achievable Housing Project (PLN18-00415)

Review and comment on an entitlement package consisting of a Conditional Use Permit, Vesting Tentative Subdivision Map, Minor Use Permit and Design Site Review Agreement for the 39o North project; a new mixed-use redevelopment project spanning two non-contiguous project areas in the Kings Beach town center. The mixed-use/hotel site is located on the mountainside (i.e. north) of North Lake Boulevard between Raccoon and Fox Streets and includes the eastern half of Salmon Avenue, also between Raccoon and Fox Streets. This site includes a 132-unit hotel with 27,262 square feet of commercial floor area on the ground floor (both stand-alone and accessory to the hotel) and 38 for-sale, market-rate townhomes that will be incorporated into the hotel pool as condo-hotel units. The achievable housing site is located on the lakeside (i.e. south) of North Lake Boulevard and at the corner of Chipmunk Street. This site includes 64 deed restricted Achievable, studio to two- bedroom, apartments.

**Planning Division Staff: Heather Beckman, Senior Planner**

**Applicant Representative: Phil Mader, Kingsbarn Capital and Development**

Steakley reviewed the flow of tonight's meeting. She explained NTRAC's purview which are general design, variances requested, neighborhood compatibility and conformity to the Tahoe Basin Area Plan (TBAP). Council members will not be commenting on traffic, evacuation, or basin capacity.



Beckman provided an overview of the project, noting the many changes made as a result of public feedback since it was first presented in 2018. She presented details of the components, including the hotel, townhouse, and commercial space, housing, parking, zoning, and environmental review. Beckman noted staff will be taking notes of tonight's discussion.

Beckman reviewed the timeline of additional reviews, including Design Review, Planning Commission, TRPA meetings, and Board of Supervisors, all of which offer additional opportunities for public comment.

Staff and the applicant answered questions from Council members clarifying the presentation and status of the project.

Using flipcharts, Steakley invited the public to provide comment on main topics of question and concern, including those outside NTRAC's purview. Steakley summarized the input on the flipcharts as:

- 1) clarify affordable versus achievable housing
- 2) will traffic study be made available to the public (answered later: yes)
- 3) will the hotel lobby and restaurant be open to the public (yes)
- 4) snow storage (shown on plans)
- 5) why is a variance being requested
- 6) is this consistent with neighborhood character
- 7) there is enough community space given the event center; more mixed use is needed
- 8) a large ballroom is not needed
- 9) clarify utilities (undergrounding? Impact?)
- 10) requests for a full EIR
- 11) the proposed dog park is small and located in the middle of the project (shading?)
- 12) should be a smaller project; overall the proposal is too big, massive along the road, too tall

Public comment was opened. Twenty-six people spoke. In addition to reiterating the above concerns, there was general support for redevelopment in Kings Beach, but a feeling this was not compatible with the neighborhood and is not in keeping with the "feel" of the area. There was concern voiced about the corridor from Crystal Bay to Kings Beach being a line of buildings.

There were questions about "achievable" versus "affordable" workforce housing. Also, a strong desire to keep local retailers and restaurateurs, versus allowing franchises. Although there was mention of Board of Supervisor's considering action to reduce short-term housing permits as lodging units were realized, there were requests for a stronger commitment before this project is approved. Clarification was requested regarding the 4<sup>th</sup> Amendment to the applicant's agreement, requests for the status of milestones, and continued financial guarantees, given the demise of past proposed projects.

Evacuation and wildfire were additional topics of concern.

Public comment was closed. Steakley reiterated several of the questions raised and both the applicant and staff responded. Council members offered closing thoughts and opinions.

Fulda said this is a leading-edge proposal with many components to be considered. The proposal package was incomplete and Design Review should be supplied with a full set of drawings. The height is consistent with the TBAP. However, questions remain regarding height, massing, and density, particularly along the road and edges of the project. Fulda questioned the need for a variance and suggested articulation along Highway 28 be considered to “break up the rhythm.” He noted a project in Alpine Meadows where an area of refuge is being included to address evacuation concerns.

