TAHOE CITY PLAN AREA TEAM

WORKSHOP NOTES

MAY 9, 2012

JUNE 13, 2012

JULY 11, 2012

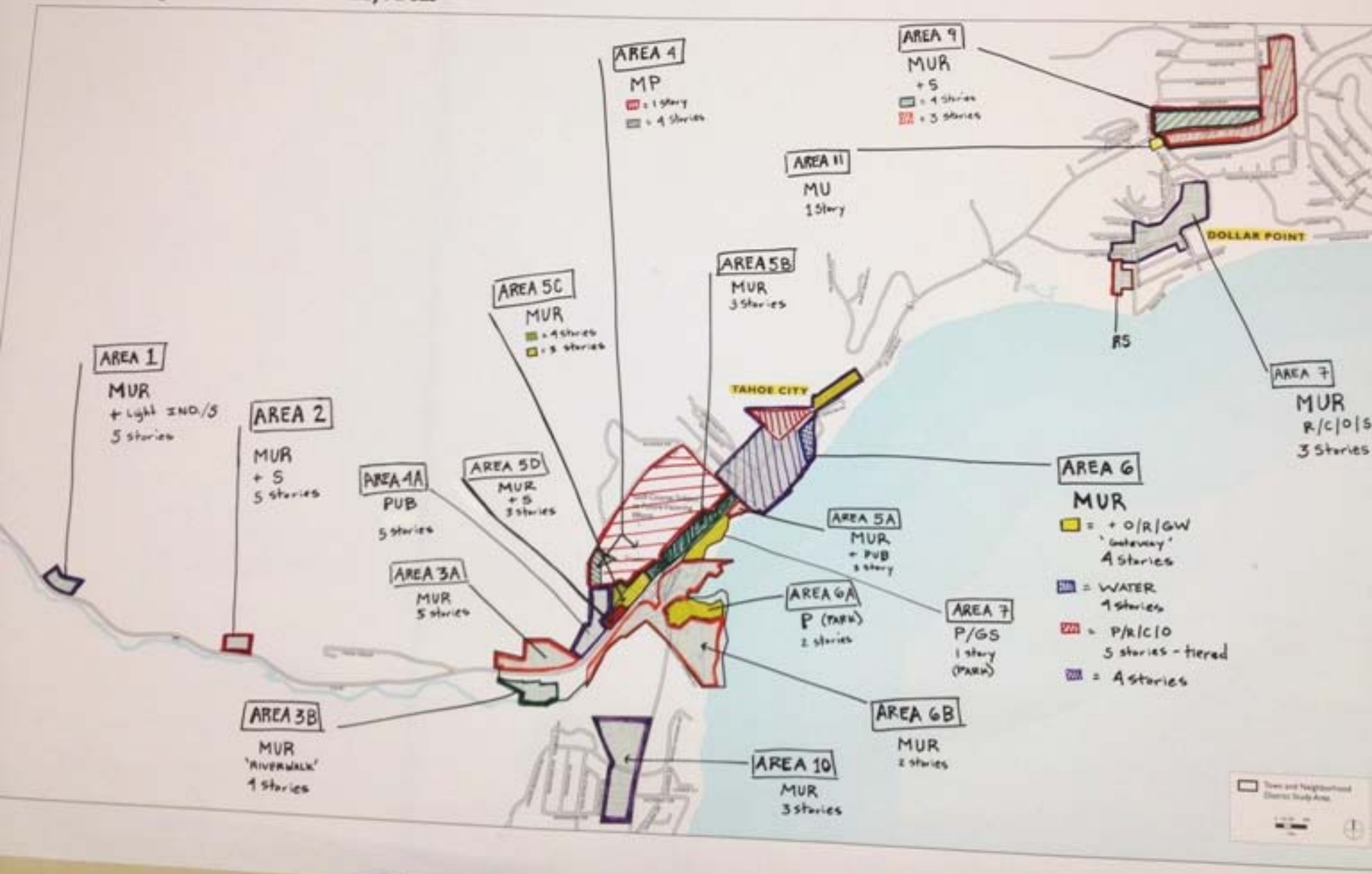
AUGUST 8, 2012

SEPTEMBER 9, 2012

NOVEMBER 28, 2012

JANUARY 9, 2013

Tahoe City Plan Area: Dollar Point and Tahoe City
Town and Neighborhood District Study Areas



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. To many sidewalk curb cuts along the State Highway which make the sidewalk pedestrian unfriendly. Several structures could result in greater visual harmony Lack of p*arking. 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 fu*ture 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

July 11, 2012 – Tahoe Community Plan Update

Tahoe City Plan Area Team

Exercise #1
Town Center/Neighborhood Use Considerations

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Tahoe City Plan Area: Dollar Point and Tahoe City

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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 –S – 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

<u>Tahoe City</u>

- 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