Chapter II LAND USE ELEMENT

This Land Use Element is a supplement to the Land Use Element of the TRPA Goals and Policies Plan. Consistent with the Regional Plan, this Element sets forth the land use regulations for the Community Plan and provides a Community Plan Area Statement, which replaces the existing Plan Area Statement.

A. KINGS BEACH INDUSTRIAL COMMUNITY PLAN LAND USE REGULATIONS

Community planning is an option in which the local community in partnership with TRPA and local government may prepare their own plans and to some extent their own standards.

Chapter 14 of the TRPA Code of Ordinances sets forth the provisions for community planning. This section indicates what provisions of the TRPA Regional Plan are applicable and what standards are replaced with equal of superior standards.

This is a brief summary of standards applicable to the Kings Beach Industrial Community Plan. In general the standards of the TRPA Code apply except as noted by:

- 1. the Policies of the Elements of this plan,
- the proposed mitigation fee program,
- 3. the Community Plan Sign Ordinance,
- 4. the Community Plan Parking Ordinance, and
- 5. the Community Plan Design Review Guidelines.

Pursuant to Subsection 14.5.B of the Code, the following Community Plan Statement replaces the TRPA Plan Area Statements' regulations for this area.

B. KINGS BEACH INDUSTRIAL COMMUNITY PLAN AREA STATEMENT

This Community Plan Area Statement supersedes TRPA Plan Area Statements and Placer County Zoning within the Community Plan boundaries.

PLAN DESIGNATION:

Land Use Classification COMMERCIAL/PUBLIC SERVICE

Management Strategy REDIRECTION

Special Designation PRELIMINARY COMMUNITY PLAN AREA

TDR RECEIVING AREA FOR:

1. Existing Development

DESCRIPTION:

Location: This area comprises several blocks located at the north end of Kings Beach and is located on TRPA maps F-3 and F-4.

Existing Uses: This area includes generally service-commercial types uses, including buildings, auto repair, boat storage, and other similar uses. There is some residential development interspersed with commercial.

Existing Environment: This area is classified generally as low hazard. The land coverage is approximately 40 percent with additional 25 percent disturbed.

PLANNING STATEMENT: This area should be redeveloped to provide a location for the service/industrial needs of the area.

PLANNING CONSIDERATIONS:

- 1. Lack of subdivision improvements and poor site planning and architectural design are evident in this area.
- 2. There is considerable litter and debris in Griff Creek adjacent to houses.

OBJECTIVES AND SPECIAL POLICIES:

1. 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 or 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.

This policy will be implemented through the Design Review process, the Conditional Use Permit process, and through the code enforcement process.

The County's Redevelopment Agency and its authority should also be used as an implementing tool.

- 2. It is a policy of the Community Plan that uses with a greater potential for impacts or conflict with neighboring uses be made discretionary in nature (identified as "Special" rather than "Allowed"). By having a use designated as "Special", a public hearing is involved and a greater opportunity for conditioning a project exists.
- 3. This Community Plan area should be considered as a potential site of the location of the County's criminal justice facilities as well as Tahoe Area Regional Transit (TART) facilities and other public service uses.
- 4. Speckled Avenue, currently a designated "Truck Route," should retain that classification for local commercial uses only. Highway 267 should continue to be the primary north-south connection to Highway 28.
- 5. It is the policy of this Plan that the Sign Ordinance and Design Guidelines, included in the Appendix of this document, shall pertain to all commercial, industrial, and public service projects.
- 6. This Plan establishes a proposed allocation allotment of 13,000 sq. ft. of new commercial floor space from the time of Plan adoption until 1997.
- 7. This Plan establishes a program for the retro-fit of certain types of commercial activities to screening/buffering requirements. Effective within three (3) years of adoption of this Plan, all activities that involve outdoor storage are required to provide screening of the stored material along their entire road frontage, and, in the case of such uses that adjoin residentially zoned or residentially developed properties, along such side or near property lines.

Failure to comply with the requirements of this Section may result in either (a) Conditional Use Permit revocation (b) Business License revocation, or (c) other actions deemed appropriate by Placer County.

Screening shall be accomplished by means of a solid wood or masonry fence, a minimum of 6 feet in height. A height greater than 6 feet may be required, based on topographic conditions or the size and nature of the materials to be screened, based on the decision of the Design/Site Review Committee (D/SRC) in consultation with the North Tahoe Design Review Committee (NTDRC).

Fencing in excess of 6 feet, when deemed appropriate by the aforementioned parties, will not be subject to fence/height regulations found elsewhere in Placer County Code.

