

**EXHIBIT 1: PROPOSED AMENDMENTS TO THE
BIJOU / AL TAHOE COMMUNITY PLAN**

Amend Appendix A: *Bijou/Al Tahoe Community Plan Standards, Section Two: Public Service/Recreation Theme*, Subsection B: *Height, Special Standard*, as follows:

Added language shown in red and underlined. Deleted language is shown with a strikethrough.

SECTION TWO – PUBLIC SERVICE/RECREATION THEME

DISTRICTS

MAP AND USE MATRIX IDENTIFICATION

Town Center

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A. PERMITTED USES

Refer to use matrix for district uses.

B. HEIGHT

Standard

Refer to TRPA Code of Ordinances Chapter 37.

Special Std.

The following shall apply to

Lake Tahoe Community College property:

Lake Tahoe Community College and Lake Tahoe Unified School District properties:

Height issues for these sites shall be addressed by TRPA on an individual project basis, and may be in excess of Chapter 37 based on project setback, visibility, or other design criteria.

City of South Lake Tahoe Recreation and Aquatics Center:
The maximum height permitted is 42 feet, with no minimum cross slope or roof pitch requirements, provided TRPA makes Findings 1, Finding 3, Finding 4, Finding 5, Finding 7, and Finding 8 of Section 37.7.

C. BULK

Standard

Refer to Redevelopment Design Element, Sections 1 and 2

D. COVERAGE

Standard

Refer to TRPA Code of Ordinances Chapters 30.

E. SETBACKS

Standard

Refer to City Wide Design Manual Section 3 of Chapter 1 & 2.

Special Std.

In addition to the City Wide Design Manual, the following shall apply to specific properties located with the Town Center District, including:

The vacant 7.5 acre parcel north of Al Tahoe and west of Johnson Boulevard (Adjacent to the existing El Dorado County Government Center) shall required a minimum of a 50' setback from Johnson Boulevard and an increased interior sideyard setback of 20' in that area of the property adjoining the residentially developed district.

The vacant 12 acre parcel, north of Al Tahoe and east of Johnson Boulevard (adjacent to Bijou Community Park) shall require a minimum of a 50' setback from Johnson Boulevard for development.

Development on the Lake Tahoe Community College property shall have a minimum setback of 50' from Al Tahoe Boulevard.

F. SITE DESIGN

Standard

Refer to City Wide Design Manual, Section 2, Chapters 1 & 2

Special Std.

In addition to the City Wide Design Manual, the following standards shall apply to the entire Town Center:

1. A natural forest setting shall be preserved by designing projects that maintain the maximum number of trees, shrubs, boulders, and other natural amenities at a project site. Landscaping shall be designed to blend with the native surroundings, including trees, shrubs, ground covers and flowers.
2. Sidewalks shall connect all buildings within project area.

G. ARCHITECTURAL TREATMENT

Standard	Refer to City Wide Design Standards, Section 2 of Chapters 1 & 2 and City Lighting Standards.
Special Std.	<p>In addition to the City Design Standards, the following standards shall apply:</p> <ol style="list-style-type: none">3. Buildings shall be designed with interest (no box forms, variations in elevation, etc.) and shall incorporate architectural features which blend with the surrounding buildings.4. Wood siding <u>or natural appearing siding</u> shall be used on the exterior of all remodeled newly constructed buildings.5. Roofs shall have a minimum pitch of 75:12 and a maximum roof pitch of 12:12. <u>The South Lake Tahoe Aquatic and Recreation Center may have a minimum pitch of 0:12.</u>6. Real stone shall be incorporated into the building design. Manufactured stone may be used on a project only if the applicant demonstrates the application of the stone will appear “real.”7. All projects shall incorporate days use amenities, including; outdoor furniture, bicycle racks and trash receptacles.