

## Kings Beach – 6/22/15

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| Eli Meyer     | <ul style="list-style-type: none"> <li>• LEED-level design of TCL project is a positive. How is proposed development going above and beyond what is required in building code?</li> </ul>   |
| Ann Nichols   | <ul style="list-style-type: none"> <li>• How big is Hendrickson site?</li> <li>• What portion of the parcels will be built upon?</li> <li>• Seems high-density on a small site.</li> <li>• The Area Plan is complex and to throw a project in complicates it more.</li> <li>• The project should be analyzed separately.</li> <li>• We distinguished height vs. stories. We voted. It is not the same.</li> <li>• CFA to TAU is not equivalent.</li> <li>• Secondary Dwellings: ¼ mile from transit is everywhere. We are taking rights away by doing this. It is a wild change that is social engineering.</li> <li>• We are increasing the intensity of development. You cannot compare the Basin to Truckee.</li> <li>• Permitting and the development process are not fixed in the Plan.</li> <li>• How many projects have used the transfer program</li> </ul>   |
| Leah Kauffman | <ul style="list-style-type: none"> <li>• Is planned project’s parking surface parking?</li> <li>• Are there elevations available to show what the project will look like?</li> <li>• Is the project applicant purchasing PUD land?</li> <li>• Will the zoning change on the golf course property?</li> <li>• We spent a year working on our subarea plans – there is a lot of information on those maps and notes- were they utilized?</li> <li>• What is different with heights and view corridors inside and outside of the town center areas?</li> <li>• What has changed since we gave input?</li> <li>• I’m concerned what’s happening outside of town centers. Have design standards and density changed since we discussed these issues?</li> <li>• Are there any changes to Chapter 37- height and density outside of town centers?</li> <li>• Development in the Basin is expensive because of the onerous planning process plus other factors including land and construction costs.</li> </ul> |
| Ellie Waller  | <ul style="list-style-type: none"> <li>• The Regional Plan implementing regulations are referenced but we wanted restrictions on height that were beyond the Code. What is in the draft exceeds what the team recommended. Teams wanted shorter heights along the shore. Teams voted on this.</li> <li>• Shared parking is a good idea in principle; we want people to park their cars but we must be sensitive to who is sharing. Is shared parking proposed as new or existing parking?</li> <li>• Is there a new housing needs assessment being prepared?</li> </ul>   |
| Ron Glasso    | <ul style="list-style-type: none"> <li>• Is the environmental consultant here at the meeting?</li> <li>• Regarding the height along the lake, I’d like a financial analysis on why a project does not pencil out at three stories.</li> <li>• Parking on golf course: Moving the clubhouse- how will it work?</li> <li>• 120 hotel rooms will not help the traffic in Tahoe City particularly in July and August.</li> <li>• What water conservation measures are being proposed in the Plan? Adding</li> </ul>   |

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|                | <p>more units is not going to help the drought situation.</p> <ul style="list-style-type: none"> <li>• We are happy the hotel is going but do not want four stories.</li> </ul>   |
| Susan Gearhart | <ul style="list-style-type: none"> <li>• Climate change- we need to discuss. There are moratoriums elsewhere due to the drought.</li> <li>• Water use should be determined in both CFA and TAUs – conversions could make situation worse.</li> <li>• Homewood and Sunnyside- are we now allowing multi-family? Are four-story buildings allowed?</li> </ul> |
| Judi Tornese   | <ul style="list-style-type: none"> <li>• We did allow for multi-family dwellings in our team area outside of town centers.</li> <li>• Four stories does not help open and maintain view corridors.</li> <li>• Restoration in Tahoe City- remove coverage and buildings along the lake.</li> </ul>   |
| Ron Glasso     | <ul style="list-style-type: none"> <li>• We are only transferring bad environmental impacts to the town centers. Incentives are not working.</li> </ul>   |

### Tahoe City – 6/29/15

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| Suzanne Wilkins | <ul style="list-style-type: none"> <li>• Is the streamlined permitting process applicable to all four subareas?</li> <li>• What constitutes ‘transit service?’ Is it a stop or a route?</li> <li>• Is Homewood a town center or village center?</li> <li>• Are there requirements for LEED buildings in the Town Centers?</li> <li>• A rating system for infrastructure exists- this could be used to create better projects.</li> <li>• The CALTRANS yard- is it part of the West Entry area?</li> </ul>                  |
| Frank Rosman    | <ul style="list-style-type: none"> <li>• Concerned about height and density for lodge. How it impacts neighboring businesses and residences up the hill.</li> <li>• What determines if a project can do two to three stories or four stories?</li> <li>• How do homeowners express concerns?</li> <li>• Have you thought about putting lodge where the clubhouse is now?</li> <li>• Residents and neighbors do not know about the Lodge project.</li> <li>• The public needs to know project is moving forward.</li> </ul> |
| Mrs. Rosman     | <ul style="list-style-type: none"> <li>• Will there be a building behind the Blue Agave building?</li> <li>• Are any trees being removed from behind the Hendrickson Building?</li> </ul>  |
| Wally Auerbach  | <ul style="list-style-type: none"> <li>• Permit streamlining- what is it?</li> <li>• Other mixed-use area such as Dollar Hill, Lake Forest and Carnelian Bay- what changes?</li> </ul>   |
| Jim Williamson  | <ul style="list-style-type: none"> <li>• The modifiers- do they need to be approved by TRPA.</li> </ul>  |