From: feinbergjeremy@yahoo.com <feinbergjeremy@yahoo.com>
Sent: 6/23/2026 2:01:49 PM
To: Public Comment <PublicComment@trpa.gov>
Cc: Theresa Avance <tavance@trpa.gov>;
Subject: TRPA File No ERSP2024_0821, 6/24/2026 Public Hearing, Agenda Item 10
Attachments: 1063 Magua St Comment Letter, TRPA File No ERSP2024_0821_J Feinberg.pdf

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Greetings,
Please see my comment letter attached regarding the proposed building at 1063 Magua Street in Meyers, California. I am opposed to this project on the basis of the proposed building's height which will impact the character of our neighborhood, enjoyment of property, and create adverse visual impacts.

I also believe that the proposed project is inconsistent with the Meyers Area Plan and fails to meet the requirements of the Meyers Area Plan in a number of ways, which are described in my attached letter.

In my letter, I formally request that trpa limit the height of the proposed building at the subject property to 26 ft or less.

I appreciate your consideration of my comments and look forward to addressing the governing board regarding these concerns.

Respectfully,
Jeremy Feinberg

Yahoo Mail: Search, Organize, Conquer

From: Jeremy Feinberg
2001 Arrowhead Ave
South Lake Tahoe, Ca 96150

To: TRPA Governing Board and Theresa Avance, Senior Planner

Re: 1063 Magua Street, Meyers, El Dorado County, California. APN 034-322-006, TRPA File Number ERSP2024-0821

I am writing as an interested person to express concern and opposition to the proposed development at 1063 Magua Street, Meyers (Site), which violates several specific requirements of the Meyers Area Plan and clearly undermines the intent and spirit of the Meyers Area Plan. Based on my review of the proposed project, it would adversely change the character of the neighborhood, the enjoyment of property and create significant visual impacts for residents in the adjoining neighborhood and those traveling along Highway 50.

Adverse Impacts to the Character of the Neighborhood

The Meyers Area Plan is intended to "…reflect Meyer's unique characteristics and support the local community's vision", however, over 100 Meyers residents have expressed opposition to this project via an online petition, indicating that this project is not consistent with the local community vision. These Meyers residents can plainly see that the proposed 3-story, 40 foot warehouse would tower over the adjacent businesses and homes; it would adversely change the character of the neighborhood, both within the commercial core (MAP-1 area) and the adjoining residential neighborhood immediately to the south. TRPA's permitting staff made findings to support the approval of the project; in the TRPA Staff Report dated June 17, 2026, *for "Finding 21.2.2.C: The project to which the use pertains will not change the character of the neighborhood, or detrimentally affect or alter the purpose of the applicable local plan, and specific or master plan, as the case may be.", the response states "The expanded commercial storage building will not change the character of the neighborhood".*

I respectfully and strenuously disagree, and I request the basis for this finding to be made public. While I understand that the character of the neighborhood can be hard to assess and describe, the proposed building at the site would certainly change its character. Claims made by the applicant which state that the proposed building at the site would not change the character of the neighborhood should not be sufficient for the TRPA to make this critical finding; I urge TRPA to critically evaluate these claims.

Impacts to Enjoyment of Property

For the TRPA to approve the proposed building at the site, the project must not create undue impacts to the enjoyment of property, however, as proposed, the proposed building would indeed create these conditions. *In the TRPA Staff Report dated June 17, 2026, for "Finding 21.2.2.B: The project to which the use pertains will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant's property and that of surrounding property owners." , the response states "the project will not result in significant adverse impacts and will not be injurious or disturbing to the surrounding neighborhood or the general welfare of the region."*

The applicant is misrepresenting the negative impacts of this project. The project will in fact result in significant adverse impacts to the area, as it will significantly negatively impact the enjoyment of property for myself and my neighbors by obstructing the views of Cowboy hat rock and impacting our ability to do simple things like gardening in our backyard. One of my favorite things to do is sit in my backyard and take in this view – with a 3-story building in the way this will be impossible as the view will be completely obstructed. A three-story building in this area seems excessive and unnecessary, it will be an eyesore and should be reconsidered. It is also injurious in that it will decrease the value of homes around it. A better alternative would be to limit the height of the proposed building to be more similar to surrounding buildings.

Unwanted Visual Impacts Due to Excessive Building Height

The proposed building would be much taller than others in the vicinity, creating an undue visual impact without creating substantial community benefit. The height of the proposed building appears to violate several provisions of the Meyers Area Plan, which I have listed below.

1. *Meyers Area Plan Footnote in Table 2-2 (8) For building height above the maximum height of 26 feet, the findings in TRPA Code Sec. 37.7 shall apply."*

TRPA code "37.7 FINDINGS FOR ADDITIONAL BUILDING HEIGHT

37.7.3. Finding 3

With respect to that portion of the building that is permitted the additional height, the building has been designed to minimize interference with existing views within the area to the extent practicable."

The project applicant stated that "The proposed building *may impact some of the view at the end of Arrowhead Ave.*" I can tell you with certainty that it **WILL** impact some of the view on Arrowhead Avenue and Arrowhead Court. Many people recreate by walking and biking along this dead end street of Arrowhead Avenue to access the trails at the end of the street which lead to the Upper Truckee River, Lake Baron and Paradise Park. This is a commonly used recreation corridor, and this building would interfere with the existing views within the area.

2. *In the TRPA Staff Report dated June 17, 2026, for "Finding 37.7.3: With respect to that portion of the building that is permitted the additional height, the building has been designed to minimize interference with existing views within the area to the extent practicable.", the response states "The proposed structure will reduce some mountain views from the end of Arrowhead Court but will not entirely obscure the mountain or existing ridgeline view".*

This statement is simply not true. In some areas the view of Cowboy hat rock – a defining feature of the Meyers ridgeline - will be entirely obscured. Could the applicant put in a smaller building that would not obstruct this view, and continue using their current storage system to run their business?

3. *In the TRPA Staff Report dated June 17, 2026, for "Finding 4.4.1.A: The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code and other TRPA plans and programs."*

I have reviewed the Meyers Area Plan, and have found several inconsistencies with what is outlined in that plan, listed below; these five points are outlined in items a-e, below:

   a. *Meyers Area Plan "Policy 1.1: Discourage perpetuating the strip commercial land use pattern and appearance. Provide appropriate land use opportunities to realize the intent and theme of each district by promoting unique local businesses at a similar size and scale as surrounding buildings."*

I understand that technically 42-foot buildings are allowed within MAP-1, however, the project proposed is not at a similar size or scale as the surrounding buildings, nor would I consider it a "unique local business".

   b. *ATTACHMENT A- MEYERS DESIGN STANDARDS AND GUIDELINES*

- *Section B. MEYERS AREA PLAN DESIGN STANDARDS*

- *"Section B.1.b.D Screening of service yards, maintenance yards, warehousing, outdoor storage and trash and refuse collection areas shall be accomplished by the use of walls, fencing, landscape plantings, or some combination thereof. Screening shall be effective in both winter and summer."*
- The proposal has a fence along the backside of the property – but it is difficult to screen a three-story tall building – perhaps the proposal could reduce the building height to one-story, so it is adequately screened?

c. *ATTACHMENT A- MEYERS DESIGN STANDARDS AND GUIDELINES*

- *Section B. MEYERS AREA PLAN DESIGN STANDARDS*
- *"Section B.1.b.E Service yards, maintenance yards, warehousing, and outdoor storage areas shall be located in areas that are not highly visible from major transportation corridors, scenic turnouts, public recreation areas, or the waters of lakes in the region."*
- The proposed project would be highly visible from Arrowhead Avenue – an area regularly used for pedestrian and bike recreation for neighborhood residents to access Lake Baron and Tahoe Paradise Park. The proposed building would also be visible from the bike paths used by pedestrians and cyclists which are immediately adjacent to Highway 50 and a short distance to the Site.

