

WEST SHORE PLAN AREA TEAM

WORKSHOP NOTES

MAY 9, 2012

JUNE 13, 2012

JULY 11, 2012

AUGUST 8, 2012

NOVEMBER 28, 2012

JANUARY 9, 2013



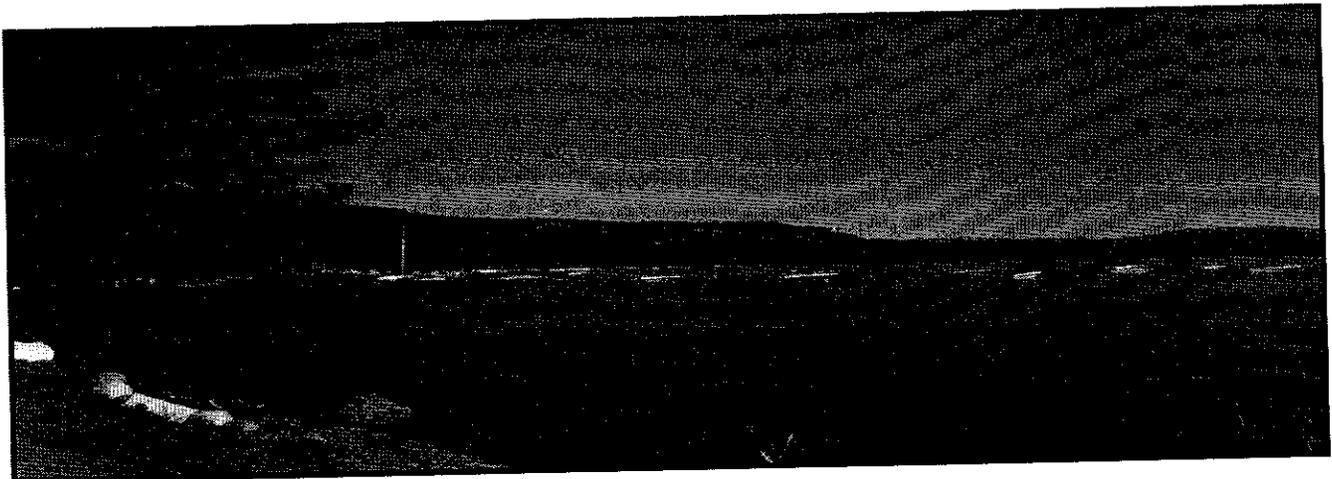
ATTACHMENT I

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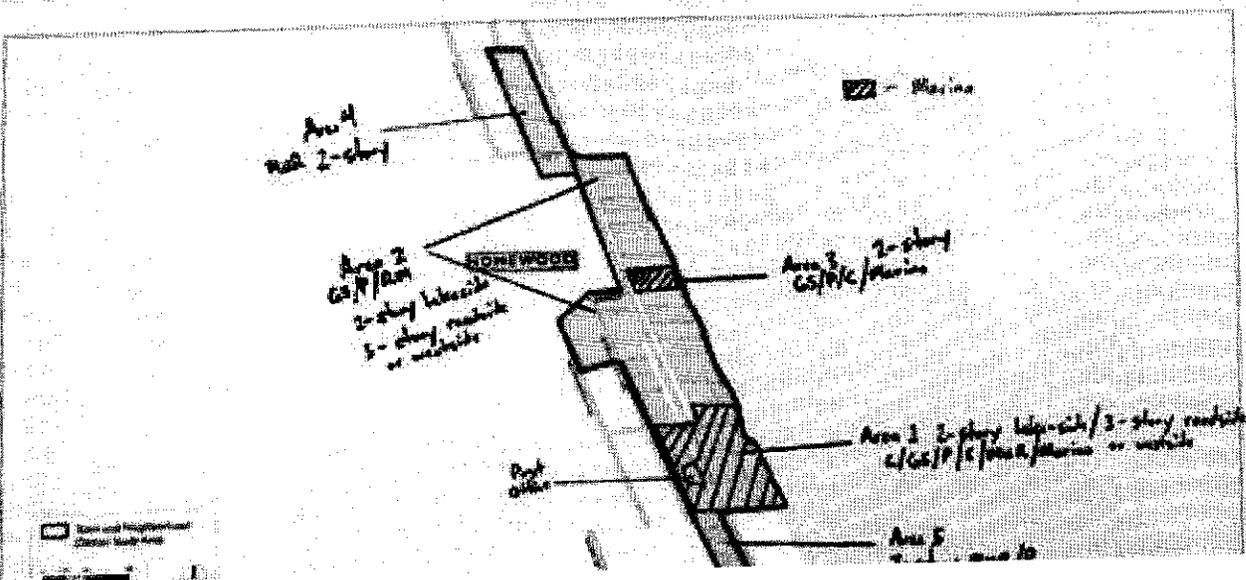
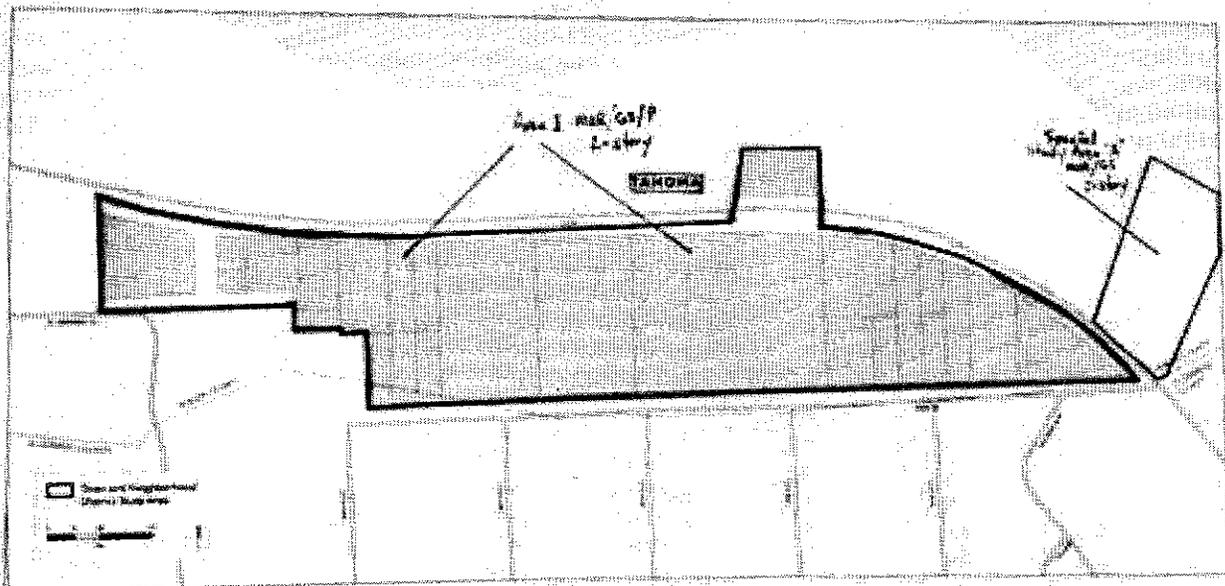
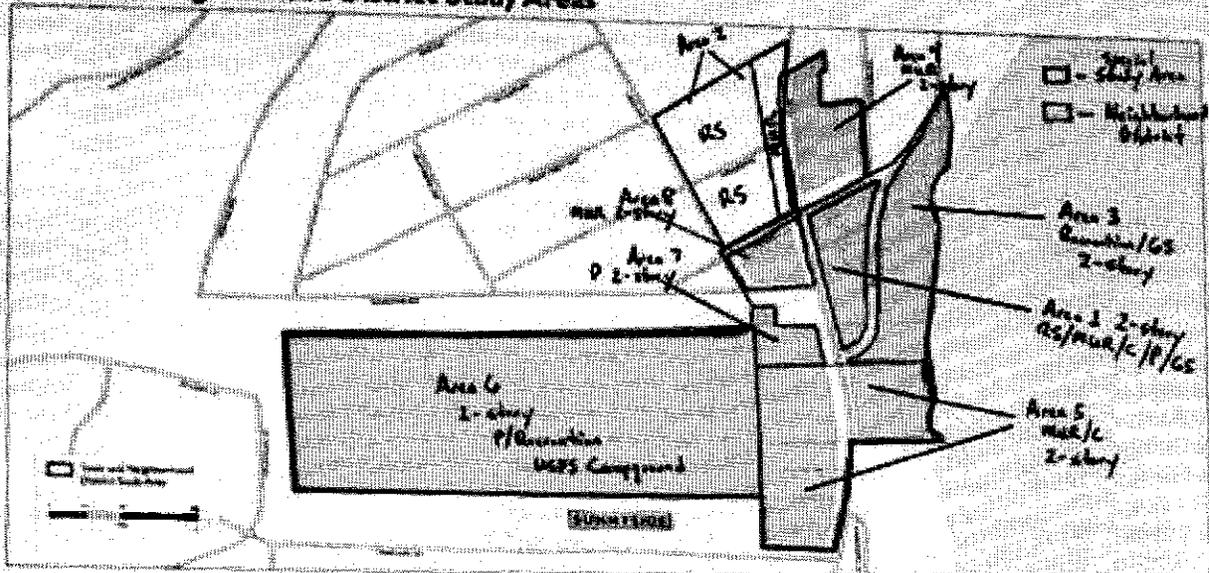
West Shore Plan Area Vision Statement