McFadden asked for more clarification on workforce housing for locals, voicing concern about the income levels being considered. She would like to see more retail space available to small, local businesses. Kings Beach needs redevelopment and the north shore needs hotel rooms, but this may not be compatible with the area.

Hanson agreed with Fulda's comments. He noted the mix of store frontages on Commercial Row in Truckee and suggested this be more in character with that. He asked about “achievable” versus “affordable” housing, which may eliminate the workforce in Kings Beach.

Roeder agreed with previous comments and suggested a project is needed to spur the economy.

Hilton felt approvals and permitting should be considered after the proposed North Tahoe incorporation is approved.

Chillemi asked for more complete renderings and information on the variances requested. She does not feel this is compliant with the TBAP, nor does the project fit the character of the community. Chillemi reiterated the requests for more financial transparency and disclosures. There are not enough architectural renderings for her to consider supporting the project. Given what was presented tonight, she would vote “no.”

Herrick said this is not in keeping with the neighborhood character and is concerned about evacuation. He would vote “no.”

Meckle is concerned the project and variance request do not conform with the TBAP. It feels massive and does not conform with neighborhood character. This is the first test of TBAP and it should conform. Franchise and chain restaurants and retailers can be restricted through policy.

Steakley appreciates the changes made to date. Her concerns were fire and egress, housing definitions, types of businesses going in, and she echoed the request for a stronger commitment from the Supervisors regarding short-term rental permits. Steakley asked for more information on public subsidies and the variance request. She noted many comments that although redevelopment is needed, what is proposed is too big, too tall, and too long and questioned

the level of environmental review proposed. Steakley reiterated that this is not a complete submittal and said she would vote “no.”

**6. Public Comment**

There were no comments on items not on tonight's agenda.

**7. RAC Member Comments**

There were no additional comments.

**8. Correspondence**

**A. Correspondence received for MAC between July 2, 2025 through February 6, 2026**

There were no comments.

**9. Adjournment**

The meeting was adjourned at 9:19 PM.

Respectfully submitted,  
Judy Friedman  
Recording Secretary

**Shane Property  
Vesting Tentative Map, Minor Use Permit  
and Design Site Review  
(PLN24-00361)**

**Planning Staff:** Heather Beckman, Senior Planner



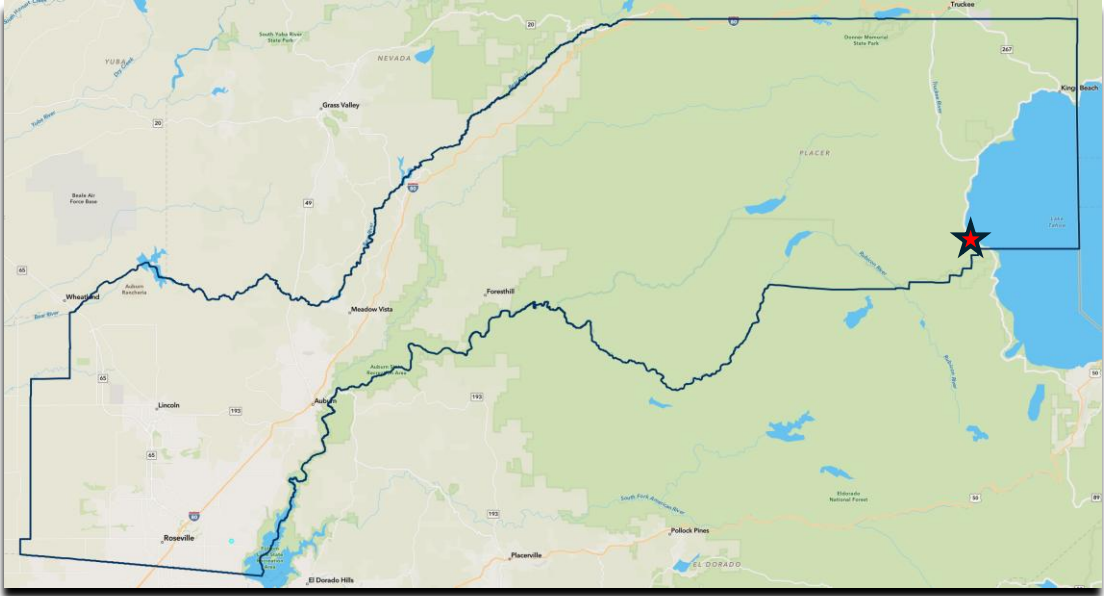
# MAC: Project Comment and Review Procedure