d. *ATTACHMENT A- MEYERS DESIGN STANDARDS AND GUIDELINES*

- *Section B. MEYERS AREA PLAN DESIGN STANDARDS*
- *"Section B.1.f Screening Outdoor Storage and Service Areas. Where fencing is needed to screen or enclose an outdoor storage area or service area, a solid wooden fence no greater than six feet in height shall be used. Screening is especially important where commercial or light industrial uses border residential uses. Fences taller than six feet shall only be used when they are not visible from US 50 or SR 89. Fencing greater than fifty feet (50') in length shall incorporate trees and/or shrubs along it to break up the linear appearance. When located along US 50 or SR 89 solid fencing which is used as a screen shall be set back from the property line a minimum of twenty feet to avoid creating the appearance of a walled-off compound."*
- Again, given the parcel's adjacency to a residential neighborhood, it is not possible to screen a three-story tall building – I'd recommend the applicant reduce the building height to one story so it is adequately screened. Planting trees over 40 feet tall is impractical and if medium sized trees are planted, they would take many years to grow tall enough to effectively screen the building.

e. *ATTACHMENT A- MEYERS DESIGN STANDARDS AND GUIDELINES*

- *Section C. MEYERS AREA PLAN DESIGN GUIDELINES*
- *Section 3. Building Design*
- *"Section C.3.h New Buildings:*
    - *"New Buildings. New buildings can easily establish the preferred architectural character from the beginning. New commercial buildings in Meyers should utilize the Building Design guidelines listed above to create the historic architectural theme."*
- Since this is a new building, it should follow the design guidelines listed in Section C.3, which are:

Architectural Theme. A consistent architectural theme is a powerful means to create and convey a sense of place. ...The historic architectural design theme which uses modern building technology is the preferred theme for both new and redeveloping buildings. The following architectural elements should be used to convey the historic theme.

b. Porches. Covered front porches which run the entire length of the building facade are a simple design element which helps to communicate the historic theme. The porch may be recessed in the form of a mudroom/vestibule or may extend outside of the building envelope covered by a separate shed roof.

c. Building Materials. Building materials should consist of wood and/or natural stone sidings. Dimensional concrete products which look like wood or stone may be used. Appropriate siding materials include cedar, half-round log, or horizontal tongue and grove. Vertical cedar or redwood board and batten sidings may be used when battens are carried to the roofline on all sides, including the gable ends. Plywood sidings and stucco are not appropriate. Roof materials should be shingles (black is preferred), metal roofing, or treated fire retardant shakes.

d. Building Colors. The process of selecting colors for building siding, trim and roofing must consider the building materials and the architectural style. All elements are seen together. Certain combinations work together to produce a pleasing appearance while other combinations work against each other. The following colors and materials combinations are recommended:

• *Historic Theme Buildings*

Siding colors should be beige to umber brown tones, mossy green tones, or white. Roofing should be brown tones, mossy green tones or black.

- *Non Historic Theme Buildings (Those buildings which do not use building form and materials guidelines set forth above.)*

  Siding colors should be beige to umber brown tones, or mossy green tones. Roofing should be beige to umber brown tones, mossy green tones or black. White is not appropriate for non-historic theme buildings. Buildings should generally be stained, however, painting is acceptable. Accent colors which fall outside the recommended building siding colors should be used sparingly and should be limited to trim, fascias and architectural details such as window frames, door frames, shudders, planter boxes, railings and balusters.

e. Sustainable Design. Sustainable building design is encouraged. Redeveloped or new buildings should include proper building orientation for passive solar design, solar power or other alternative energy sources, rainwater collection, ground source heat pumps (e.g., geothermal energy systems), green roofs, insulation exceeding required building standards, and/or other design features to reduce energy consumption.

f. Windows. Windows should be individual windows oriented vertically. Windows should have mullions, a sash and a sill. Exterior shudders and planter boxes located underneath the window may also be used. Double hung windows are acceptable."

The proposed building is not consistent with the architectural theme of the neighborhood, which creates the sense of place here in Meyers and helps to establish the character of the neighborhood. Other than choosing appropriate colors, this project doesn't seem to align with the design standards as laid out in the Meyers area plan. Does the proposed project have an adequate historic feel? I believe the proposed building fails to achieve this standard. Since this is a new design, the applicant could incorporate more historic design elements to offset the unsightly nature of this very large proposed building.

Conclusion and Request for TRPA Action

I appreciate TRPA's consideration of these comments, please bear in mind that the intent of these comments is to provide constructive feedback to help maintain the unique charm and character of our beloved community. My primary concern with the proposed building is its height, which will adversely impact the character of my neighborhood and the enjoyment of my residence. It will also impact the local views from our neighborhood for residents, visitors and other Tahoe locals who enjoy the businesses and public spaces in and around the Meyers Commercial Core. The significant public opposition to this proposed 40-foot-tall building indicates that it is not compatible with the community vision

for the Meyers and the Meyers Commercial Core, which is the purpose of the Meyers Area Plan.

I request that TRPA reevaluate the proposed project and limit the building height of this structure to 26 feet or less to address these concerns.

Thank you again for considering these comments and for your ongoing efforts to balance the interests of the public and neighboring residents with the interests of private landowners and planned developments.

Respectfully,

Jeremy Feinberg

From: Cara Moore <cmoore@tahoercd.org>
Sent: 6/23/2026 2:49:37 PM
To: Public Comment <PublicComment@trpa.gov>; Theresa Avance <tavance@trpa.gov>
Subject: Re: Opposition to Agenda Item – ERSP2024 0821 (1063 Magua Street Project), June 24, 2026 TRPA Governing Board/Advisory Planning Commission Meeting
Attachments: Outlook-Logo Desc.png , Outlook-Logo Desc.png

Providing an update that the petition now has 116 signatures.

Cara Moore
Environmental Scientist
Tahoe Resource Conservation District
phone: (530) 543-1501 ext. 110

tahoercd.org | Like us on Facebook

From: Cara Moore <cmoore@tahoercd.org>
Sent: Monday, June 22, 2026 12:08 PM
To: publiccomment@trpa.gov <publiccomment@trpa.gov>; tavance@trpa.gov <tavance@trpa.gov>
Subject: Opposition to Agenda Item – ERSP2024 0821 (1063 Magua Street Project), June 24, 2026 TRPA Governing Board/Advisory Planning Commission Meeting

I am submitting this comment on the behalf of the Meyers Community - We have started a petition in opposition to the 3 story, 40 foot building at 1063 Magua Street Project. As of the writing of this email, the petition has 104 signatures. Link to petition: https://c.org/y5ddzzrCmB

We urge the Governing Board to carefully evaluate and reconsider approving this agenda item at the June 24, 2026 Governing Board Meeting. This project will completely and irreversibly change the nature of the neighborhood, and sets an unwelcome precedent for other unsightly development in the neighborhood. It does not align with the Community Vision of the Meyers Area Plan.

