NORTH TAHOE WEST PLAN AREA TEAM

WORKSHOP NOTES

MAY 9, 2012

JUNE 13, 2012

JULY 11, 2012

AUGUST 8, 2012

SEPTEMBER 9, 2012

NOVEMBER 28, 2012

JANUARY 9, 2013

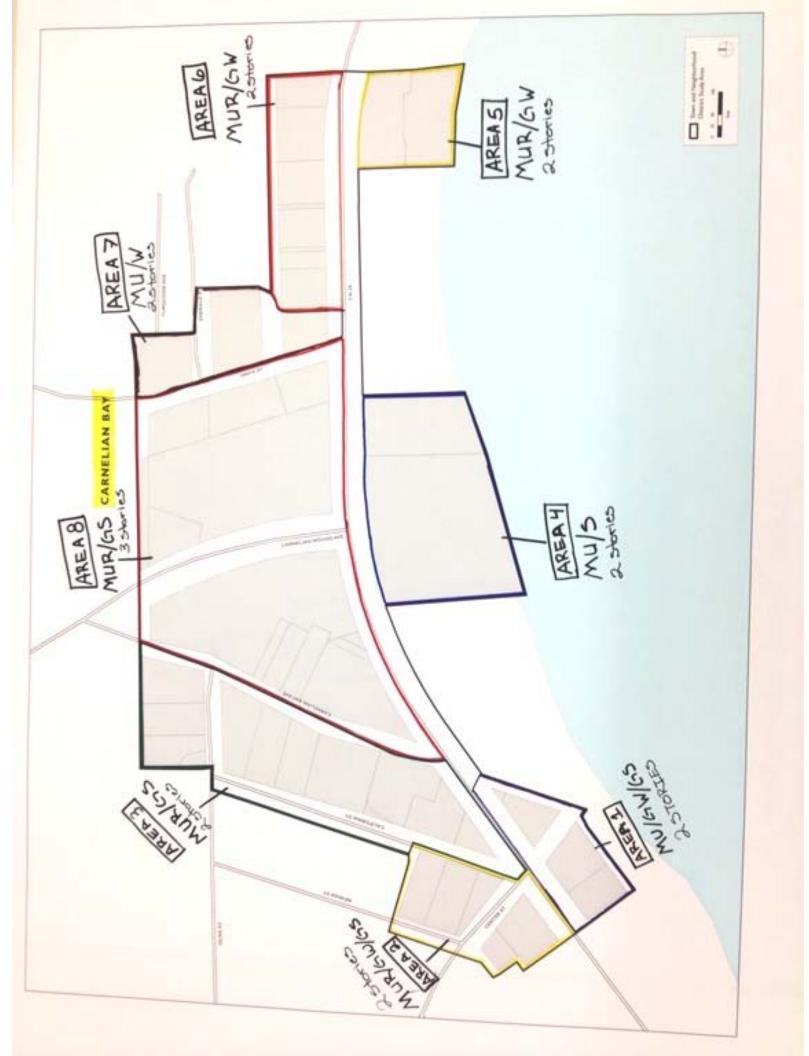








MUR Arca 4D MUR -3-stories Area 4-A-E Chert Statement A.B. Stories (see rotes) Areas Area 6 Arca 4E MUR S/C/P 2stories North Tahoe West Plan Area: Tahoe Vista and Carnelian Bay SS Town and Neighborhood District Study Areas MUR Base B Area 1 Arces 2 TAHOE VISTA Area 76 MURANIES (See rules) MUR 2-30teries (see notes) Area ta



May 9, 2012 – Tahoe Community Plan Update

North Tahoe West Plan Area Team

Exercise # 1

Purpose:

Plan Area Vision/ Community Identity

What you think of your community?

- 1. Likes
 - a. Eclectic nature
 - b. Rustic/Rural Community
 - c. Recreation opportunities / Lake access / trail and bike paths
 - d. View sheds/best vistas on lake

2. Dislikes:

- a. Vehicle dependence
- b. Noise levels in some neighborhoods
- c. limited setbacks for residential housing (desire to maintain light/air/open space between housing)
- d. Blighted areas

What you see in the future in the next 20 years?

- 1. Connected communities (improved connections)
- 2. Pedestrian Driven Community
- 3. Improved accessibility to lake and other recreational opportunities
- 4. Maintaining rural mountain character and charm
- 5. Improved Recreational opporunties and increased use of existing recreational sites
- 6. Enhanced regional park/lake access and other recreational sites
- 7. Increased housing opportunities/types and affordablity
- 8. Enhanced/conserved Natural Resources

What you would like to protect/preserve

- 1. Group Discussion Items:
 - a. Old Tahoe Design
 - b. Varied community design
 - c. Access to recreation
 - d. Wilderness Interface/Open space areas that are preserved/ Community is environmentally sensitive focus on Conservation
 - e. Low Commercial traffic/ Increase pedestrian access
 - f. Uniqueness /Character is rural/rustic "funky"
 - g.