## Community Compatibility

1. Staff Presentation
  2. NTRAC – Clarifying Questions
  3. Public – Questions and Project Comments
  4. Staff - Response to Questions and Concerns (as directed by NTRAC)
  5. NTRAC Deliberation
- Staff will record summaries of comments and issues raised by the MAC and public and will incorporate a written summary of the comments and issues into the Planning Commission staff report.

# Vicinity Map

## Vicinity Map

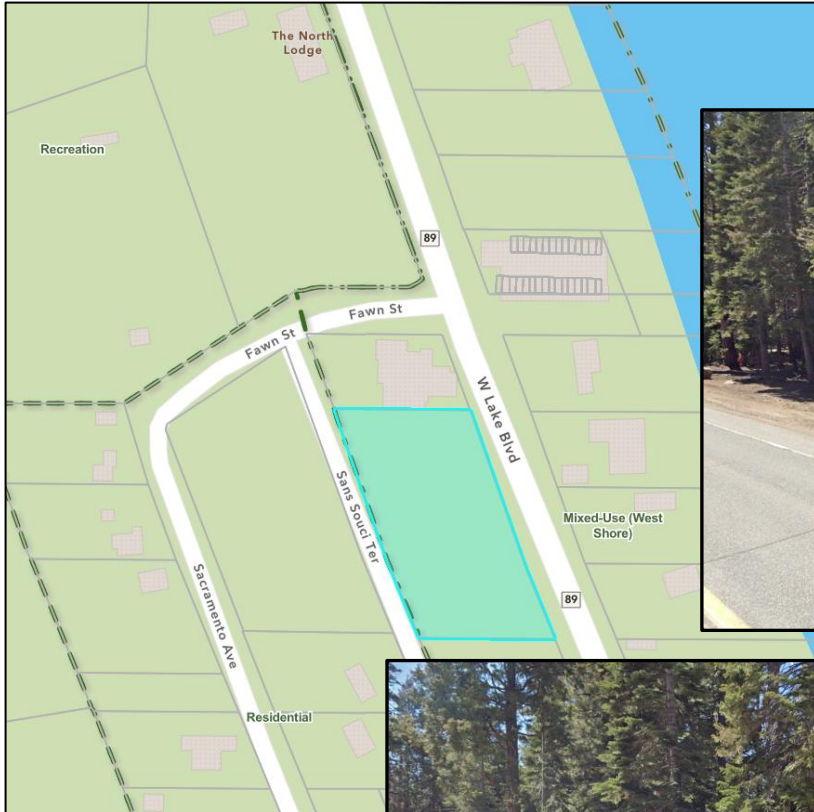


## Project Location



# Zoning and Existing Conditions

## West Shore Mixed Use Homewood Village Center



Direction	Zoning	Development
Shane Property	Mixed-use	Vacant
Northwest	Recreation	Maritime Museum; Homewood Ski Resort
Northeast	Mixed-use	High and Dry Marina
East	Mixed-use	Single Family Residences
West	Residential	Homewood "Lot 3"
South/Southwest	Residential	Single Family Residences

**Shane Property**

# Shane Project



## ❑ Ten lot subdivision

- Eight duplex lots
- One detached single family
- Common Area (36,823 sf; 71% of parcel)

## ❑ Individually saleable, market-rate

## ❑ Parking - Compliant

- Single family: two garage spaces
- Townhomes: one garage space
- Four surface spaces – guest/overflow

## ❑ Project Design

- “Old Tahoe” aesthetic, colors, materials
- Trash Enclosure – shared all units
- Internal path connecting to San Souci bike path
- Perimeter fencing
  - Three-foot, metal picket (see through)
  - Six-foot sides/rear
- Snow storage – onsite/compliant