Save Meyers' Heart: Stop the 3-Story Storage Warehouse at 1063 Magua Street

The Issue

Save Meyers' Heart: Stop the 3-Story Storage Warehouse at 1063 Magua Street

To the TRPA Governing Board:

We, the residents, neighbors, and community members of Meyers, California, are writing to oppose the proposed three-story, 40-foot mini-storage warehouse at 1063 Magua Street (TRPA File No. ERSP2024-0821), scheduled for the TRPA Governing Board's consent calendar on June 24, 2026. We are asking the Board to remove this item from the consent calendar and give our community a proper public hearing. This project raises serious questions that cannot be resolved with a rubber stamp.

Meyers deserves better than this.

Years ago, our community came together — neighbors, business owners, families who love this mountain town — and spent countless hours shaping the Meyers Area Plan. We described our vision clearly: a "spacious, historic, and walkable mountain community" with a "diverse commercial and retail environment." We wanted a real Town Center. A place people stop at, linger in, and call home.

This proposed building is the opposite of that vision — and the applicant's own documents prove it.

1. The applicant admits this building will tower over everything around it.

In their own project findings, the architect acknowledges that every surrounding building — the CHP office, Bob Dog's Pizza, Divided Sky, the Westgate building — stands approximately two stories tall and likely does not exceed 30 feet. The proposed warehouse would rise to 40 feet 4 inches — taller than every structure in the neighborhood. Their justification? That "future development is likely to be consistent with this proposed structure." That is not a required finding. That is speculation, and it is not sufficient grounds to approve the tallest building in Meyers.

2. The applicant admits the building will block ridgeline views — then claims it won't.

Under Section 37.5 of the TRPA Code, additional building height above the base limit is only permitted when it does not obscure ridgelines. The applicant's own findings state: "The proposed building may impact some of the view at the end of Arrowhead Ave." This is a direct admission that ridgeline views will be affected. Neighboring residents — including those who received this notice — can currently see the Cowboy Hat Rock ridgeline from their properties. This building will obstruct those views. The height bonus the applicant is relying on requires a finding that ridgelines are not obscured. That finding cannot honestly be made.

3. The commercial floor area approvals are not complete.

The project requires 8,209 square feet of commercial floor area. The applicant currently has rights to only 5,700 square feet — 3,200 from the existing verified CFA and 2,500 from the Meyers Area Plan community CFA gift. That leaves a shortfall of 2,509 square feet that the applicant is still seeking from the El Dorado County Planning Commission. As of this writing, that approval has not been granted. The TRPA Governing Board should not approve a project on the consent calendar when

its fundamental development rights are not yet secured.

4. The MAP community CFA gift was never meant for a private storage warehouse.

The Meyers Area Plan includes a community commercial floor area allocation specifically designed to incentivize high-quality, community-serving development in the Town Center. The applicant is using 2,500 square feet of this gift — a resource that belongs to all of Meyers — to help build a private storage facility that primarily serves one real estate staging company. This is not what that allocation was created for, and it depletes a community resource that could otherwise attract a business that actually serves our neighborhood.

5. The applicant's own transportation checklist admits this use is incompatible with our Town Center.

The Meyers Area Plan was built around walkability and active transportation. Yet in the applicant's own Active Transportation Plan checklist, they write that bike access to this facility is unlikely "other than by any employees." A use that the applicant themselves describes as incompatible with walking and biking has no place at the heart of a community the Meyers Area Plan designated as a pedestrian-friendly Town Center.

6. This is a massive scale increase disguised as a replacement project.

The existing buildings on this site total 3,200 square feet of commercial floor area across two single-story structures. The proposed building is 7,640 square feet across three stories — more than double the existing footprint, and nearly 3.5 times the parcel's base allowable coverage of 2,185 square feet. This is not a modest replacement. It is a dramatic intensification of use on a small parcel in the middle of a residential and small-business neighborhood.

7. Storage belongs in the Industrial District, not the Town Center.

The Meyers Area Plan created MAP-2, the Meyers Industrial District, specifically to contain light industrial, storage, and warehouse uses. The applicant's own findings acknowledge that a Conditional Use Permit is required for this use in MAP-1 — meaning it is not straightforwardly permitted here. The CUP process requires the Board to find that the use is appropriate in nature, scale, and type for the surrounding area, and that it will not injure the enjoyment of neighboring properties. Given everything documented above, those findings cannot honestly be made.

8. This is on the consent calendar — meaning it could be approved without any public discussion.

Our community invested years in the Meyers Area Plan. We deserve more than a rubber stamp. A project of this scale, with this many unresolved questions, should not be approved without a full public hearing.

We are asking the TRPA Governing Board to:

Remove ERSP2024-0821 from the consent calendar for a full public hearing
Confirm that all required Commercial Floor Area approvals from El Dorado County are secured before any TRPA action
Require honest findings on ridgeline view impacts, including testimony from neighboring property owners
Evaluate whether the MAP community CFA gift is appropriately used for a private storage warehouse
Determine whether this use truly meets the CUP standard of compatibility with the MAP-1 Town Center district
Meyers is not just a strip of Highway 50. It is our home. Please protect it.

Cara Moore
Environmental Scientist
Tahoe Resource Conservation District
phone: (530) 543-1501 ext. 110

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From: patiola@aol.com <patiola@aol.com>
Sent: 6/22/2026 7:11:15 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Opposition to agenda item ERSP2024 0821 1063 Magua street project

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I am writing my concerns to the three story storage unit project proposed for this area it will effect residential home right behind this huge building blocking views causing parking problems creating unwanted noise for years in the building people have lived here for decades and don't want this giant monstrosity to go in front of their houses nobody wants it here except the people who don't live here and just want to make money but it is the people that have lived in this community for years that have worked hard raised children here and built up a community that have to deal with this terrible idea. Thank you

From: Cara Moore <cmoore@tahoercd.org>
Sent: 6/22/2026 12:46:32 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Opposition to Agenda Item – ERSP2024 0821 (1063 Magua Street Project), June 24, 2026 TRPA Governing Board/Advisory Planning Commission Meeting
Attachments: Outlook-Logo Desc.png , Letter to TRPA.docx

Dear TRPA Governing Board/Theresa Avance,

I feel the applicant has not been totally forthcoming in how this project will impact the neighborhood. A towering warehouse would completely and irreversibly change the nature of the neighborhood and impact our scenic views of the Cowboy Hat ridgeline.

The concern is not just for the views this project will obstruct – but also the precedent it sets for the rest of development along Magua – my understanding is Scott Leonard intends to build a 50 unit storage facility in the 4 parcels to the east of 1063 Magua (1069, 1073, 1079, 1083 Magua). Approval of this project would be the first domino to fall and would set an unwanted precedent for Magua Street and the heart of the Meyers commercial core. It is not in line with the Community Vision laid out in the Meyers Area Plan.

Just because they can build up to 42 feet – doesn't mean they should. Is this how building height exemptions were envisioned for Town Centers?

I urge the governing board to carefully evaluate and reconsider approval of this project.

In addition to this email, I have attached a word document containing my full public comment.

Thank you for your time and consideration.

Cara Moore
Environmental Scientist
Tahoe Resource Conservation District
phone: (530) 543-1501 ext. 110

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Dear TRPA Governing Board/ Theresa Avance,

I am emailing to express my concern about the proposed 3-story 40 foot 4 inch high mini-storage/warehouse building for furniture storage for a real estate staging company. I am concerned about what sort of precedence this sets for the heart of the Meyers commercial core, and for Tahoe town centers in general. Will this result in more storage units being build along Magua? Aren't storage units better suited for Industrial Districts such as the area in MAP2 along Shakori? The proposed building would tower over every other building in the area. The neighbors next to this large proposed building are not pleased, and don't feel it aligns well with the Meyers Community Vision and the intention of the Meyers Area Plan. Please consider reevaluation of the proposed project – I don't think this was the intention for building height exemptions in the Meyers Commercial Core.