"The West Shore Plan Area within Placer County's North Lake Tahoe Basin features a collection of linear communities connected by one central arterial roadway, State Route 89. The communities in the West Shore Plan Area are in a forested, alpine atmosphere and are small, serene, and charming. Commercial traffic is limited. Interconnected hubs allow residents and visitors alike to enjoy the area's scenic beauty via walking, biking, or boating. These hubs promote multi-modal transportation and walk-ability while maintaining access to diverse recreational activities and gathering places. Boating is an especially important activity in the West Shore, and Obexer's Marina, Sunnyside, and Chambers Landing all offer boat access to the lake. The lineal-grouped communities understand the importance of environmental stewardship, while maintaining a vibrant economy. Sufficient public parking and access welcomes visitors and promotes economically-viable small businesses that provide key products and services. The communities within the West Shore Plan Area focus on the following:

1. Environmental sensitivity;
2. Serene neighborhoods with minimal traffic;
3. Social and economic success within an interconnected and peaceful setting;
4. Maintaining a sense of community and small-town feel while serving as a vibrant, popular tourist destination;
5. Providing easy, year-round access to recreational activities, trails, and the lake itself and West Shore amenities while preserving the environment;
6. Facilitating economic sustainability for businesses and the communities by supporting and building upon existing business centers and gathering places;
7. Creating residential mixed-use, multi-modal hubs where residents can gather
8. Promoting walk-ability with gathering spots which can serve as a economic hub providing basic services (like tourist accommodations, small eateries, bike rentals, and post offices), and, public parking and public access;
9. Sustaining the forest environment and forest setting of the West Shore;
10. Maintaining the rich history of the area;
11. Welcoming visitors to enjoy the diverse pedestrian, biking, and boating-friendly recreational activities, area restaurants, small businesses, state parks, back-country areas, hiking trails, historical points of interest, and beaches.



**West Shore Plan Area: Sunnyside, Homewood, and Tahoma
Town and Neighborhood District Study Areas**



May 9, 2012 – Tahoe Community Plan Update

West Shore Plan Area Team

Exercise # 1

Purpose:

Plan Area Vision/ Community Identity

What you think of your community?

1. Likes
 - a. Open space areas
 - b. Quiet community/neighborhoods
 - c. Air Quality
 - d. Bike Paths
 - e. Beach access
 - f. Campgrounds/Recreation
 - g. Clean water/Lake Clarity

2. Dislikes:
 - a. Lack of town centers
 - b. Lack of parking within town
 - c. Lack of walkability
 - d. Dilapidated cottages/motel business

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

1. Charming mountain community
2. Residential with mixed-use hubs (gathering places)
3. Taking advantage of environmental scenic beauty
4. Access to diverse recreational opportunities
5. Efficient multi-modal transportation

What you would like to protect

- a. Connections/access to the Lake
- b. Single-family residential character/ Residential quality (non condo)
- c. Access to recreation
- d. Older established businesses
- e. Obexers and all historic businesses on West Shore.
- f. Wilderness Interface/Open space areas that are preserved/ Community is environmentally sensitive with conservation focus
- g. Low commercial traffic
- h. Sense of community/ Quiet communities/ Rural atmosphere
- i. Low profile/slower pace./less impacted by tourism/scale of development
- j. Uniqueness /Character is charming, intimate feel, relaxed community feel throughout the West Shore
- k. Protect Morning Sun/light
- l. Tahoe park beach

- m. Protect Canyons
- n. Existing Homewood ski area
- o. Enhance Stewardship
- p. Business/ government collaborative nature

What would you like to see changed

- a. Decrease traffic in summertime and adjusting lifestyle around it
- b. Increase parking
- c. Dilapidated (roadways, utilities and bike paths are not complete)/ Bike path not conducive to "bike travel"
- d. Public Transportation not convenient – need better connectivity and safer transportation options .
- e. Maintaining mountain character signage (Tahoe/alpine charm)-
- f. Encourage renovation of existing buildings.
- g. Large homes on lake blocking views and not used as a permanent residence
- h. Business commercial amenities - Lack of amenities within town centers –Gathering place, hardware store, neighborhood pharmacy & grocery. A diverse, viable town/neighborhood center was emphasized.
- i. Dilapidated public infrastructure

Vision for the West Shore:

Maintain character, environmental sensitivity, charming quaint small town feel, alpine atmosphere, scenic beauty interconnected with mixed-use hubs, bike and pedestrian friendly, walkability with multi-modal public transportation, maintaining access to diverse recreational opportunities and gathering places. Public parking to welcome visitors and economically viable small business providing key products and services, green/shaded tree-covered, quiet communities with limited commercial traffic.

- 1) Environmentally sensitive, quiet, limited traffic, inter-connected communities that flourish socially, economically and peacefully
- 2) Charming beautiful place to visit and live, provides easy access to the West Shore amenities (recreation, services) with centers and gathering places within the communities, economically stable so key centers within the West Shore that is vibrant, attractive, sustainable while maintaining sense of community and small town feel.
- 3) Keep rural atmosphere and natural beauty of West Shore, maintain access to diversity of recreation while still preserving the environment, support and build upon existing business and gathering places
- 4) Hub based around activity and gathering places, residential within mixed use, multi-modal and missed use hubs
- 5)The West Shore as a well established community with a rich Lake Tahoe history should build on the multiple environmental and recreational and community assets to facilitate economic sustainability for the business and community

6) Maintain environment/nature, welcoming to visitors, share diverse recreational opportunities, bike and pedestrian friendly, shopping, restaurants, small businesses catering to boaters/ families and state parks, forest camping lake views/ access.

7) Maintain multiple and different recreational access opportunities, train residential neighborhoods while fostering strong quaint districts and sustain healthy forest.

8) Sustainable town centers upgraded to promote walk ability with gathering spots, market/ basic services. Eateries, accommodations and public parking

Exercise # 2

Purpose:

Visual Preference Survey

1. Visual Preference Survey Results:
 - a. Gathering places (civic center, post office, coffee shop)
 - b. Historic diverse architecture
 - c. Scale appropriate for location
 - d. Natural setting
 - e. Artistic/ music integration into community
 - f. Green buildings/natural stone

West Shore Plan Area: Community Workshop Notes

June 13, 2012

Sunnyside

Area 1: Residential Single Family (RS), Commercial (C), Mixed-Use Residential (MUR), Public (P), Gathering Sites (GS). Scale: 2-story maximum

Area 2: Mixed-use residential (MUR). Area behind and adjacent to MUR is strictly Residential (R) (this is the striped section of the parcel). Scale: 2-story maximum Area 3: Recreation (R) and Gathering Sites (GS). Scale: 2-story maximum

Area 4: Mixed-use residential (MUR). Scale: 2-story maximum.

Area 5: Mixed-use residential (MUR) and Commercial (C). Scale: 2-story maximum. No consensus reached; 4:3 vote for 2-story maximum. The three group members who opposed the 2-story maximum wanted to allow a 3-story maximum for the parcels on the mountain-side of SR 89.

Area 6: Public (P) and Recreation (R). Scale: Not determined as land is currently a USFS-maintained campground.

Area 7: Public (P). Scale: Not yet determined

Area 8: Mixed-use residential (MUR). Scale: 2-story maximum.

Homewood

Area 1: Striped zone denotes Obexer's Market and Marina. Commercial (C), Gathering Sites (GS), Public (P), Mixed-use residential (MUR), Service (S), Marina. The Service (S) designation was not a consensus decision, and the group voted 5:2 for the Service (S) designation. Scale: 2-story maximum on the lakeside of SR 89, 3-story maximum for the westside.