What would you like to see changed/improved

- 1. Group Discussion Items:
 - a. Promote business in non-tourist season

- b. Better use of regional park
- c. Improved connections to recreational sites, commercial centers,
- d. Allow for "corner neighborhood" markets and restaurants
- e. Allow for mixed use opportunities
- f. Sidewalks/ped paths along highway connecting neighborhoods and commercial centers
- g. Embrace and encourage redevelopment while maintaining current community character
- h. Revitalize lower income areas that are dilapidated; yet maintain affordability
- i. Wider bike lanes to promote alternative transportation
- j. Appropriate lighting throughout the community

Vision for the North Tahoe West

The North Tahoe West area is an interconnected set of distinctive communities that celebrate the abundance of natural resources that define this place. A place where people come because it is authentic, quiet and the people are friendly. It is a place where all income levels are welcome and a place that combines stunning vistas, an abundance of accessible recreation and a variety of restaurants, retail and diverse lodging. Throughout the year the community maintains walkability, lighting and accessibility, as well as a vibrant business community. People have the opportunity to live, work and play.

The vision includes

- 1) Transportation
- 2) Inter-connected sidewalks
- 3) Underground Utilities
- 4) Preservation
- 5) Environmentally friendly less dependence on vehicles
- 6) Clear Community Guidelines

Exercise # 2

Purpose:

Visual Preference Survey

- 1. Visual Preference Survey Results:
 - Residential Design Distinction between lake and hwy (limit residential design that blocks vistas to lake)
 - b. Diversity
 - c. Varied community design
 - d. Smaller scale for structures Maximum height limits (2 story lakeside/3 story across hwy)
 - e. Increase pedestrian access
 - f. Maintain conserve natural environment /Environmentally sensitive areas

North Tahoe West Plan Area: Tahoe Vista and Carnelian Bay

June 13, 2012

Carnelian Bay

- -Beach areas in Carnelian Bay → owned by Conservancy/allowing for supporting uses: tourist, commercial
- -Moving coverage → expanding commercial/mixed use
- -Include recreation (beaches) in the CP boundary as commercial zoning profit driven supportive uses concessionaires
- -CP has land use designations use of site zoning can change the use

Area 1

Mixed-use (MU), Retail (R), Gateway (GW), Gathering Sites (GS) Water access important.

Mixed-use residential (MUR): 5 yes, 3 no. Mixed-use: 6 yes, 2 no.

Scale: 2-stories on the lakeside.

Garwoods- appropriate use and mixed use- Identify Gateway, size and relocation next meeting

Area 2

Gateway (GW), Gathering Sites (GS), Mixed-use residential (MUR).

Area 3

Mixed-use residential (MUR), Gathering sites (GS).

Area 4

Service (S). 8:1 vote for Mixed-use (MU). 6:2 for Mixed-use residential (MUR). Stream zone: restore and use as an amenity. Residential: fractional form of ownership.

-open to the public eliminate peoples access, limit size and set specific criteria for lakeside development

Area 5

Gateway (GW), Mixed-use residential (MUR). 8:1 vote for MUR.

Area 6

Gateway (GW), Mixed-use residential (MUR). 8:1 vote for MUR.

<u>Area 7</u>

Wilderness (W), Mixed-use (MU). 3 votes for Wilderness. Wetland- county to review existing zoning and use.

Area 8

Gathering sites (GS), Mixed-use residential (MUR). Commercial area. Shopping. Town center with focus on stream restoration. Mixed use within residential.

- Carnelian Woods avenue includes 2 parcels include required size restoration with a town center atmosphere

North Tahoe West Plan Area: Vision Statement Notes

Small changes to the vision statement are needed. The group would like to see the word "its" added after "of" in the sentence "...which celebrates the abundance of natural resources that defines it." They would also like "that defines it" to be stricken from the sentence. They would also like the phrase "and the greater Tahoe Basin" to be added to #2 of the list on the vision statement. With the desired changes, the Vision Statement can be revised to say:

"The North Tahoe West Plan Area is an interconnected set of distinctive communities on the North Shore of Lake Tahoe which celebrates the abundance of its natural resources. It is a place where people come because it is authentic and quiet, and the people are friendly. It is a place where socio-economic diversity is welcome, and a place that combines stunning vistas, an abundance of accessible recreation, and a variety of restaurants, retail, and diverse lodging. Throughout the year the Plan Area maintains a vibrant business community with walk-ability, quality lighting, and accessibility. The North Tahoe West Plan Area is a place where people have the opportunity to live, work, and play.