The Meyers Area Plan is "intended to realize the Meyers Community Vision", which states:

"Meyers is an ideally situated, spacious, historic, and walkable mountain community that values sustainability, health, wellbeing and the natural environment. Uniquely concentrated with year-round outdoor sport and recreational opportunities, the Meyers mountain culture is the hallmark of our thriving local-based economy boasting a diverse commercial and retail environment, welcoming visitors and providing residents with an extraordinary place to live, work and play."

Additionally, "The Area Plan also revises portions of the Regional Plan and General Plan to reflect Meyer's unique characteristics and support the local community's vision." The Plan states "The Meyers Design Standards and Guidelines includes both required design standards and recommended design guidelines intended to improve the scenic quality of the built environment, promote a sense of place, and support Meyers desired community character."

It is unclear to me how a private warehouse storage facility in the heart of Meyers helps realize the Meyers Community Vision and the local community's vision. It doesn't realize Meyers desired community character. A towering building doesn't improve on the scenic quality of the built environment, nor promote a sense of place. I don't want this, and my neighbors don't want this. It opens the door for further industrial-style development in the heart of Meyers, and it is out of sync with the vision and intention of the Meyers Area Plan.

MAP-1 of the Meyers Area Plan is "The Meyers Community Center District is the heart of Meyers for residents and visitors alike. It is the mixed-use center of Meyers providing a scenic, rural feeling, and pedestrian friendly mix of commercial, public service, residential, and tourist accommodation uses." While MAP-2 is "The Meyers Industrial District includes commercial uses and public services generally serving residents in the Greater Meyers

Community, although some uses serve visitors. This district contains light industrial, storage, and public service yards." Taking into account these descriptions, this project would be better suited in MAP-2 – so allowing a building height exemption for a warehouse in MAP-1 seems out of character for Meyers and not aligned with the intention of the Meyers Area Plan. A three story building – much larger than any other in the area, doesn't promote a "scenic, rural feeling" that should be present in MAP-1.

Meyers Area Plan Footnote in Table 2-2 (8) For building height above the maximum height of 26 feet, the findings in TRPA Code Sec. 37.7 shall apply."

TRPA code "37.7 FINDINGS FOR ADDITIONAL BUILDING HEIGHT

37.7.3. Finding 3

With respect to that portion of the building that is permitted the additional height, the building has been designed to minimize interference with existing views within the area to the extent practicable."

The project proposer stated that "The proposed building *may impact some of the view at the end of Arrowhead Ave.*" I can tell you with certainty that it **WILL** impact some of the view on Arrowhead Avenue and Arrowhead Court. Many people recreate by walking and biking along this dead end street of Arrowhead Avenue to access the trails at the end of the street which lead to the Upper Truckee River and Paradise Park. This is a commonly used recreation corridor, and this building would interfere with the existing views within the area.

In the TRPA Staff Report dated June 17, 2026, for "Finding 21.2.2.B: The project to which the use pertains will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant's property and that of surrounding property owners." , the response states "the project will not result in significant adverse impacts and will not be injurious or disturbing to the surrounding neighborhood or the general welfare of the region."

The proposer is misrepresenting the negative impacts of this project. The project will in fact result in significant adverse impacts to the area, as it will significantly negatively impact the enjoyment of property for myself and my neighbors by obstructing the views of Cowboy hat rock. One of my favorite things to do is sit in my backyard and take in this view – with a 3 story building in the way this will be impossible as the view will be completely obstructed. A three-story building in this area seems excessive and unnecessary, it will be an eyesore and should be reconsidered. It is also injurious in that it will decrease the value of homes around it.

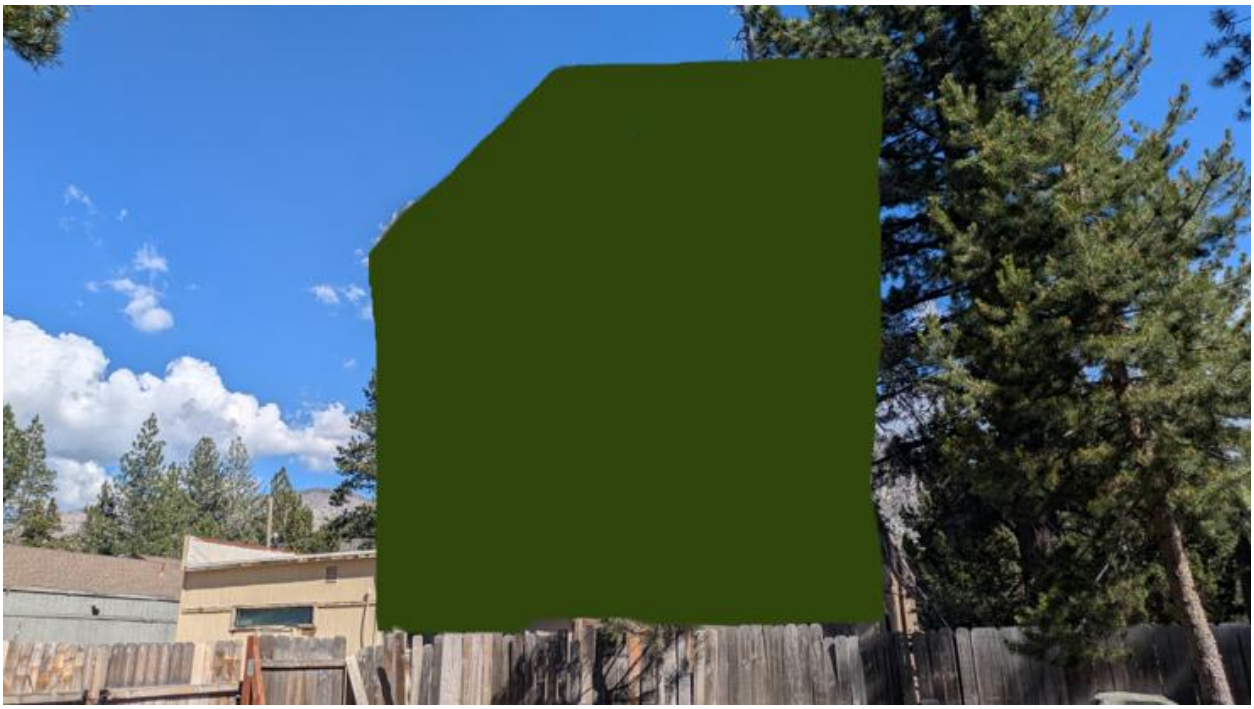
Below are photos of the current ridgeline view from Arrowhead, along with the estimated impact to that ridgeline view with the proposed building in place:

Arrowhead Before

Arrowhead After

Below are photos of the current ridgeline view from my backyard, and estimated impact from the proposed building.

Backyard Before



Backyard After

Has the project proposer considered other options to minimize the visual impacts? Could the project excavate down to achieve the necessary space – as was necessary with the climbing gym in town, or considered if the requested building height is more than necessary for the need? A three-story building is excessive for a storage unit in the heart of the town center.

In the TRPA Staff Report dated June 17, 2026, for "Finding 21.2.2.C: The project to which the use pertains will not change the character of the neighborhood, or detrimentally affect or alter the purpose of the applicable local plan, and specific or master plan, as the case may be.", the reponse states "The expanded commercial storage building will not change the character of the neighborhood".