The design of the fencing shall be subject to the review and approval of the D/SRC, in consultation with the NTDRC.

Wood fencing shall either be of cedar or redwood, stained with a natural-type finish, unless other materials or colors are deemed appropriate by the DSRC/NTDRC. Masonry fencing shall either be brick, or split face or solid concrete block finished in an earth-tone color.

For screening along road frontages, fencing shall be set back a minimum of 5 feet from the edge of the right-of-way, with a minimum landscaping strip of 5 feet provided. The landscaping plan for this zone shall be subject to the review and approval of the DSRC/NTDRC in keeping with the provisions of the Design Review Guidelines (Appendix D).

For screening along side or near property lines, landscaping need not be provided.

Solid fencing is not required for the outdoor storage of plant materials, because of the special nature of this activity and the natural-appearance of the product.

Businesses that include a mix of outdoor storage and non-outdoor storage are responsible only for the screening of the outdoor portion of the property.

<u>PERMISSIBLE USES</u>: Pursuant to Chapter 18 PERMISSIBLE USES, the following primary uses may be permitted within all or a portion of the Community Plan Area. The list indicates if the use is allowed (A) or must be considered under the provision for a special use (S). Special uses require either a "Conditional Use Permit" (CUP), or "Minor Use Permit" (MUP), as set forth in the Placer County Zoning Ordinance. The following "S" uses shall be MUPs unless otherwise noted. Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

The definitions of terms used in the Section on Permissible Uses are those found in Chapters 2 (Definitions), and 18 (Permissible Uses), of the TRPA Code.

Residential

New single family dwellings that are not accessory to a commercial use are not permitted. However, single family dwellings existing as of the date of Plan adoption are not assigned nonconforming status. Single family dwellings in existence as of the date of Plan adoption may be reconstructed on the same parcel(s). Single family dwellings in conjunction with a valid commercial enterprise are considered an accessory use and follow the permit requirements of the primary use.

Commercial

A. Retail

Auto, mobile home and vehicle dealers (A), Building materials and hardware (A), Eating and drinking places (A), Food and beverage retail sales (A), Furniture, home furnishings and equipment (A), General merchandise stores (A), Mail order and vending (A), Nursery (A), Outdoor retail sales (S), Service stations (S),

B. Services

Animal husbandry services (A), Auto repair and service (A) [except body work and spray painting (S)], Broadcasting studios (A), Business support services (A), Contract constructions services (S), Financial services (A), Health care services (A), Laundries and dry cleaning plant (S), Personal services (A), Professional offices (A), Repair services (S), Sales lots (A), Schools - business and vocational (A), Schools - pre-schools (A), Secondary storage (A), Light IndustrialBatch plants (S), Food and kindred products (A), Fuel and ice dealers (S), Industrial services (S), Printing and publishing (A), Recycling and scrap (S), Small scale manufacturing (A)

C. Wholesale/Storage

Storage yards (A), Vehicle and freight terminals (A), Vehicle storage and parking (S), Warehousing (A), Wholesale and distribution (A)

Public Service

A. General

Churches (S), Collections stations (A), Cultural facilities (A), Day care centers (S), Government offices (S), Hospitals (A), Local assembly and entertainment (A), Local post office (A), Local public health and safety facilities (S), Membership organizations (A), Power generating (S), Publicly owned assembly and entertainment (A), Public utility centers (S), Regional public health and safety facilities (S), Social service organizations (A), Schools -kindergarten through secondary (A)

B. Linear Public Facilities

Pipelines and power transmission (A), Transit stations and terminals (A), Transportation routes (S/CUP), Transmission and receiving facilities (A)

Resource Management

A. Watershed Improvements

Erosion control (A), Runoff control (A), Stream environment zone restoration (A)

<u>MAXIMUM DENSITIES</u>: Pursuant to Chapter 21, DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

USE	MAXIMUM DENSITY
Residential	
Employee Housing	As per the limitations set forth in this table

<u>COMMERCIAL FLOOR AREA ALLOCATION</u>: Pursuant to Chapter 33, the maximum amount of commercial floor area which may be allocated for additional development in the Community Plan area until December 31, 1996, is 13,000 sq. ft.

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan area is 65 CNEL.

MINIMUM LOT SIZE: The minimum lot size requirement shall be as follows: 6,000 sq. ft. for corner lots, 5,000 sq. ft. for interior lots, for all commercial uses. For residential uses, 10,000 sq. ft. shall apply.