The North Tahoe West Plan Area also includes the focuses on the following community improvements:

- 1. Efficient, multi-modal transportation;
- 2. Inter-connected sidewalks, connecting the communities within the Plan Area and the greater Tahoe Basin;
- 3. Underground utilities;
- 4. Preservation of natural resources;
- Focusing on environmental quality;
- 6. Focusing on reduction of automobile dependency;
- 7. Clear community land use and design guidelines. "

North Tahoe West Plan Area: Tahoe Vista and Carnelian Bay

July 11, 2012

Carnelian Bay

- -Beach areas in Carnelian Bay → owned by Conservancy/allowing for supporting uses: tourist, commercial
- -Moving coverage → expanding commercial/mixed use
- -Include recreation (beaches) in the CP boundary as commercial zoning profit driven supportive uses concessionaires
- -CP has land use designations use of site zoning can change the use

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Scale: 2-stories

Area 3

Mixed-use residential (MUR), Gathering sites (GS).

Scale: 2-stories

Area 4

Service (S). 8:1 vote for Mixed-use (MU). 6:2 for Mixed-use residential (MUR). Stream zone: restore and use as an amenity. Residential: fractional form of ownership.

-open to the public eliminate peoples access, limit size and set specific criteria for lakeside development Scale: 2-stories

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Scale: 2-stories

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Gateway (GW), Mixed-use residential (MUR). 8:1 vote for MUR.

Scale: 2-stories

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Wilderness (W), Mixed-use (MU). 3 votes for Wilderness. Wetland- county to review existing zoning and use.

Scale: 2-stories

Area 8

Gathering sites (GS), Mixed-use residential (MUR). Commercial area. Shopping. Town center with focus on stream restoration. Mixed use within residential.

- Carnelian Woods avenue includes 2 parcels include required size restoration with a town center atmosphere

Scale: 3-stories

The scale discussion attempted to recognize the scale of the existing development as well as to have the lakeward and gateways properties reduced in scale and focus the taller structures towards the town center.

Tahoe Vista

Area 1

Mixed-use residential (MUR)

A Question was raised regarding expanding the study area to the west to capture the 12-acre parcel, as it could serve the existing community needs.

<u>Area 2</u>

Mixed-use residential (MUR)

Area 3

Service (S), Commercial (C), Public (P) – 5:2 vote for S/C/P

Discussion identified that the concern over developing in restoration area may not be an issue as TRPA regulations would likely prohibit any development in this location

Area 4

Mixed-use residential (MUR)

Area 5

Mixed-use residential (MUR), Service (S)

Service added to MUR, due to the Marina and gas pumps

Area 6

Mixed-use residential (MUR), Gathering Sites (GS)

Area 7

Mixed-use residential (MUR)

Emphasis on retail as it will be encouraged in the area.

Discussion Items:

Gateway – Discussion on where the gateway currently is located and the confusion with the transition between Kings Beach and Tahoe Vista

North Tahoe-West Plan Area August 8, 2012 Workshop Notes

Scale- starting from the East. Concern over view corridors. Topography may allow for additional height without appearing taller from the roadway.

- -Scale in terms of story does not necessarily correlate to maximum height.
- -Low buildings may impact view corridors.

Tahoe Vista looking at lakefronts:

Area 4: (lakeside) and 5: 3-story scale with TRPA maximum height. The group voted, 4 yes and 4 no.

- A) East End 4) Stories 3 w of 36' height not to exceed. 3 yes and no tallies were recorded for the "no" vote.
 - 5) Story 2: 3 yes and 5 no.
 - Story 3: Not to exceed what it is now. 3 yes, 5 no.
 - Story 3 not to exceed 36': 4 yes and 4 no. Votes to be taken up next meeting.
 - -Marina to be looked at prior to next meeting.
- B) Stories: 3 6 votes and 2 votes (not clear if for or against a 3-story height limit).
- C) Stories: 1 8 Yes, 0 no (unanimous vote)
- D) Stories: 2 or 3 (except for with setback) unanimous vote
- E) Stories: 3 Unanimous votes for a 3-story height limit

Additional Notes

Tahoe Vista: Scale

- 2-3 Story? Lakeside?
- Density of building as seen from the Road. Open space to see the lake vs. coverage and allowing full buildout.
- Standard height with some variances allow flexibility with heights
- "Grandfather" properties allow to go up to more view corridors
- "Stepping heights" according to the topography like current allowance on mean or median height of lots. Steep lots get more – level lots usually don't