The proposer is misrepresenting the negative impacts of this project on the character of the surrounding neighborhood. This project will completely and irreversibly change the character of the neighborhood, as the project will tower over any other building in the neighborhood, and obstruct our current views of the Cowboy Hat rock and surrounding ridgeline. It also an unwelcome precedent for similar unsightly development along Magua Street and in the Meyers Town Center. This project is an eyesore and decreases the property values of the homes around it.

The proposer wants to build this structure to host the furniture of their very successful real estate staging company "Staging the Sierras". This company has been successful without building a massive warehouse adjacent to a residential neighborhood – perhaps they could continue storing their furniture where they are currently housing it to reduce disturbance to the neighborhood.

In the TRPA Staff Report dated June 17, 2026, for "Finding 37.7.3: With respect to that portion of the building that is permitted the additional height, the building has been designed to minimize interference with existing views within the area to the extent practicable.", the response states "The proposed structure will reduce some mountain views from the end of Arrowhead Court but will not entirely obscure the mountain or existing ridgeline view".

In some areas the view of Cowboy hat rock – a defining feature of the Meyers ridgeline - will be entirely obscured. Could the proposer put in a smaller building that would not obstruct this view, and continue using their current storage system to run their business?

Discrepancies in Coverage

In the TRPA Staff Report dated June 17, 2026, there are discrepancies in the proposed coverage of this project. The Staff Report states "The existing verified land coverage on the site is 7,910 square feet, which is 91 percent of the parcel size The proposed land coverage is 7,625 square feet and is entirely within the existing area of disturbance." However, at the beginning of the staff report, it states "The property owner is requesting approval of a new three-story, 8,209 square foot mini storage/warehouse building", which would actually ***be a 299 square foot increase*** in coverage, and would equal 93.9% coverage on the parcel. Is the proposed coverage 8,209 square feet or 7,625 square feet?

In the Initial Environmental Checklist – Determination of Environmental Impact Incomplete

In the Initial Environmental Checklist – Determination of Environmental Impact, included as an attachment for the June 24, 2026 meeting, it states "All "Yes" … answers will require further written comments". However, the "Yes" answer to 13.b "Changes in existing parking facilities, or demand for new parking" is never addressed and does not have further written comments.

In the TRPA Staff Report dated June 17, 2026, for "Finding 4.4.1.A: The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code and other TRPA plans and programs."

I have reviewed the Meyers Area Plan, and have found several inconsistencies with what is outlined in that plan, listed below.

Meyers Area Plan "Policy 1.1: Discourage perpetuating the strip commercial land use pattern and appearance. Provide appropriate land use opportunities to realize the intent and theme of each district by promoting unique local businesses at a similar size and scale as surrounding buildings."

I understand that technically 42 foot buildings are allowed within MAP-1, however, the project proposed is not at a similar size or scale as the surrounding buildings, nor would I consider it a "unique local business".

Meyers Area Plan “Policy 2.2: Provide commercial floor area allocations to projects that exemplify the Meyers Vision**, result in direct community** and environmental **benefits**, and comply with all policies and requirements of this plan including but not limited to: environmental review requirements, scenic protections, allowable uses, and Meyers Advisory Council review requirements.”

Commercial Floor area allocations are supposed to result in direct community benefits – a private warehouse does not do that. The proposal drawings show a picnic table in the corner of the property, and, knowing the location, that is unlikely to be used by the community, and a bike rack – which, by the proposers own admission, *"As this is a storage warehouse, it is unlikely that bike transit will be a common form of travel to and from the facility other than by any employees."*

Meyers Area Plan “Policy 5.1: Projects which expand or relocate units of use, including land coverage, shall implement practical landscape improvements fronting its project area. The improvements are described in the Meyers Area Plan Design Standards and Guidelines (Attachment A). This policy may be waived if the project is in an assessment or improvement district already committed to the improvements.”

In what ways is the proposer implementing practical landscape improvements? The proposer is hoping to obtain 8209sf of coverage on a 8738sf parcel – that’s 93.9% coverage. I did not see much in the ways of landscape improvements in the plan drawings.

Meyers Area Plan “Policy 7.7: Promote underground parking or other facilities to minimize the visual impact of development. Figure 4-5 in the Conservation Element shows opportunities and groundwater constraints for underground facilities.”

Again – has the project proponent considered undergrounding the requested third story to be more in line with the current character of the neighborhood and the Meyers MAP1 commercial core?

“Policy 6.1: All projects shall be consistent with applicable sections of the Meyers Area Plan Design Standards and Guidelines (Attachment A). Appropriate guidelines may be required as conditions of project approval.”

Has the project met all of the design standards listed in Attachment A?

ATTACHMENT A- MEYERS DESIGN STANDARDS AND GUIDELINES

- Section B. MEYERS AREA PLAN DESIGN STANDARDS

- "Section B.1.b.A Onsite parking areas shall be provided with landscaped perimeters."
- I am not seeing much in the way of landscaping indicated on the site drawings – the majority of the parcel is covered by pavement or the proposed building.

ATTACHMENT A- MEYERS DESIGN STANDARDS AND GUIDELINES

- Section B. MEYERS AREA PLAN DESIGN STANDARDS
- "Section B.1.b.D Screening of service yards, maintenance yards, warehousing, outdoor storage and trash and refuse collection areas shall be accomplished by the use of walls, fencing, landscape plantings, or some combination thereof. Screening shall be effective in both winter and summer."
- The proposal has a fence along the backside of the property – but it is difficult to screen a three-story tall building – perhaps the proposal could reduce the building height to one-story so it is adequately screened?

ATTACHMENT A- MEYERS DESIGN STANDARDS AND GUIDELINES

- Section B. MEYERS AREA PLAN DESIGN STANDARDS
- "Section B.1.b.E Service yards, maintenance yards, warehousing, and outdoor storage areas shall be located in areas that are not highly visible from major transportation corridors, scenic turnouts, public recreation areas, or the waters of lakes in the region."
- The proposed project would be highly visible from Arrowhead Avenue – an area regularly used for pedestrian and bike recreation.

ATTACHMENT A- MEYERS DESIGN STANDARDS AND GUIDELINES

- Section B. MEYERS AREA PLAN DESIGN STANDARDS
- "Section B.1.f Screening Outdoor Storage and Service Areas. Where fencing is needed to screen or enclose an outdoor storage area or service area, a solid wooden fence no greater than six feet in height shall be used. Screening is especially important where commercial or light industrial uses border residential uses. Fences taller than six feet shall only be used when they are not visible from US 50 or SR 89. Fencing greater than fifty feet (50') in length shall incorporate trees and/or shrubs along it to break up the linear appearance. When located along US 50 or SR 89 solid fencing which is used as a screen shall be set back from the property line a minimum of twenty feet to avoid creating the appearance of a walled-off compound."

- Again, given the parcel's adjacency to a residential neighborhood, it is not possible to screen a three-story tall building – I'd recommend the proposer reduce the building height to one story so it is adequately screened.

ATTACHMENT A- MEYERS DESIGN STANDARDS AND GUIDELINES

- Section C. MEYERS AREA PLAN DESIGN GUIDELINES
- "Section C.2.a Location of On-site Parking. Whenever possible, locate on-site parking areas at the rear of the buildings or otherwise out of sight of US 50 and SR 89 (designated scenic highway corridors). This will minimize the visual impact of the automobile and keep the building façade and freestanding sign visible to the highway or street with a minimum of visual interference.