Area 2: Mixed-use residential (MUR), Gathering Space (GS), Public (P), Residential Multi Family (RM). The Residential Multi Family (RM) designation was not a consensus decision, and the group voted 5:2 for the Residential Multi Family (RM) designation. Scale: 2-story maximum on the lakeside of SR 89, 3-story maximum on the westside of 89.

Area 3: Gathering Space (GS), Public (P), Commercial (C), and Marina. Scale: 2-story maximum.

Area 4: Mixed-use residential (MUR). Scale: 2-story maximum.

Area 5: Mixed-use residential (MUR), Public (P). Scale: 2-story maximum.

West Shore Plan Area: Vision Statement Notes

After reviewing the Revised Vision Statements, group members identified several changes that they would like to see to the Vision Statements. First, the group would like the word "quiet" stricken from the main body of the Statement. Instead, they prefer the term "serene" and feel that this word is a better representation of the community. Second, they would like the term "community" to be changed to "a linear (or lineal) grouping of communities." The group feels this reflects the true nature of the Area, because the West Shore isn't one community as much as it is several different communities centered around the same stretch of highway. Third, they would like the Statement to include boating as a main activity in the Plan Area. The West Shore has several marinas and the group members feel this aspect of the Plan Area should be emphasized. Fourth, the group members would like the Statement to emphasize the year-round access to recreation that the area offers. Lastly, group members would like to see a mention of easy access to the lake and trails in the Vision Statement.

Based on the group input, a revised Vision Statement for the West Shore could be written as:

"The West Shore Plan Area within Placer County's North Lake Tahoe Basin features a collection of linear communities connected by one central arterial roadway, State Route 89. The communities in the West Shore Plan Area are in a forested, alpine atmosphere and are small, serene, and charming. Commercial traffic is limited. Interconnected hubs allow residents and visitors alike to enjoy the area's scenic beauty via walking, biking, or boating. These hubs promote multi-modal transportation and walk-ability while maintaining access to diverse recreational activities and gathering places. Boating is an especially important activity in the West Shore, and Obexer's Marina, Sunnyside, and Chambers Landing all offer boat access to the lake. The lineal-grouped communities understand the importance of environmental stewardship, while maintaining a vibrant economy. Sufficient public parking and access welcomes visitors and promotes economically-viable small businesses that provide key products and services. The communities within the West Shore Plan Area focus on the following:

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West Shore Plan Area: Other Notes from 6/12 Workshop

From the notes of Alex Leff:

Town Nodes. Todd: Long lineal grouping.

Westshore not that way.

Tourist Avenue. What is a mixed use hub. Needs discussion.

Boating- Marinas- SSide Obex.

Car boat visioning

10-15 feet= one story

Public parking

Quaint= quiet. Serene. Calm.

Jan B.: seasonal activities.

Alex Leff. Quiet. Good parking lots will be empty.

Light ord. by TRPA and Placer Co.

Interface with El Dorado County for continuity.

TRPA overlay document.

Squaw Bike Trail plowed by MAC winter 2011-2012.

Park and rides per John.

Maintain trails in winter.

From the notes of a group member, author unknown:

Todd:

- lineal grouping of small groupings
- No real town center then towns
- Long lineal grouping → West Shore characterized by that
- North Shore is more sprawling
- Say something about how it is a tourist avenue
- Mixed-use hubs- do we really know what we are talking about by saying "mixed-use hubs"
- Pedestrian and biking friendly- we may be leaving out- no boating vision ex: Obexer's and Sunnyside. Boating important on West Shore.

Peny:

- Commuter boat this summer

Suzanne:

- No transit center on West Shore

Nancy Dodge:

- No one is going to ride commuter boat.

Mixed-use: How detailed should we be → more of the zoning.

-How would we like our community to look?

Nancy Dodge:

- Boating issue → mostly private people who own houses or a boat → at all marinas? – If there is more public access- what to do with boat trailers is a big problem.
- HMR and church would allow trailer parking
- Doesn't like the word "quiet"
- Also wanting access for more watersports
- Boating is a seasonal recreational activity-
- Self-limiting by member public boat access
- Need for access to the water
- Concern once you get light reflecting on water no fence can stop it. –Ordinance, won't let light reflect off of your property.
- Mention boating in vision statement
- More general talk about lake access and seasonal water sports
- West Shore is linear communities
- Getting between Placer and El Dorado= really one area- no real gateway
- Connecting activity with rest of lake and TRPA standards
- Problems w/El Dorado County is that Southwest shore kind of ignored
- Bike trail not plowed → Eventually wish that bike trail will be plowed.
- Year-round access- broad and general

Notes from facilitator Edmund Sullivan:

Vision

Linear grouping of small hamlets/communities. Travel node to node. Along main artery. Discussion → mixed use what is it?

Need to address boating in vision. Where to put boat trailers?

Quiet- change to serene. Strike it from vision?

Access to the water to recreate (water recreation). Lake access.

Vision was wordy.

Connectivity to El Dorado County (both economic and communal): Jurisdictional boundaries don't define the West Shore. They want this community to reflect the overall regional vision. Linkages are key.

Maintaining bike-ped during winter

Sunnyside

Group looked at existing zoning map

Access is good near Sunnyside

Parking on Sequoia/bike trail link

Sunnyside Restaurant

Fireside Restaurant

Tahoe Beach

Gathering Places

Area 1

MUR- interested future flexibility

Group is not comfortable with mixed use designation.

Area 2

Frontage MUR

Back area (striped area)- residential

Area 5

Sub- 2 stories

West Shore Plan Area: Community Workshop Notes

July 11, 2012

Sunnyside

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Tahoma

Group looked at existing zoning map

Access is good near Sunnyside

Parking on Sequoia/bike trail link

Sunnyside Restaurant

Fireside Restaurant

Tahoe Beach

Gathering Places



Area 1: Mixed-use residential (MUR), Gathering Space (GS), Public (P) Scale: 2-story maximum.

Discussion Items:

Area 6

Sunnyside

- The USFS campground in Sunnyside should have no change in scale.
- There is a Fires Station also proposed within the Sunnyside area
- Discussion on scale of 1 vs. 2 stories. A vote was taken and a consensus reached of 2 stories

Area 7

- Discussion on scale of 1 vs. 2 stories. A vote was taken and a consensus reached of 2 stories
- Question on the use of the 2 smalls lots at the northwest side of Settling Dono in Area 7. Could this be USFS housing?
- MUR where residential – any type of residences.
- Group was asked to confirm where residence could mean more than a Single Family Dwelling – the group generally agreed
- General /Historic Development has been mixed use

Tahoma

- Should other areas be added to allow mixed use, possible to create study areas on the ease side
- Consider "R" designation
- Need to allow for public access
- Thomas's Cottages would create a better study area. How are study areas defined?
- Mixed use Residential, P and GS classifications recommended
- Discussion on scale 2-3 stories – A vote was taken and a consensus reached of 2 stories
- Suggested and reminded PDQ is already zoned to allow "R"

Exercise #2

Rural Residential Land Use Areas

Area 1 – Alpine Peaks

- MUR combining GS, P, C
- There was discussion about commercial uses in this community, such as rental ski/coffee shop. Would like low impact activities

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

West Shore

- Check Homewood property boundaries- Fawn street
- Brainstorm on another title for Village Center District – small town language?
- Small scale manufacturing – what exact use types? Ok in VC district ?
- Snow removal and equipment storage – ok in VC area; staff to check on ZO standards
- Medical Services – might be ok on ground floor in VC district –w/MUP
- Page 2 – small town to village
- Harbor facilities and marinas should be MUP
- Repair and maintenance vehicle – change to 2 (notes) instead 1
- Page 13 – materials –update the roofing materials to fire safe standards.

West Shore Plan Area Team January 9, 2013 Workshop Meeting Notes

Land Use Map

There was consensus from the group concerning the map and district boundaries. In addition, they were satisfied with the process Arlo (TRPA) described for amending the district boundaries. Both the Tahoma and Sunnyside Neighborhood Centers included parcels that the team thought should be included within those designated centers.

Village Center – The team voted to change the name of the commercial districts from Village Centers to Neighborhood Centers.