Definition: Height should be the feet not how many stories

Vote: 2 story or feet with some opportunities for additional height based on view corridor / open space and topography. Want to maintain the feel of the lake and character of pines, not to exceed TRPA NOT VOTED
Vote: Area A 3 Stories not to exceed 36 feet ~ Yes
Vote on Marina: Area B 2 Stories: 3 yes 5 no 3 stories not to exceed current height ~ 3 yes 5 no 3 Stories not to exceed 36 feet ~ 3 yes 5 no
Discussion: View corridors – massing of buildings, how can we use these choices to keep density open?
No question is a bad question; No opinions are bad opinions; Facilitator asks for all to think about positive goals on planning
Topography ~ not blocking neighbors views Improvements: wants to encourage character to change or improve Create a number that is a maximum height compared to highway
Vote: Holiday House to TVRA 2 Story – 2 3 Story – 6
Vote: TVRA ~ Area D 1 Story ~ 8 yes
Menu items may not be acceptable choices for everyone Height and density ~ pus back off road 2 near road 3 back Step back from road
Vote: Area D 2 Story feet from road them 3 story back 8 Yes
Vote: Area E Already 3 Stories 3 stories as we can address massing next session. ~ 8 Yes Massing-density important

TBCPU - North Tahoe West Plan Area September 12, 2012 Workshop Notes

Members of the Plan Area team expressed that area residents were concerned our process was not inclusive enough and biased towards town-center scale development in the Plan Area. Issues raised included the following:

- 1. Height vs. stories
- 2. Build flexibility into site/project development process to ensure viewshed corridor protection. Incentivize viewshed protection (i.e. Increase height if view corridor is enhanced or preserved). Greater flexibility for commercial project proponents allowing building up instead of site massing with no net loss of density.
- 3. Protection of existing viewsheds. Concerned about losing what is left.
- 4. Promote pedestrian scale development within a neighborhood center context.

<u>Scale</u>

Area 5 Marina Site – 2-stories with incentives to 3-stories, based on topography, that preserves view corridor. 8-1 vote

Area 7(a) - 32 feet with incentives to increase to 42 feet if viewsheds are preserved or enhanced. 7-2 vote.

Area 7(b) – Allow up to 4-stories with step massing (2-stories at road and perimeter massing to four at rear of property). 5-3 vote with 1 abstention.

Areas 1-3 – Allow up to 2-stories. Vote 8-1

Area 8 – Allow 3-stories. Vote 8-1

Tahoe Basin CP Update Community Workshop #7 Notes 11/28/12

North Tahoe West

- Under introduction add language about focus to retain or improve vistas, viewsheds of lake; also add focus toward recreation.
- Do not want any reference to "Town Center" town center is a TRPA overlay district
- Change Tahoe Vista "mixed use town center" to "Village Center"
- Change Carnelian Bay "Mixed use Village Center" to "Neighborhood Village"
- Plant production nurseries clarify wholesale or retail? Retail, yes; wholesale not in village center(Tahoe Vista) and off main street (Tahoe Vista)
- Sports facilities and outdoor public assemblies should be in Tahoe Vista (size/scale limit and limit to rear, setback?)
- Outdoor retail sales allow for in Tahoe Vista Center (limiting to 1,500 sq ft of outdoor sales area ?)
- Offices and personal services consider in Tahoe Vista village center off main street. Allowed with notation 6 not on ground floor along hwy 28
- Scale/Ht page 13 and 14 "G" doesn't apply
- Page 22 scale/ht reference should be taken out.
- Maximum building length page 15 can be taken out, or further limited.
- Boundary between Tahoe vista and kings beach add to PC workshop discussion

North Tahoe West Plan Area Team January 9, 2013 Workshop Meeting Notes

Land Use Map

Carnelian Bay:

Should it be a mixed-use neighborhood?
Should there be a mixed-use gateway designation?
What uses to relate to each designation?
The team also stated the Land Use Map for Carnelian Bay needs to be corrected.

They would like clarification as to what is mixed-use in neighborhoods. The team notices some inconstancies with how the uses are reflected in table 1 as the land use map has different names (Crystal to fix)

The design criteria will help determine the need for MUP/CUP/A. This process should assist the county to assess. There was confusing between what is allowed in Carnelian Bay vs. Tahoe Vista and the team would like to resolve the issues so certain permitting is allowed. There is concern about public hearings vs. and allowed use and if a projects exists today and doesn't require a MUP if it is a new or expanded establishment, should it require a MUP?

Land Use Regulation Table – below are the changes the group recommended to table.

- ➤ Parks, playgrounds and golf courses NV District remove allowed use to require an MUP
- > Recreation and fitness centers NV District change from MUP to an allowed use
- Sport facilities and outdoor public assembly NV District remove allowed use to require an MUP
- ➤ Caretaker and employee housing NV District remove not allowed and require an MUP
- Senior housing projects NV District remove allowed use and replace with MUP required
- Single-family dwelling keep as allowed use however, remove footnote 5 from NV district

Scale/Height Standards

The Group did not discuss this item.