  Parking should not be located within the US 50 right-of-way nor within front or side setback for parcels abutting US 50 or SR 89. These areas should be reserved for landscaping, signage, storm water management facilities and open space. On-site directional signage can be used to help direct vehicles to parking areas. When parking must be located within the front setback, berms and landscaping should be used to minimize its visual impact. Place as little parking as possible in the front yard setback. Refer to the Landscape Screening guideline for more information."

- All parking for the proposed project is located in the front of the parcel, and I'm not seeing any berms or landscaping indicated on the site drawings to minimize the visual impact. I'd recommend the proposer move the parking to the back of the parcel.

ATTACHMENT A- MEYERS DESIGN STANDARDS AND GUIDELINES

- Section C. MEYERS AREA PLAN DESIGN GUIDELINES

"Section C. 2. b. Landscape Screening. Screening objectionable views using landscape plant materials can be a cost-effective and aesthetically pleasing technique. Landscape screening should generally consist of a mix of trees, shrubs and ground covers which will be effective on a year-round basis (i.e., deciduous trees and shrubs will lose their screening abilities during times they are not in leaf). Landscape screening should be used to screen parking areas, service and storage areas. The size of all plant

materials at the time of planting should be such that the screening is effective no later than two years from planting.

Small berms and other minor landforms can be incorporated into the design to provide a visual sense of variety. They can hide an on-site storm water detention basin or trash enclosure. Due to the flat topography found in Meyers, berm and other created landforms should generally not exceed three to four feet in height. The use of native and adapted plant materials is recommended to minimize fertilizer and irrigation requirements; however, using a temporary irrigation system may be used to assist in establishing a new landscape."

- Little to no landscape screening is provided in the proposed project, a project which will be an eyesore to the neighboring residential area.

ATTACHMENT A- MEYERS DESIGN STANDARDS AND GUIDELINES

- Section C. MEYERS AREA PLAN DESIGN GUIDELINES
- Section 3. Building Design
- "Section C.3.h New Buildings:
    - "New Buildings. New buildings can easily establish the preferred architectural character from the beginning. New commercial buildings in Meyers should utilize the Building Design guidelines listed above to create the historic architectural theme."
- Since this is a new building, it should follow the design guidelines listed in Section C.3, which are:

Architectural Theme. A consistent architectural theme is a powerful means to

create and convey a sense of place. ...The historic architectural design theme which uses modern building technology is the preferred theme for both new and redeveloping buildings. The following architectural elements should be used to convey the historic theme.

b. Porches. Covered front porches which run the entire length of the building facade are a simple design element which helps to communicate the historic theme. The porch may be recessed in the form of a mudroom/vestibule or may extend outside of the building envelope covered by a separate shed roof.

c. Building Materials. Building materials should consist of wood and/or natural stone sidings. Dimensional concrete products which look like wood or stone may be used. Appropriate siding materials include cedar, half-round log, or horizontal tongue and grove. Vertical cedar or redwood board and batten sidings may be used when battens are carried to the roofline on all sides, including the gable ends. Plywood sidings and stucco are not appropriate. Roof materials should be shingles (black is preferred), metal roofing, or treated fire retardant shakes.

d. Building Colors. The process of selecting colors for building siding, trim and roofing must consider the building materials and the architectural style. All elements are seen together. Certain combinations work together to produce a pleasing appearance while other combinations work against each other. The following colors and materials combinations are recommended:

- Historic Theme Buildings

  Siding colors should be beige to umber brown tones, mossy green tones, or white. Roofing should be brown tones, mossy green tones or black.

- Non Historic Theme Buildings (Those buildings which do not use building form and materials guidelines set forth above.)

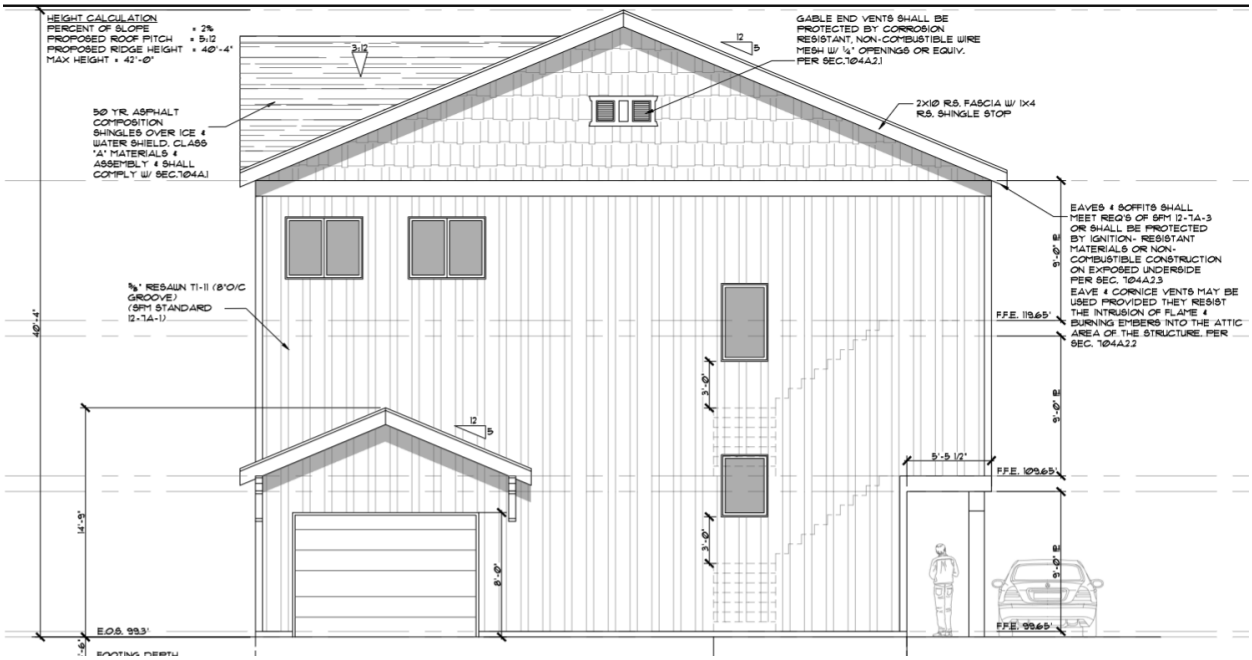
  Siding colors should be beige to umber brown tones, or mossy green tones. Roofing should be beige to umber brown tones, mossy green tones or black. White is not appropriate for non-historic theme buildings. Buildings should generally be stained, however, painting is acceptable. Accent colors which fall outside the recommended building siding colors should be used sparingly and should be limited to trim, fascias and architectural details such as window frames, door frames, shudders, planter boxes, railings and balusters.

e. Sustainable Design. Sustainable building design is encouraged. Redeveloped or new buildings should include proper building orientation for passive solar design, solar power or other alternative energy sources, rainwater collection, ground source heat pumps (e.g., geothermal energy systems), green roofs, insulation exceeding required building standards, and/or other design features to reduce energy consumption.

f. Windows. Windows should be individual windows oriented vertically. Windows should have mullions, a sash and a sill. Exterior shudders and planter boxes located underneath the window may also be used. Double hung windows are acceptable."

Other than choosing appropriate colors, this project doesn't seem to align with the design standards as laid out in the Meyers area plan. Does the proposed project have an

adequate historic feel? To me it looks like an unsightly behemoth of a building. Since this is a new design, the proposer could incorporate more historic design elements to offset the unsightly nature of this very large proposed building.