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

- Small-scale manufacturing – change from MUP(1) to just MUP. Reason: did not want discourage small-scale manufacturing, a job creature from locating in Neighborhood Centers.
- Community Centers, Recreation and Fitness Centers, Golf Courses, and Theaters and Meeting Halls are required to get a MUP since the team felt the public should have input on these uses because of parking and traffic concerns.
- Team did understand why multifamily dwellings, senior housing projects, and single room occupancy housing were only allowed in Tahoma. Group believed these uses should be allowed with a MUP in all three Neighborhood Centers. The sub-scribe not “3” was stricken from the table since in no longer applied.
- Mobile home sales were stricken as an allowed use within the Neighborhood Centers. Primary concern was the storage of, and display of mobile home models.
- Auto and vehicle sales will now require a CUP. Group wanted a greater degree of oversight concerning these uses in the Neighborhood Centers. Why? Auto and vehicle on-site storage.
- Part sales were moved to Retail stores and general merchandise district.
- Specific Limitations Number 1 “Not allowed on the ground floor along Highway 89 frontage” was removed from the table. Team felt this was not practical and would discourage businesses from locating in Neighborhood Centers. They believe West Shore Neighborhood Centers are not tourist centers in the same sense as South Lake and Stateline, hence they need for services for residents as opposed to tourist, who would prefer restaurants, shops etc.

- Vehicle storage district was added requiring a MUP.
- Warehousing, wholesaling and distribution will now require a CUP. As with auto sales, the group felt a greater degree of oversight concerning these uses in the Neighborhood Centers is needed.
- Antennae, communications facilities will not be allowed along Highway 89 frontage.
- Pipelines and transmission lines district was stricken from the table. Group felt this district was not appropriate for the West Shore.

Scale/Height Standards

One minor change. The Homewood standard will now read: *2 stories; 3 stories allowed Westside of Highway 89 between South Street and Grandview Avenue.* Reasoning – They did not want a wall of three storey buildings blocking resident units west of Highway 89.

TAHOE CITY PLAN AREA TEAM

WORKSHOP NOTES

MAY 9, 2012

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Greater Tahoe City Plan Area

Vision Statement

Tahoe City, at the headwaters of the Truckee River, is the hub of the Lake Tahoe region and a vibrant commercial center, where visitors and residents are stewards of Tahoe's precious natural environment and rich cultural heritage. Tahoe City businesses thrive as residents live and recreate in close proximity to their jobs.



May 9, 2012 – Tahoe Community Plan Update

Tahoe City Plan Area Team

Exercise # 1

Purpose:

Plan Area Vision/ Community Identity

What you think of your community?

1. Likes
 - a. Cultural and natural history Open Vistas and major gate way to Lake Tahoe, Unique landscape character at the Lake Edge
 - b. Major Transportation Hub to Lake Tahoe
 - c. Recreational opportunities: Rafting, bike trail system, one of the Oldest State Parks in California (Tahoe State Park)
 - d. Historical background – Oldest Community of Lake Tahoe
 - e. Redevelopment of town into relevant mixed uses
 - f. View Corridors/vistas new plazas and bike trails for people to gather
2. Challenges:
 - a. Past land use decisions have negatively impacted current businesses Major commercial uses with surfaced parking along the lake side of the town Obstruction of lake views/vistas. Lake access is a challenge. Fragmentation of bike path. Too many sidewalk curb cuts along the State Highway which make the sidewalk pedestrian unfriendly. Several structures could result in greater visual harmony Lack of parking. *However, the major parking areas are within the shopping centers near the lake. Parking should be located on the mountain side of the highway and behind the commercial uses.*
 - b. *Revitalization is next to impossible with existing County and TRPA Code regulations and restrictions*
 - c. Commercial and residential needs differ – balancing residential/commercial uses. Establish a unified visual character for development in harmony with the natural environment of the area
 - d. Provide opportunities for housing, recreation and cultural facilities for the permanent population

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

1. Technologically advanced
2. Greater alternative transportation
3. Thematic appearance of area, more focus on group gathering spots like farmers market, musical events and community block parties.

Vision for Tahoe City:

Tahoe City, at their headwaters of the Truckee River is the hub of the Lake Tahoe region and a vibrant commercial center, where visitors and residents and stewards of Tahoe's precious natural environment and rich cultural heritage. Tahoe City businesses thrive as residents who live and recreate in close proximity to their jobs.

Exercise # 2

Purpose:

Visual Preference Survey

1. Visual Preference Survey Results:
 - a. Gathering places/ Recreation integration into community
 - b. Historic diverse architecture
 - c. Scale appropriate for location
 - d. Natural setting

June 13, 2012 – Tahoe Community Plan Update

Tahoe City Plan Area Team

Summary & Refinement of Plan Area Visions

- Concern regarding staff version of the vision statement, process not “vision”

Consensus: Keep the original vision statement as approved by the team on May 9, 2012.

Exercise #1

Town Center/Neighborhood Use Considerations

Land Use – Truckee River Corridor

- We should accommodate uses elsewhere. Property owners need to have options to change uses.
- Better integration of transportation modes
- Need to accommodate walk able, parking structure
- Keep the historical uses allow opportunity for growth

Gateway Possibilities

- Future roundabout
- Gateway from the west is where Tahoe City downtown becomes visible
- Gateway is a visual experience

Other

- Planning area Town Center should include golf course property and all of the 64 acres
- Consider Granlibakken in Town Center
- Add a Recreation District

Development Scale

- Additional height should be considered away from the lake
- Consider views from behind. Keep some view corridors (grove Street to Savemart)
- Height should increase at real estate now and between Lake of the Sky and Grove Street
- 3 stories to Fairway Drive

Tahoe City Plan Area: Dollar Point and Tahoe City

- Green areas ~ Four stories
- Orange ~ Three stories
- Blue ~ Five Stories
- Red outline ~ possible Gateway

Exercise #1

Town Center/Neighborhood Use Considerations

Development Scale

- Additional height should be considered away from the lake
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Tahoe City Plan Area: Dollar Point and Tahoe City

- Green areas ~ Four stories
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Area 1: MUR - Mixed Use with Residential
5 stories

Area 2: MUR - Mixed Use with Residential
5 stories

Area 3: 5 Stories

Area 4: 4 Stories

Area 5: 3 Stories

Area 6: MUR - Mixed Use with Residential
4 Stories

Area 7: MUR-C-O-S - Mixed Use with Residential , combining Commercial, combining
Office/Professional/ Service
3 Stories

Area 8: MUR –5 – Mixed Use with Residential combining Service
3 Stories

Area 9: 4 Stories

Discussion Items:

Q: Shouldn't we be incorporating/reviewing all the visions/plans simultaneously thru this process?

A: They will be incorporated, tonight we need to focus on scales and land use(s)

The goal is to stay broad in scope of land use which can be achieved by adding use classifications rather than eliminating/reducing them. Begin with current land use(s) and then add more.

All classifications written on the map include current use and one in addition to the use codes that we vote to include

Tiered buildings into the mountainside are a favorable theme. Keep lakeside vistas open.

RS zone in lake forest along Bristlecone 6-0 vote to rezone to Residential Dollar: MUR – orange/green areas vote 6-0

Lake Forest : R-C-O-S-MUR vote 6-0 - 3 stories vote 6-0

Our definition of MUR requires a minimum of 2 purposes – the exception is Lighthouse East and Lighthouse West – single uses there ok.

Reiteration of tiered structures into the mountain -Slope of buildings into the mountainside

Much consideration about TCSRA

Split concerns TCSRA – most split parcels become W design. All parcels west from there to Heritage Park MUR with 4 stories, Vote 6-0

Tahoe City Community Workshop August 8, 2012

Tahoe City Working Group Discussion Notes

- Parking will be considered (tabled 8/8/12= holding off on discussing until next meeting)
Considerations: elevated structure, surface, underground, "bookends" plus shuttle
- Area 5 the group defined as MUR
- The group has redefined MUR as same as above but this designation "allows" residential instead of "prioritizes" to expand possible uses without requiring prioritization of them.
- Area 5A-to be designated as PUB
- Area 5b- is going to sectioned off and split into 2 sections (see map) . This area will be designated as MUR with public service being grandfathered in.
- Area 5c-The wetland area will be designated as W (wilderness)
- Area 5d-is going to MUR and with public service grandfathered in as well. Some members want this general area to consist of parking as the "gateway" to Tahoe city. But some folks do not want new gas stations to be added to this area. (save mart to fairway)
- Area 4- to be broken into 2 sections
- Area 4a-at the fire station will remain P (public service- PUD, fire station & search & rescue). Consensus of group. Keep same height Standards.
- Area 4 & golf course area- to be designated MPR (Master Plan Resort: for future consideration of master plan resort). This doesn't include the residential area & it includes existing uses for the area. The group also wants to discourage reality offices & franchises that are locally owned. A vote wasn't taken but there was overall agreement but the majority.
- Area 3a- will be designated as- MUR. Maximum height would be 5 stories and would need to blend into the Mtn side. One (Marty) member was suggesting that in order to not create sprawl, they need to consider expanding this area for development, considering the limited commercial core area, and open up the bike-path on both sides of the river. They potentially want a river walk area in the commercial site similar to Reno, San Antonio TX and other locations. Could do art walks at the river, etc... 3
- They want the general area to be able to compete with local corporate resort areas to protect Tahoe city from being eclipsed as a destination or local-owned businesses being bought out. =