# Tahoe Basin Design Review Committee



5245 W LAKE - SOUTH VIEW

Detached  
Single-Family  
Residence



6.23.25  
Dale Cox  
Architects  
Architecture - Planning - Construction Management

Townhome



Shane Property

# General Plan Consistency Review

General Plan Policy	Consistency
<p>Policy 1.B.1. - Promote the concentration of new residential development in higher-density residential areas located along major transportation corridors and transit routes.</p>	<p><u>Consistent.</u> The project is proposed along West Lake Boulevard (State Route 89), a major transportation corridor for the Tahoe Basin and in a location where mixed used and residential development already exists.</p>
<p>Policy 1.B.3. – Encourage the planning and design of new residential subdivisions to emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods.</p>	<p><u>Consistent.</u> The project complies with the development and design standards contained within the TBAP and was reviewed by the TBDRC for consistency.</p>
<p>Policy 1.B.5. – Require residential project design to reflect and consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses.</p>	<p><u>Consistent.</u> The residential structures are sited towards the center of the property, exceeding required building setbacks, thereby ensuring adequate light, air and open space, and minimizing noise impacts to surrounding uses.</p>

# Westshore Mixed Use Homewood Village Center and TBAP Consistency Review

Homewood Village Center Policy	Consistency
<p>Policy 5 - Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.</p>	<p><u>Consistent.</u> Although proposed at market-rate, the project provides much needed residential units within the Tahoe Basin.</p>
TBAP Policy	Consistency
<p>Policy S-P-5: All TRPA policies, ordinances and programs related to Land Coverage will remain in effect.</p>	<p><u>Consistent.</u> The project complies with TRPA's land coverage limitations and design to be within the parcel's base allowable coverage limitations.</p>
<p>Policy SR-P-9: To ensure viewshed protection and compatibility with adjacent uses, new construction of buildings must not project above the forest canopy, ridgelines, or otherwise detract from the viewshed.</p>	<p><u>Consistent:</u> The project is compliant with TRPA height standards and is well below the forest canopy which extends up to, and beyond, 100 feet.</p>

# TBAP Development Standards Consistency

Topic	Development Standard/Requirement	Project Proposal
Land Use	Multi-family requires Minor Use Permit	Minor Use Permit submitted
Density	Eight units per acre 1.18 acres * 8 units = 9.44 units	Nine units
Building Setbacks	West Lake Blvd frontage – 20 feet property line San Souci Terrace frontage – 45 feet centerline Sides – 15 feet total, five foot minimum	Compliant
Height	35 feet 3 inches maximum	34 feet six inches - ranging to - 35 feet one inch
Parking	10 spaces required	14 spaces

# Environmental Documentation

## Tahoe Basin Area Plan Conformity Review

- ✓ Aesthetics
- ✓ Air Quality
- ✓ Biological Resources
- ✓ Cultural Resources
- ✓ Energy
- ✓ Geology and Soils
- ✓ Hazards and Hazardous Materials
- ✓ Hydrology & Water Quality
- ✓ Land Use and Planning
- ✓ Noise
- ✓ Population and Housing
- ✓ Public Services
- ✓ Recreation
- ✓ Transportation
- ✓ Utilities and Service Systems
- ✓ Wildfire



# Anticipated Entitlement Processing Timeline

## Entitlements

1. Vesting Tentative Subdivision Map – Creates individually saleable lots
2. Minor Use Permit – Community compatibility
3. Design Site Review – visible from TRPA's scenic roadway corridor

### Tahoe Basin Design Review Committee

- October 28, 2025 – General Support

### North Tahoe Regional Advisory Council

- March 12, 2025

### Planning Commission Hearing

- April 16, 2026



# Extra Slides

**NOTICE OF PUBLIC HEARING  
PLACER COUNTY ZONING ADMINISTRATOR**

WHERE: Planning Commission Hearing Room, 3091 County Center Drive, Auburn, CA 95603

WHEN: March 12, 2026, at 10:00 AM, or as soon thereafter

SUBJECT: PLN25-00336, 8020 North Lake Boulevard Minor Use Permit, Categorical Exemption, Supervisorial District 5