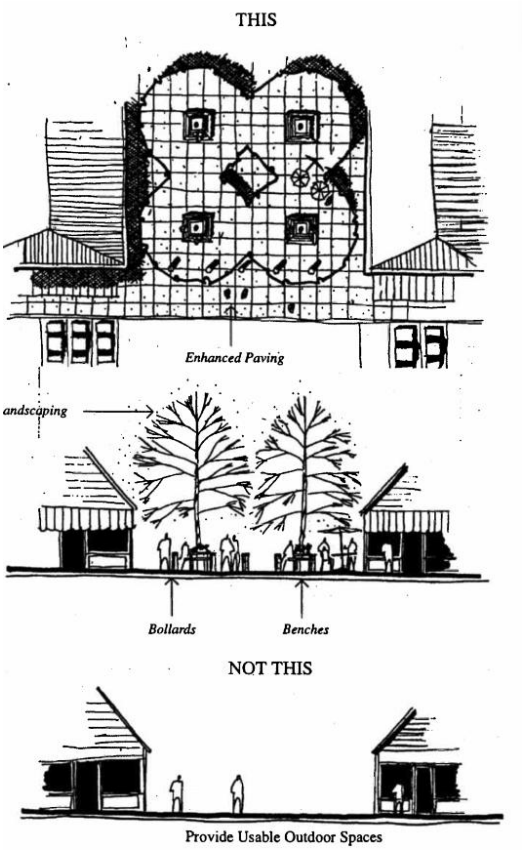


Screenshot from the project proposal site drawings.

ATTACHMENT A- MEYERS DESIGN STANDARDS AND GUIDELINES

- Section C. MEYERS AREA PLAN DESIGN GUIDELINES
- Section 3. Building Design

"Section C.3. j Provide Usable Outdoor Spaces. The process of building design and site planning should consider the types of outdoor spaces that a development will create. Projects should create a positive outdoor space(s) that has identity and function due to its sense of enclosure and orientation. Outdoor spaces can be used for informal seating, meeting and gathering, to create an outdoor café or to provide relief from the weather and other influences. Projects incorporating retail uses should strive to include outdoor space(s) as part of their program."



The proposed project provides 1 picnic table at the corner end of the property with very little landscaping – I don't feel the project design provides adequate outdoors space as described in the Meyers Area Plan.

Thank you for your time Theresa, and I apologize for the very long letter. Again, the neighbors to this large proposed building are not pleased, and don't feel it aligns well with the Meyers Community Vision and the intention of the Meyers Area Plan. Please consider reevaluation of the proposed project – I don't think this was the intention for building height exemptions in the Meyers Commercial Core.

From: Cara Moore <cmoore@tahoercd.org>
Sent: 6/22/2026 12:08:37 PM
To: Public Comment <PublicComment@trpa.gov>; Theresa Avance <tavance@trpa.gov>
Subject: Opposition to Agenda Item – ERSP2024 0821 (1063 Magua Street Project), June 24, 2026 TRPA Governing Board/Advisory Planning Commission Meeting
Attachments: Outlook-Logo Desc.png

I am submitting this comment on the behalf of the Meyers Community - We have started a petition in opposition to the 3 story, 40 foot building at 1063 Magua Street Project. As of the writing of this email, the petition has 104 signatures. Link to petition: https://c.org/y5ddzzrCmB

We urge the Governing Board to carefully evaluate and reconsider approving this agenda item at the June 24, 2026 Governing Board Meeting. This project will completely and irreversibly change the nature of the neighborhood, and sets an unwelcome precedent for other unsightly development in the neighborhood. It does not align with the Community Vision of the Meyers Area Plan.

Save Meyers' Heart: Stop the 3-Story Storage Warehouse at 1063 Magua Street

The Issue

Save Meyers' Heart: Stop the 3-Story Storage Warehouse at 1063 Magua Street

To the TRPA Governing Board:

We, the residents, neighbors, and community members of Meyers, California, are writing to oppose the proposed three-story, 40-foot mini-storage warehouse at 1063 Magua Street (TRPA File No. ERSP2024-0821), scheduled for the TRPA Governing Board's consent calendar on June 24, 2026. We are asking the Board to remove this item from the consent calendar and give our community a proper public hearing. This project raises serious questions that cannot be resolved with a rubber stamp.

Meyers deserves better than this.

Years ago, our community came together — neighbors, business owners, families who love this mountain town — and spent countless hours shaping the Meyers Area Plan. We described our vision clearly: a "spacious, historic, and walkable mountain community" with a "diverse commercial and retail environment." We wanted a real Town Center. A place people stop at, linger in, and call home.

This proposed building is the opposite of that vision — and the applicant's own documents prove it.

1. The applicant admits this building will tower over everything around it.

In their own project findings, the architect acknowledges that every surrounding building — the CHP office, Bob Dog's Pizza, Divided Sky, the Westgate building — stands approximately two stories tall and likely does not exceed 30 feet. The proposed warehouse would rise to 40 feet 4 inches — taller than every structure in the neighborhood. Their justification? That "future development is likely to be consistent with this proposed structure." That is not a required finding. That is speculation, and it is not sufficient grounds to approve the tallest building in Meyers.

2. The applicant admits the building will block ridgeline views — then claims it won't.

Under Section 37.5 of the TRPA Code, additional building height above the base limit is only permitted when it does not obscure ridgelines. The applicant's own findings state: "The proposed building may impact some of the view at the end of Arrowhead Ave." This is a direct admission that ridgeline views will be affected. Neighboring residents — including those who received this notice — can currently see the Cowboy Hat Rock ridgeline from their properties. This building will obstruct those views. The height bonus the applicant is relying on requires a finding that ridgelines are not obscured. That finding cannot honestly be made.

3. The commercial floor area approvals are not complete.

The project requires 8,209 square feet of commercial floor area. The applicant currently has rights to only 5,700 square feet — 3,200 from the existing verified CFA and 2,500 from the Meyers Area Plan community CFA gift. That leaves a shortfall of 2,509 square feet that the applicant is still seeking from the El Dorado County Planning Commission. As of this writing, that approval has not been granted. The TRPA Governing Board should not approve a project on the consent calendar when its fundamental development rights are not yet secured.

4. The MAP community CFA gift was never meant for a private storage warehouse.

The Meyers Area Plan includes a community commercial floor area allocation specifically designed to incentivize high-quality, community-serving development in the Town Center. The applicant is using 2,500 square feet of this gift — a resource that belongs to all of Meyers — to help build a private storage facility that primarily serves one real estate staging company. This is not what that allocation was created for, and it depletes a community resource that could otherwise attract a business that actually serves our neighborhood.

5. The applicant's own transportation checklist admits this use is incompatible with our Town Center.

The Meyers Area Plan was built around walkability and active transportation. Yet in the applicant's own Active Transportation Plan checklist, they write that bike access to this facility is unlikely "other than by any employees." A use that the applicant themselves describes as incompatible with walking and biking has no place at the heart of a community the Meyers Area Plan designated as a pedestrian-friendly Town Center.

6. This is a massive scale increase disguised as a replacement project.

The existing buildings on this site total 3,200 square feet of commercial floor area across two single-story structures. The proposed building is 7,640 square feet across three stories — more than double the existing footprint, and nearly 3.5 times the parcel's base allowable coverage of 2,185 square feet. This is not a modest replacement. It is a dramatic intensification of use on a small parcel in the middle of a residential and small-business neighborhood.

7. Storage belongs in the Industrial District, not the Town Center.

The Meyers Area Plan created MAP-2, the Meyers Industrial District, specifically to contain light industrial, storage, and warehouse uses. The applicant's own findings acknowledge that a Conditional Use Permit is required for this use in MAP-1 — meaning it is not straightforwardly permitted here. The CUP process requires the Board to find that the use is appropriate in nature, scale, and type for the surrounding area, and that it will not injure the enjoyment of neighboring properties. Given everything documented above, those findings cannot honestly be made.