- Area 3b- would be designated as MUR. Height maximum to be considered at Sept. meeting. The group decided to table this to the next meeting giving members time to go out to the site and get a good understanding of the existing 3 stories currently there (currently at Tahoe City Lumber).
- . It was noted that the committee members include two property owners whose interests could/would be impacted by committee decisions. The possibility of these members' recusing themselves from recommendations that directly impact their properties was discussed without formal conclusion.
- Action Item- The committee would like to have a vertical simulation or cross section of Marty's property with all of the existing features from the hwy down to the River to facilitate decision making at the next meeting.
- Area 6- the grey shaded area adjacent to State Parks. The State Parks property is included in Area 6. The group designated this area as MUR but also for P, because State Parks lands are public lands, with a maximum building height of 2 stories. (It has been shaded in with pink highlighter). The group then decided to break this into two sections 6a & 6b. The discussion refers to 6b and the State Parks land is considered 6a. Most importantly, the group wants to see some sort of "viewshed" or view to the Lake protected, to allow visitors to see Lake Tahoe. This provision should be in place indefinitely and they want to make sure that when future projects come forward, that this view is always protected. Also, one member felt quite strongly that in order to do this, there needs to be a requirement for lower building profiles to keep the view.
- Area 7-Commons Beach area to be designated as P and GS.
- Area 10-The group agreed it would be designated as MUR with a building maximum height of 3 stories and must contain natural environmental design features or fit within the natural landscape in which it will be built.
- Action Item- This team wants someone from the County to send out a reminder to each of the members involved in this process about the town hall meeting. Most of them had forgotten and wanted to be there.

September 12, 2012 – Tahoe Community Plan Update

Tahoe City Plan Area Team

Tahoe City Plan Area

Land Use

MUR: Remove “priorities”

Include “MU” definitions, but not the other symbol keys.

Area 11 established: MU
1 story

Scale

Area 3-B – 4-stories proposed
4-3 vote

Concerns:

- Tunnel effect
- Differing view of perspectives (Road vs. River)
- Limitation of economic potential

Caltrans ~ optimally would like it to be moved and the area restored

Rural Residential land Use

The Tahoe City Plan Team Members discussed how the designations may be general or on a parcel – by – parcel basis. They would like the opportunity to restore outlying areas to aid commercial core development via credits. Restoring Pomin Park and Lake Forest Campground and possibly relocate them and the amenities and restoring Burton Creek. The Issues discussed were landowners and swaps; trailheads, signage, and BMP's for the Fairway area. Lastly they discussed the Achiro property (the old Tahoe City dump) and would like to see it restored with using resulting credits.

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

Tahoe City

- Incorporate scale/ht standards that team came up with – based on allowed stories.
- Copies of zoning use definitions
- Limit real estate offices to second floor in the town center area – allow it w/CUP on ground floor and administrative review on second floor
- Tahoe Lumber – recognize as existing legal use (no non-conforming)
- Change “Town Center” district label – to “Town Core” ?
- Snow removal and equipment storage – not allowed in town centers/ staff to check ZO standards
- Utility transmission and distribution lines – ok in commercial core?
- Consideration of TC Vision ‘district’ classifications?
- Need more information for meetings: overlay of TRPA town center boundary for Tahoe City, overlay of D&B districts over working map; overlay of TC Vision map over D&B map (check with Marguerite (large scale maps of the D&B map and working maps and refined working map)
- Desire to separate out Tahoe City commercial core planning process – focused meetings?
- Mapping – ‘mixed use commercial’ at dollar point – bristlecone ‘dog leg’ out of commercial and into residential

Tahoe City Plan Area Team January 9, 2013 Workshop Meeting Notes

Land Use Map

There was consensus from the group concerning the map and district boundaries.

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

- **Plant Production nurseries, plus** – change from not permitted to MUP.
- **Schools – Specialized Education and Training** – change from not permitted in MU-N to require a MUP
- **Caretaker and employee housing** – change from not permitted in MU-N to require a MUP
- **Restaurants and Bars** – change from allowed use in MU-N to require and MUP
- **Restaurants, Fast food** - change from allowed use in MU-N to require and MUP
- **Business support Services** - change from not permitted in MU-N to require a MUP
- **Construction Contractors** - change from not permitted in MU-N to require a MUP
- **Snow removal equipment storage** – change from MUP required to CUP required in MU-TC
- **Bed and breakfast lodging** – change from not permitted in MU-N to require a MUP
- **Hotels and Motels** - change from not permitted in MU-N to require a CUP

