

**EXHBIT 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.

SECTION TWO – PUBLIC SERVICE/RECREATION THEME

DISTRICTS		MAP AND USE MATRIX IDENTIFICATION
District 4		4
A.	PERMITTED USES	Refer to use matrix for district uses.
B.	HEIGHT	
	Standard	Refer to TRPA Code of Ordinances Chapter 37.
	Special Std.	<p>The following shall apply to:</p> <p>Lake Tahoe Community College and Lake Tahoe Unified School District properties:</p> <p>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.</p> <p><u>El Dorado County and City properties located in 56-Acre project area:</u></p> <p><u>For public and quasi-public owned buildings, the maximum height permitted is 42 feet, with no minimum cross slope or roof pitch requirements, provided TRPA makes Finding 1, Finding 3, Finding 4, Finding 5, Finding 7, and Finding 8 of Code Section 37.7.</u></p>
C.	BULK	
	Standard	Refer to Redevelopment Design Element, Sections 1 and 2
D.	COVERAGE	
	Standard	Refer to TRPA Code of Ordinances Chapter 30.
E.	SETBACKS	
	Standard	Refer to City Wide Design Manual, Section 3 of Chapter 1 & 2.
	Special Std.	<p>In addition to the City Wide Design Manual, the following shall apply to specific properties located within the Town Center District, including:</p> <p>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 require 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.</p>

F. SITE DESIGN

Standard

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

Special Standard

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 Standard

In addition to the City Design Standards, the following standards shall apply:

1. Buildings shall be designed with interest (no box forms, variations in elevation, etc.) and shall incorporate architectural features which blend with the surrounding buildings.
2. Wood siding **or natural appearing siding** shall be used on the exterior of all remodeled newly constructed buildings.
3. Roofs shall have a minimum pitch of 5:12 and a maximum roof pitch of 12:12. **Roofs may have a minimum pitch of 0:12 on public and quasi-public owned buildings within El Dorado County and City properties located in the 56-Acre project area.**
4. 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."
5. All projects shall incorporate day use amenities, including outdoor furniture, bicycle racks and trash receptacles.