NOTICE IS HEREBY GIVEN that the Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the applicant Ogilvy Consulting, Land Use & Development Strategies, on behalf of the property owner, Michael D. Preston Trust, for approval of a Minor Use Permit to consider the existing duplex and main residence from a tourist accommodation (hotel/motel) use to multi-family residential use. The subject property, Assessor's Parcel Number 117-180-065-000, comprises approximately 0.46 acres, is currently zoned North Tahoe East Mixed-Use Subdistrict; Mixed-Use Lakeside Town Center (MU-LTC) Special Planning Area, and is located at 8020 North Lake Boulevard in the Kings Beach area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15301 of the California Environmental Quality Act Guidelines and Placer County Code Section 18.36.030 (Class 1 – Existing Facilities).

Accommodations for disabled or non-English speaking residents will be made available upon advance request; please contact the Zoning Administrator Clerk at (530) 889-4020, between the hours of 8:00 AM and 5:00 PM on Monday through Friday.

You may direct written comments to the Zoning Administrator Clerk at 175 Fulweiler Avenue, Auburn, CA 95603 or you may telephone the clerk at (530) 889-4020.

Interested persons are invited to attend the hearing through the means provided on the meeting agenda, found at <https://www.placer.ca.gov/AgendaCenter#cat20>. All letters, written materials, studies or reports, should be delivered to the Zoning Administrator Clerk at 175 Fulweiler Avenue, Auburn, CA 95603, or emailed to the clerk at [zoningadministrator@placer.ca.gov](mailto:zoningadministrator@placer.ca.gov)

The Community Development Resource Agency contact for this project, Patrick Dobbs, can be reached at (530) 906-7953 or [pdobbs@placer.ca.gov](mailto:pdobbs@placer.ca.gov).

Zoning Administrator  
Zoning Administrator Clerk  
Community Development Resource Agency Staff: Patrick Dobbs

**NOTICE OF PUBLIC HEARING  
PLACER COUNTY ZONING ADMINISTRATOR**

WHERE: Planning Commission Hearing Room, 3091 County Center Drive, Auburn, CA 95603

WHEN: March 12, 2026, at 10:00 AM, or as soon thereafter

SUBJECT: PLN24-00361, Shane Property Vesting Tentative Subdivision Map, Minor Use Permit and Design Site Review, Tahoe Basin Area Plan Conformity Checklist, Supervisorial District 5

NOTICE IS HEREBY GIVEN that the Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the applicant, Robert Wood, on behalf of the property owner, Matthew Shane, for approval of a Vesting Tentative Subdivision Map, Minor Use Permit, and Design Site Review Agreement to allow for the creation of ten lots, including eight townhome lots (Lots 1 through 4, 1,104 square feet; Lots 5 through 8, 1,073 square feet), one single-family residential lot (Lot 9, 2,480 square feet) and one common area lot (Lot A, 36,823 square feet), for the construction of nine individually saleable, market-rate, residential units. The residential units are comprised of one 4,498-square-foot, detached, single-family residence with an attached two-car garage, and eight 2,078-square-foot townhomes with ground-floor, single-car garages across four duplex structures. The project also includes an internal circulation driveway, four additional surface parking spaces, a trash enclosure, and perimeter fencing. The subject property, Assessor's Parcel Number: 097-140-005-000, comprises approximately 1.18 acres, is currently zoned West Shore Mixed Use Homewood Village Center, and is located in the unincorporated Homewood area (address not assigned).

The Zoning Administrator will also be asked to determine that the project is in conformance with the Tahoe Basin Area Plan Environmental Impact Report and subsequent addendums.

Accommodations for disabled or non-English speaking residents will be made available upon advance request; please contact the Zoning Administrator Clerk at (530) 889-4020, between the hours of 8:00 AM and 5:00 PM on Monday through Friday.

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The Community Development Resource Agency contact for this project, Heather Beckman, can be reached at (530) 388-6484 or [hbeckman@placer.ca.gov](mailto:hbeckman@placer.ca.gov).

Zoning Administrator  
Zoning Administrator Clerk  
Community Development Resource Agency Staff: Heather Beckman, Senior Planner