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

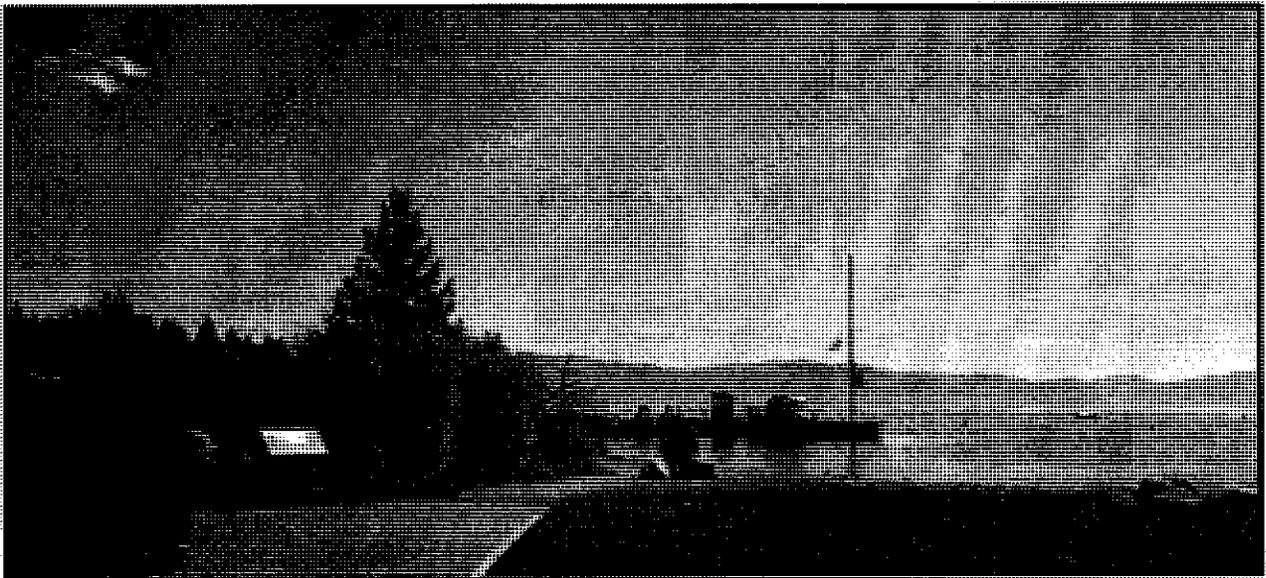


North Tahoe West Plan Area Vision Statement

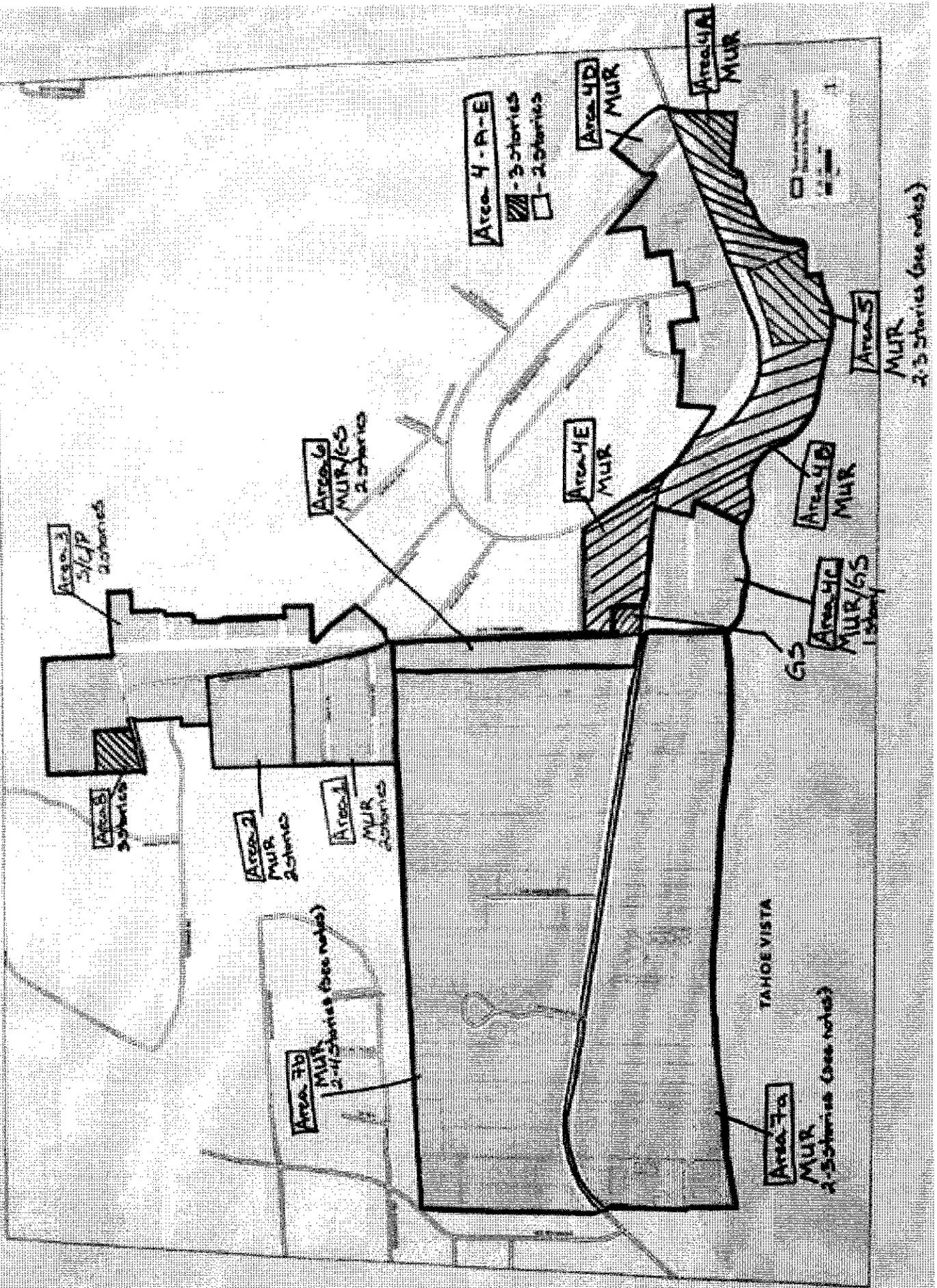
The North Tahoe West Plan Area is an interconnected set of distinctive communities on the North Shore of Lake Tahoe which celebrates the abundance of its natural resources. It is a place where people come because it is authentic and quiet, and the people are friendly. It is a place where socio-economic 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.

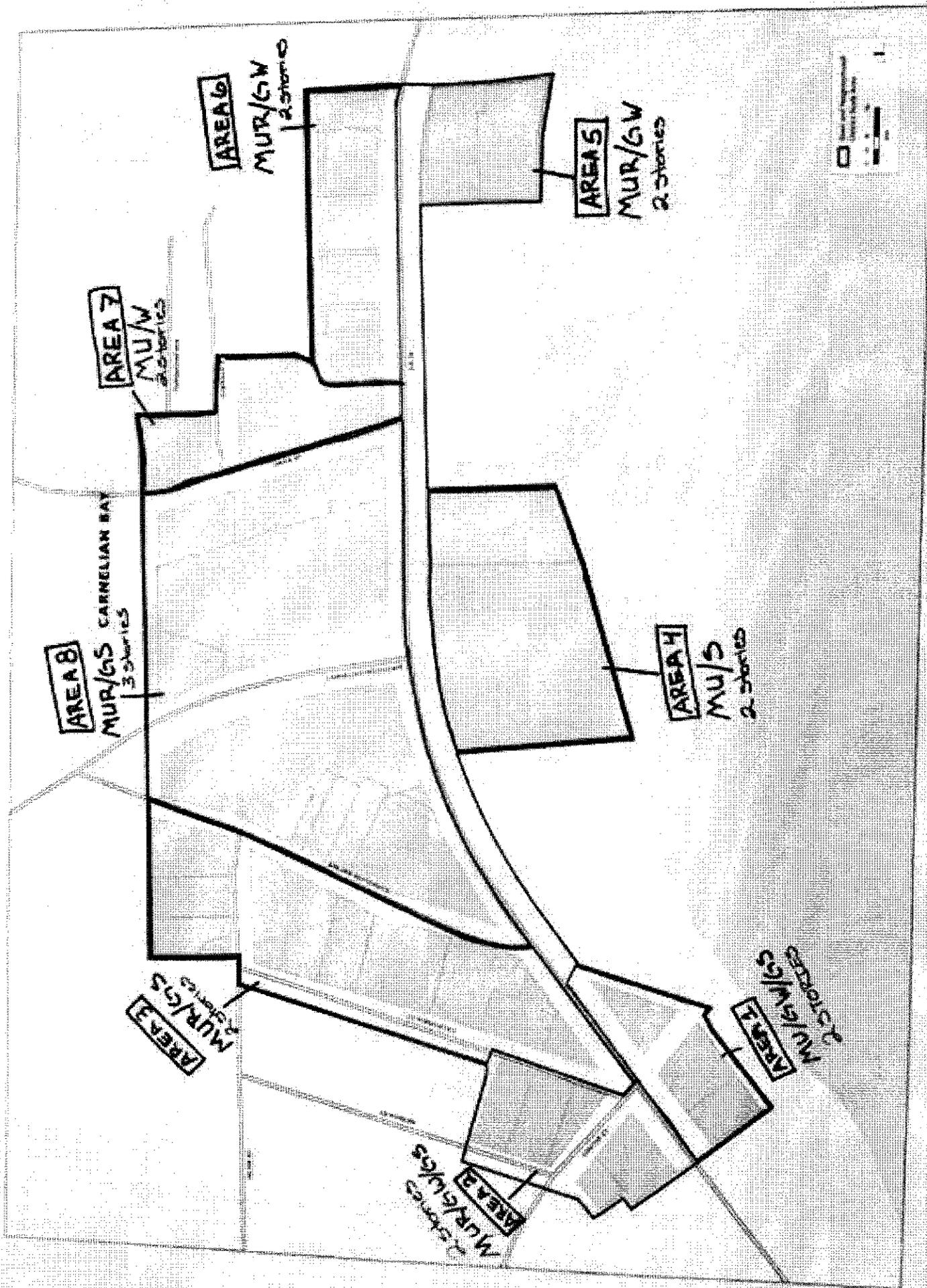
The North Tahoe West Plan Area also includes the focuses on the following community improvements:

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;
5. 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 Town and Neighborhood District Study Areas





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 opportunities and increased use of existing recreational sites
6. Enhanced regional park/lake access and other recreational sites
7. Increased housing opportunities/types and affordability
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:
 - a. 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.

Area 7

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;*
- 5. 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

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).
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

Area 5

Gateway (GW), Mixed-use residential (MUR). 8:1 vote for MUR.
Scale: 2-stories

Area 6

Gateway (GW), Mixed-use residential (MUR). 8:1 vote for MUR.
Scale: 2-stories

Area 7

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.

Area 2

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.

Scale

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 inconsistencies 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 confusion 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 project 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.