8. This is on the consent calendar — meaning it could be approved without any public discussion.

Our community invested years in the Meyers Area Plan. We deserve more than a rubber stamp. A project of this scale, with this many unresolved questions, should not be approved without a full public hearing.

We are asking the TRPA Governing Board to:

Remove ERSP2024-0821 from the consent calendar for a full public hearing
Confirm that all required Commercial Floor Area approvals from El Dorado County are secured before any TRPA action
Require honest findings on ridgeline view impacts, including testimony from neighboring property owners
Evaluate whether the MAP community CFA gift is appropriately used for a private storage warehouse
Determine whether this use truly meets the CUP standard of compatibility with the MAP-1 Town Center district
Meyers is not just a strip of Highway 50. It is our home. Please protect it.

Cara Moore
Environmental Scientist
Tahoe Resource Conservation District
phone: (530) 543-1501 ext. 110

tahoercd.org | Like us on Facebook

From: Charmaine Pape <charmainepape@sbcglobal.net>
Sent: 6/22/2026 8:55:45 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: 1063 Magua Street Project

My name is Charmaine Pape. I live on Arrowhead Ave. My street parallels Magua St. Arrowhead Ave is the main street for people walking their dogs or children to Tahoe Paradise Park. Is it a beautiful walk with views to the south looking toward Cowboy Hat Peak and views to the west toward Echo and Flag Pole Peaks. We love our views, pointing out our trails where we have hiked these beautiful areas. A 3 story building will surely block our views of Cowboy Hat. From reading the Meyers Plan description it seems that a storage unit facility would be more suited for Map #2. Magua Street is in Map #1. The proposed building would be adjacent to residential properties. This doesn't seem to align with the vision of the Meyers plan. Please don't take away our views! I have lived in Meyers for 53 years and it has always been a special place for those of us that enjoy being so close to nature out here. Please consider our concerns.

Thank you, Charmaine Pape HELP PROTECT OUR PRECIOUS VIEWS

From: Katherine Rodriguez <katrodriguez226@gmail.com>
Sent: 6/21/2026 8:51:38 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Opposition to Agenda Item - ERSP2024 0821 (1063 Magua Street Project), June 24, 2026 TRPA Governing Board/Advisory Planning Commission Meeting

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Hello,

Please do not allow this large building to pass and be built. This is such a wonderful small town community. Many young families are purchasing homes here in Meyers because of the beautiful surroundings and many visually unobstructed access streets to Paradise Park. With a commercial building this large, it will definitely decrease the desirability for new families to purchase homes in this neighborhood.

We purchased our home because of the charm of the community and beautiful surroundings. If this building is approved, many people's view of cowboy hat mountain will be completely obstructed, including the view of many walkers, hikers, bikers and cross country skiers that access the park via Arrowhead Ave.

Thank you for your time and consideration.

Gratefully,
Kat (mom of 3 small children living on Arrowhead Ave)

From: Austin Rodriguez-Woodard <austinwoodard23@gmail.com>
Sent: 6/21/2026 11:18:54 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Opposition to Agenda Item – ERSP2024-0821 (1063 Magua Street Project), June 24, 2026 TRPA Governing Board/Advisory Planning Commission Meeting

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To the TRPA Governing Board,

I am the owner and full-time residents of 2005 Arrowhead Ave, which is the first residential lot/house directly West, behind the proposed warehouse site.

I am writing to oppose the proposed three-story storage warehouse at 1063 Magua Street, Meyers, CA (TRPA File No. ERSP2024-0821), currently on the Governing Board's consent calendar for June 24, 2026.

Apart from this project not aligning at all with the vision of the Meyers Area Plan, completely eliminating my scenic views of the mountains, and devaluing my property upwards of 20%, this building would negatively impact the entire Meyers community.

Arrowhead Ave is a very frequently used gateway into Paradise Park and Washoe Meadows State Park. Hikers, dog walkers, runners, mountain bikers, cross country skiers, virtually everyone in the surrounding area uses our street to access the epicenter of Meyers culture. A massive building like this would obstruct all of these people's mountain views and serve as a permanent contradiction as to why people live in and visit Meyers.

No other buildings in the immediate area match the proposed height of this building. There are other commercial buildings in the immediate area but all of them have direct access to hwy 50, this proposed building will not. Current commercial structures on commercial lots also have 100s of feet of land between the commercial structure and adjacent residential lots.

My very young family and I moved here so we can raise our kids in the outdoors, be closer with nature, and in a small town where the community sticks together and looks out for each other and nature. Constant proof from my backyard of how industrialization is taking that away from people is what we are trying to get away from. And I assure you, that my fellow community members will attest to this being a major reason why they live in Meyers as well.

We love it here and want to see MEANINGFUL improvement's within Meyers that align with the success of the community and us residents. This, is not one of them.

Thank you,
Austin Rodriguez-Woodard

From: Jennifer Guenther <jswhitney1@att.net>
Sent: 6/17/2026 12:01:04 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Opposition to Agenda Item – ERSP2024 0821 (1063 Magua Street Project), June 24, 2026 TRPA Governing Board/Advisory Planning Commission Meeting

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To the TRPA Board Members and Staff,

We are writing as nearby commercial and residential neighbors to express our opposition to the proposed three-story project at 1063 Magua Street (File No. ERSP2024-0821), scheduled for consideration at the upcoming TRPA meeting on June 24th, 2026.

While we encourage investment and revitalization in our community, this particular project does not provide a meaningful or measurable benefit to the surrounding neighborhood and raises several significant concerns.

First, the project appears to be designed around a very specific business model rather than the long-term needs of the community. Project documentation does not provide any market justification for a three-story warehouse in a mixed residential/commercial area. This narrow design approach increases the risk that the structure could become a stranded asset if the intended use proves unsuccessful or market conditions change. A building of this scale and height should demonstrate flexibility, adaptability, and clear community value—none of which are evident in the current proposal.

Second, the height and massing of the three-story structure would substantially reduce existing residential views. Many of us purchased our homes and businesses with the expectation that the character of the neighborhood—and the scenic quality that defines it—would be respected in future development. The loss of views is not merely an aesthetic issue; it has the potential to negatively impact property values for surrounding homeowners.

Third, the project does not offer a meaningful community benefit that would justify its scale or the impact it imposes. Hopi Avenue (Magua St. access road) is the gateway to Tahoe Paradise Park; locals and visitors should be welcomed by a thriving, pedestrian friendly community; any new development should reflect this community vision. As the Tahoe El Dorado Area Plan states, The Meyers Community Center "… is intended to serve as the heart of Meyers for residents and visitors alike. It is the mixed-use center of Meyers providing a scenic, rural feeling, and a pedestrian-friendly mix of commercial, public service, residential, and tourist accommodation uses". This project offers none of these uses.

Finally, the scope and impact of this project necessitate wider neighborhood notification beyond the immediate Magua neighbors and a closer look at impacts behind the Highway 50 corridor. The potential for increased traffic and large vehicle congestion near the mouth of the bike path merits further investigation. Any project that has the potential to alter the Meyers Community Center should require greater community input.

For these reasons, we respectfully request that this project be denied or significantly redesigned to better align with community interests, neighborhood character, and long-term land-use compatibility.

Thank you for your consideration.

Respectfully,

Jennifer and Andrew Guenther

3132 Hwy 50
2029 Arrowhead Avenue