Chapter I INTRODUCTION

A. PURPOSE

The "Kings Beach Industrial" Community Plan (CP) is designed to serve as the guiding doctrine for land use related decisions in the area for the next ten years, approximately. In addition to the CP for the Kings Beach Industrial area, CP's have also been prepared for the Tahoe Vista area, Stateline area, downtown Kings Beach, and the Carnelian Bay area.

The Plan establishes goals and objectives, special policies, programs, and strategies for funding and implementation. Elements of the Plan address land use, transportation, conservation, recreation, and public service.

The Plan further serves to assign commercial allocations, and to direct the redevelopment and rehabilitation of the community.

Pursuant to Chapter 14 of the TRPA Code of Ordinances, the Kings Beach Industrial Community Plan supersedes certain plans and regulations established by the TRPA Plan Area Statements (PAS) and the TRPA Code for the area within the Community Plan boundaries. For purposes of Placer County land use regulation, the Community Plan and the Placer County General Plan and implementing ordinances shall become one and the same. Upon adoption, the Community Plan (CP) is intended to serve as the mutual plan for all regulatory authorities.

B. BACKGROUND

The Plan was prepared as a joint effort between the Tahoe Regional Planning Agency (TRPA), Placer County and the community of North Tahoe. This is the product of numerous workshops, public meetings and input from a wide range of agencies, organizations and individuals. Work on the plan was guided by a Planning Team comprised of representatives from Placer County staff, TRPA staff, and citizens appointed by the Placer County Board of Supervisors. The Plan Team meetings served as a forum for public comment on the Plan.

The citizen volunteers of the Team included Janet Mize (Chairperson), Leah Kaufman, Lane Lewis, Ellen McBride, Hugh McBride, Virginia Walsh, Ken Foster, Jack Shumate, Bob McCormick, and Faradg Gilanfarr.

The Planning Team provided input on all of the CP's previously identified, as well as on the Plan Area Statement updates on areas surrounding the CP's for the Placer County General Plan.

This CP area is generally defined geographically as the block of parcels north of Speckled Avenue to the north, Cutthroat Avenue to the south, Secline Street to the west, and a few parcels east of Coon Street to the east.

The area is located at the northern end of what is generally defined as the town of Kings Beach, and is laid out in the "grid" subdivision configuration typical of Kings Beach, comprised generally of small lots of 25' x 125' in dimension.

Characteristic of some of the other older communities around the Lake, which developed from the 1930's through the 1960's during an era of a more "laissez-faire" approach to planning, the community is a mix of commercial and residential uses.

This CP represents the most sizeable area in the north shore that has been zoned for heavy commercial as well as general commercial use, and has developed predominantly in that manner. Interspersed with commercial uses, however, are some residential uses, primarily in older structures.

The inventory of existing development identified a total of approximately 70,000 sq. ft. of service and industrial commercial floor space in this CP, along with 29 residential structures.

The vast majority of land area in this CP is high capability land (Class 5 and 6), with some minor intrusions of stream environment zones.

In terms of recommended boundaries, the Planning Team has attempted to carefully scale back the boundaries of the present commercial zoning in those areas that have been developed to exclusively residential use. It has been the intent of the team, however, to retain a commercial base in much of the area, recognizing that the types of heavy commercial services provided are needed to serve the existing and projected population base.

For those areas remaining in a commercial classification, the Plan gives a strong emphasis on the need for visual enhancement, with increased screening, landscaping, and general buffering of commercial activities from roadways and adjoining residential uses.

C. COMMUNITY PLAN GOALS

It is a primary goal of the Community Plan that the commercial properties in the area be visually upgraded. Many of the commercial properties in this Plan area are in need of scenic restoration. This should be accomplished through remodeling, renovation, screening, landscaping, and, in some cases, through complete removal of the use of activity. Given the interrelationship of residential uses in this area, it is particularly important that commercial properties be retrofitted as much as possible to be aesthetically compatible with adjacent land uses and from roadways through the CP.

D. VISION FOR 2007 AND BEYOND

This section deals with the "vision" for the Kings beach Industrial area to the year 2007 (or beyond), and represents possibilities for the future. The "vision" plan largely reflects the Community Plan Goals and Objectives portion of the Plan, detailed in other Chapters, but is intended more the illustrative purposes rather than strictly administered regulatory requirements.

The vision for the Kings Beach Industrial area is one of a community of better managed, more aesthetic, and better interrelated land uses. It will remain one of the few (though needed) heavy commercial and service related communities for the intended life of the Plan.

Service commercial activities provide an essential ingredient to the needs of a community. Many such uses, however, do not offer (nor should be expected to offer) a high degree of visual attractiveness. Some such uses may further have the potential for being offensive to neighboring properties in other ways as well, such as by the noise they generate.

Under the vision for Kings Beach Industrial, increased emphasis will be placed on implementation of measures to provide the needed visual screening and/or buffering to make needed service-oriented commercial activities more harmonious with neighboring properties, and more environmentally responsive.

Because much of this community is already developed, an implementation strategy that is only made operative from Plan adoption forward will not meet the Plan's objectives. For this reason, the Plan provides for, through the Land Use Element and Goals and Policies section, requirements for the retrofit of certain properties with screening and/or buffering requirements.

It is the intention of this Plan that Kings Beach Industrial be transformed, with the tool of redevelopment playing a potentially important role, into a more organized, more aesthetically pleasing, and more efficient "industrial-park" type of community.

| (INSERT FIGURE 1 - Kings Beach Community Plans, Location Map HERE) |
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