NORTH TAHOE EAST 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



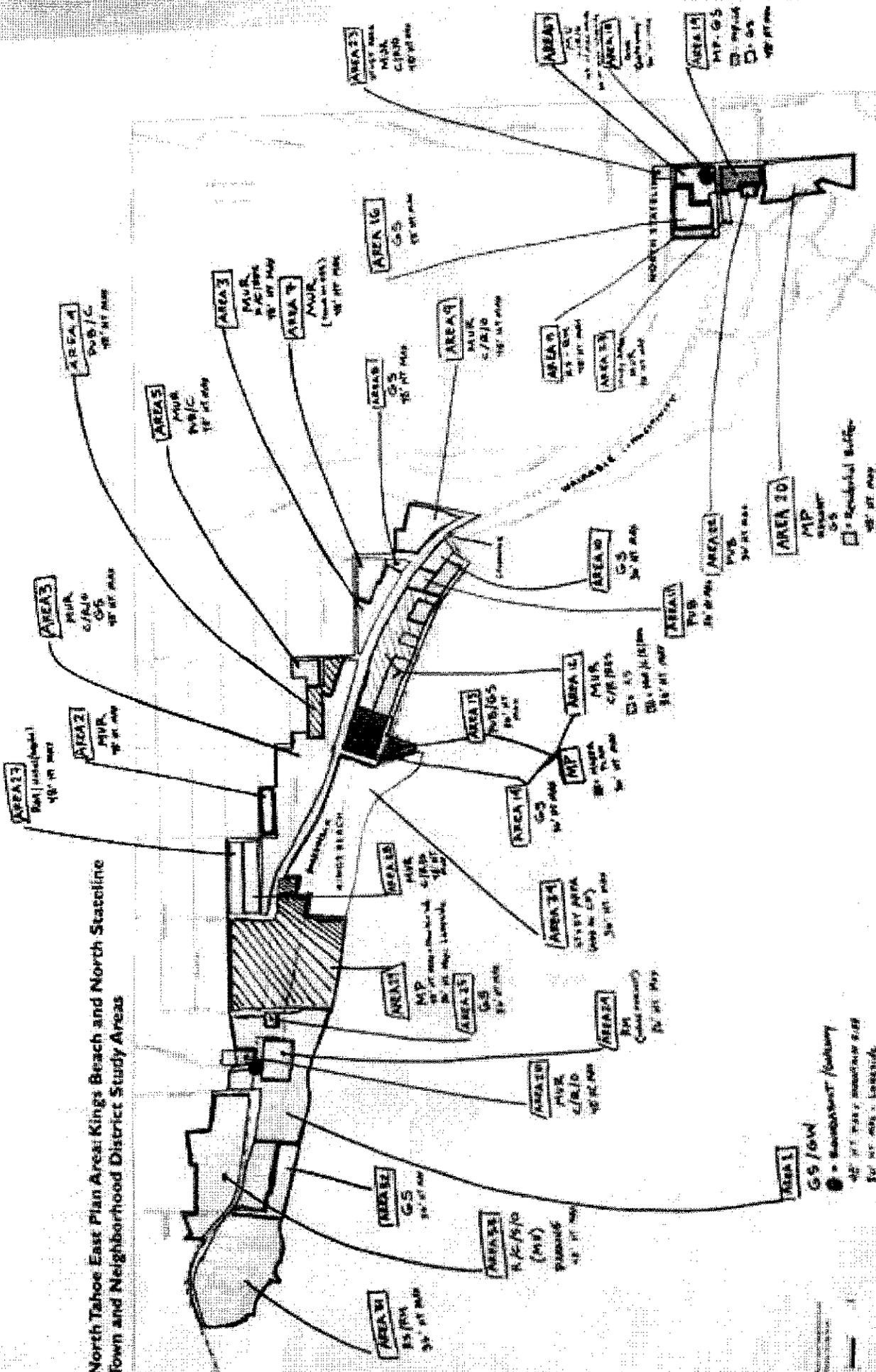
North Tahoe East Plan Area Vision Statement

The North Tahoe East Plan Area within the North Tahoe Basin is an established gateway to Lake Tahoe, California and Nevada, and an exceptional outdoor recreation destination with a local, friendly charm. The Plan Area consists of close-knit neighborhoods connecting Kings Beach and Brockway. The communities within the Plan Area are culturally diverse and offer an outstanding place to live, work and play. The Plan Area provides a walkable beach community surrounded by a variety of housing types and viable year-round business and commercial opportunities. The North Tahoe East Plan Area shall provide and allow the following community improvements:

- 1) Improve and recognize the Plan Area as a recreational destination while maintaining diverse local friendly neighborhoods;
- 2) Establish welcoming gateways to Lake Tahoe California and Nevada , while focusing on revitalization of the gateway areas of Route 267;
- 3) Feature outdoor recreation without compromising affordability and cultural diversity;
- 4) Support revitalization over new development as a way to recognize the existing local communities;
- 5) Enhance walk-ability and accessibility with inter-connectivity to public recreation and gathering places.



**North Tahoe East Plan Kings Beach and North Stateline
Town and Neighborhood District Study Areas**



May 9, 2012 – Tahoe Community Plan Update

North Tahoe East Plan Area Team

Exercise # 1

Purpose:

Plan Area Vision/ Community Identity

What you think of your community?

1. Likes
 - a. Affordable recreation
 - b. Pedestrian access to Recreation Facilities
 - c. Casino/gaming Corridor
 - d. Separation of Stateline and Kings Beach as two distinct communities

2. Improvements:
 - a. Connecting Sidewalks / building more sidewalks/ ped paths
 - b. Revitalization of eastern Gateway/Stateline entrance
 - c. Increase Open space/conservation areas
 - d. Integration of Environmental and Recreational improvements
 - e. Government Agency cooperation in Revitalization / Redevelopment

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

1. Enhance and revitalize the community
2. Maintaining local community charm/character
3. Enhance the Kings Beach Gateway as an exceptional outdoor recreational destination
4. Pedestrian access / increase ped safety

What you would like to protect

- a. Recreation Trails/Tahoe Rim
- b. Access to winter sports
- c. Affordable recreation facilities
- d. Brockway Springs

Vision for the North Tahoe East :

The North Tahoe East Plan is an established gateway to Lake Tahoe and California with accessible outdoor recreation that is supported by a culturally diverse live and work community.

1) Improve and recognize the community as a recreational destination while maintaining a diverse local friendly community. An outdoor recreational destination to become a welcoming gateway to Lake Tahoe featuring recreation without compromising affordability and cultural diversity by supporting revitalization over new development.

Exercise # 2

Purpose:

Visual Preference Survey

1. **Visual Preference Survey Results:**
 - a. **Building scale to match character of community**
 - b. **Minimize unarticulated walls and building facades**
 - c. **Historic style/ western architecture**
 - d. **Inviting entrances / gateway concept (arriving to California and the lake)**
 - e. **Charming not too modern**

June 13, 2012 – Tahoe Community Plan Update

North Tahoe East Plan Area Team

Summary & Refinement of Plan Area Visions

- Add beach community
- Use another word for “fabulous”
- Remove “providing”
- Add Nevada after California
- Remove small subs and add close unit
- Replace North state line with Brockway

Exercise #1

Town Center/Neighborhood Use Considerations

- Hwy 267 and 28 create roundabout
- Stateline Maser Plan for CalNeva
- Redevelopment Agency property (south of hwy 28 and west of Chipmunk) needs to include a plaza
- Next or West RDA property is (P)Public for a Library and/or Parking
- GS-P on boat ramp property ~ south of Brockway Vista
- For Gateway area in Brockway/Stateline very important to have walkability to east Kings Beach Gateway
- Properties on the east side of islet should be zoning RS/RM
- Some properties around the gateway area in Brockway should stay commercial with open space surroundings.

North Tahoe East Plan Area: Kings Beach and North Stateline

- Area 1 : GS – Gathering Sites
Within area 1 – Gateway (roundabout)
- Area 2: MUR – Mixed Use with Residential
- Area 3: MUR-C-R - Mixed Use with Residential/Commercial/ Retail
- Area 4: P-C – Public/Commercial
- Area 5: P-C-MUR - Public/Commercial/ Mixed Use with Residential
- Area 6: changed to area 3
- Area 7: MUR - Mixed Use with Residential
- Area 8: GS – Gathering Sites
- Area 9: MUR - Mixed Use with Residential
- Area 10: GS – Gathering Sites
- Area 11: P – Public

- Area 12: MUR-C-R - Mixed Use with Residential/Commercial/ Retail
- Area 13: GS-P – Gathering Sites/Public
- Area 14: GS – Gathering Sites
MP around portions of areas 12, 13 and 14
- Area 15: RS-RM - Residential Single Family/Residential Multi Family
- Area 16: GS - GS – Gathering Sites
- Area 17: MU – Mixed Use (without Residential)
- Area 18: GW – Gateway
- Area 19: GS – Gathering Site
- Area 20: MP – Master Plan/Resort – Create a buffer to residential area

Create walk able connectivity on the south side of 28

July 11, 2012 – Tahoe Community Plan Update

North Tahoe East Plan Area Team

Exercise #1

Town Center/Neighborhood Use Considerations

- Hwy 267 and 28 create roundabout
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- Redevelopment Agency property (south of hwy 28 and west of Chipmunk) needs to include a plaza
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North Tahoe East Plan Area: Kings Beach and North Stateline

- Area 1 : GS – Gathering Sites
Within area 1 – Gateway (roundabout)
- Area 2: MUR – Mixed Use with Residential
- Area 3: MUR-C-R - Mixed Use with Residential/Commercial/ Retail
- Area 4: P-C – Public/Commercial
- Area 5: P-C-MUR - Public/Commercial/ Mixed Use with Residential
- Area 6: changed to area 3
- Area 7: MUR - Mixed Use with Residential
- Area 8: GS – Gathering Sites
- Area 9: MUR - Mixed Use with Residential
- Area 10: GS – Gathering Sites
- Area 11: P – Public
- Area 12: MUR-C-R - Mixed Use with Residential/Commercial/ Retail
- Area 13: GS-P – Gathering Sites/Public
- Area 14: GS – Gathering Sites
MP around portions of areas 12, 13 and 14
- Area 15: RS-RM - Residential Single Family/Residential Multi Family
- Area 16: GS - GS – Gathering Sites
- Area 17: MU – Mixed Use (without Residential)
- Area 18: GW – Gateway

- Area 19: GS – Gathering Site - West side only and MP and keep GS as overlay
- Area 20: MP – Master Plan/Resort – Create a buffer to residential area
- Area 21: (GS)Gathering Sites
 - Revisit Gateway regarding area 10 and 11 owned by county not down zoning
- Area 22 – Public - detention basin
- Area 23 - MUR - Mixed Use with Residential - Add to Community Plan MUR to add to the GW feel
- Area 24: (RM) - Residential Multi Family with Use Permit
- Area 25: GS – Gathering Sites
 - Add fire station to Community Plan property should contribute to the tire store
- Area 26: Mixed Use (with Residential)(MUR) / Commercial/Retail/Office-Professional
 - Residential in the downtown must be included as Mixed Use

North Tahoe-East Plan Area
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Area 27: Residential Multi-family, Hotel/Motel

Keep this section (properties on South side of Rainbow between Dear and Bear) the same as it is currently. RM& Motel/Hotel ~ same uses that exist not zoning

Area 28: Mixed-Use Residential, Commercial, Retail, Office

This area should be the same as the rest of the downtown area.

*Add Gathering Space to Area 3

Area 29: Master Plan/Resort with pedestrian overcrossing

Would like to see some sort of boardwalk/path from the park on Griff Creek/ Lake Tahoe (behind the gas station) across Secline, then down (east) on Brockway Vista to the conference center/beach. It could also extend all the way to the other east side of Brockway Vista. The entire area would number 30, it also would include small North/South section just to the west of Griff Creek which connects to Hwy 28, then extend down the highway to Area 31. East end would also go north on Chipmunk to Hwy 28, then up 28 to Beaver.

Height : 4 stories allowed, not to exceed _____ feet, (set my MP) depending on the community benefit/open space/boardwalk

RS areas on the north side of Brockway Vista (east part of BV) would stick with TRPA rules for height

Area 30: Add boardwalk from open space/conservancy lot near Griff Creek to Brockway Vista west along Brockway Vista to Chipmunk.

Area 31: Residential Single Family and Residential Multi-Family. Clarify public access on Beach Street. Includes everything on the south side of hwy 28 from the west side of North Tahoe Beach (across from Safeway) over to the east end of Heritage Cove (next to Moon dunes beach). Would like some sort of clarification of south side of Beach Street to include GS for public access. A couple of parcels to the east of Beach Street directly on Lake Tahoe area in question ~ Area 32

Area 32: Gathering Site on Beach Street and Beach itself. Check ownership.

Area 33: Parking lot, restaurant, service, professional offices, supermarket

Area 9: Add Commercial, Retail, and Office.

Scale

-Height in Area 29 is set by Master Plan up to 4 stories depending on community benefit- open space/boardwalk improvements.

Residential on North Side of Brockway Vista. Use TRPA height limits.

Provide photos of land use map to Team Members

Area 31,32,33: Per the existing height requirements of TRPA

Area 26, 1, and Gathering Site at Highway 267 and 28. 1-story 24' max with D+B (consulting firm) to suggest incentives for increased height.

Areas 31, 32, 33: Stick with TRPA current code for height

Areas 1 and 26 and GS areas at 267/28 ~ 1 story/24 feet with consultant input on some way to allow larger height with community benefit (view corridors)

Discuss the Kings Beach Conference Center property at the next meeting.

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North Tahoe East Plan Area

Area 34 – Add the state beach to the Community Plan

Land Use/ Height and Scale

36 feet to 48 feet on the mountainside. Extreme minority that gets the height only with special circumstances are applicants approved at these heights

MP area at Stateline the max height is 48 feet

MP Area 29 - the height limit is the same as in the Town Center area 36 feet lakeside and 48 feet mountainside.

Rural Residential land Use

Area 1 ~ Remove barriers to the public land on animal street to the north of Speckled Avenue
Improve access to public lands and Maintain access to public spaces.

Area 2 ~ Public Park on the Eastern side (east of Coon Street)

Area 3 ~ Allow mid block paths in the entire plan area

Area 4 ~ Add public park at Stateline

Area 5 ~ Narrow the street widths in the grid the don't allow Fire to drive the street width

Area 6 ~ Add loading and unloading area at the boat ramp and state beach.

In the rural residential area there should not be retail. Retail should be focused towards the Town Center

Area 7 ~ Add helipad use to the northeast corner of Hwy 267 and Hwy 28.

The east team would also like to see an addition into the policy document which states, Environmental Health Services shall require frequent trash service within the plan area and there should be a penalty for property owners who don't pick up trash on their property.

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

North Tahoe East

- Boundary between Tahoe Vista and Kings Beach – add to PC workshop discussion
- “Mixed use gateway” discussion at west end of commercial core – not as team had envisioned, team envisions residential only – should this area go from commercial core area within plan area to residential? Is this all condos..?
- Consideration for breaking up the long “Mixed-use Town Center Mountainside” district into smaller districts, more reflective of the team’s vision
- Scale/Ht standards need incorporate proposed team standard
- Recreation and Fitness Centers – allowed in mountainside district without MUP
- Recreation vehicle park – mountainside and the lakeside districts either not allowed or if existing allowed to continue
- Homes along south of Brockway dr. west of Kings beach (lakeside homes) – should that be residential? Staff to check on uses here?
- Mobile home parks – existing in commercial core – legal non-conforming?
- Theaters and meeting halls – should be allowed in gateway and tourist with no use permit
- Antennae, Communication facilities – staff to review for consistency with ZO standards
- Measuring setbacks – inconsistency with existing improvements (edge of pavement vs. property line). Make sure that buildings are placed right in relation to movement. Clarify 0-10 from edge of pavement or property line whichever is greater.
- No residential allowed on ground floor in the areas around Brook (between Bear and Coon) the town center – focus on commercial uses there only, limit residential uses
- Existing single family residents in commercial core should conform (allow use to continue if rebuilt, etc., however focus should not be on new sf development in commercial core)

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

Land Use Map

There was consensus from the group concerning the map and district boundaries. In addition, they were satisfied with the process Arlo (TRPA) described for amending the district boundaries. They would like to add the State Beach to the Community Plan Area and they would also like to add Special Areas using the teams prior notes and map.

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

- Recreational vehicle park –Remove from and use table
- Schools- College and University - change from allowed and not allowed to MUP require in all districts
- Schools- Elementary - change from allowed and not allowed to MUP require in all districts
- Schools – Secondary - change from allowed and not allowed to MUP require in all districts
- Schools – Specialized Education and Training - change from allowed to MUP required in MTC and LTC
- Caretaker and employee housing – remove footnote in all districts
- Home occupation - remove footnote in all districts
- Multifamily dwellings – remove footnote 2 and replace with footnote 1 in MTC district
- Senior housing projects – remove footnote 2 and replace with footnote 1 in MTC district
- Single-family dwelling – remove footnote 2 from all districts
- Single room occupancy housing – remove footnote 2 and replace with footnote 1 in all districts

Scale/Height Standards

The team decided they would like 36 feet max on the Lakeside and 48 feet max on the Mountainside. The heights are including any architectural features.

After ___distance on each lot, the height must be reduces below the maximum