

August 11, 2024

Dear TRPA,

We are the neighbors to the west side of the proposed Lakeview Development. **We have our residence on the second story** of our building and our business on the first story, which has been this way since 1956. We have no objections to a project that is reasonable in size and design being built next to us. We feel this project has no consideration of the neighbors next to it. (There are no pictures of us in the renderings). This project originally was to be a 3000 sq. Ft. building and now is 6 times that size on only half the property. The motel that was there was on the entire parcel. The owner should use the entire parcel to make this more compatible. Why not consider in your own design standards tiered and spaced buildings that would preserve the present lake view (there is one, yes with some trees, but it is there) and don't overwhelm the adjacent neighbors. We suggest a landscaping strip along the side and the buildings set farther away for the snow removal and shade. They could consider putting their driveway on our side to give more space between us and move the snow removal to another area? The original motel had the driveway on our side.

Our major objections are: The shade (the set back for our residence), snow storage (the safety issues over our pool next to it) and preserving the lake view.

Environmental Justice- The right to a safe, healthy, productive, and sustainable environment for all, where "environment" is considered in its totality to include the ecological (biological), physical (natural and built), social, political, aesthetic, and economic environments.

Please consider our proposals and concerns.

Sincerely,

Julie and John Wainscoat

8710 North Lake Blvd.

Development in All Areas YES NO N/A

Citation 13.5.3.F.1.a

Requirement All new development shall consider, at minimum, the following site design standards:

- Existing natural features retained and incorporated into the site design;
- **Building placement and design that are compatible with adjacent properties and designed in consideration of solar exposure, climate, noise, safety, fire protection, and privacy; We request that the shade should have a study showing the potential impact to our property from their development. A 6' fence for privacy does not keep a 45'+ building from seeing in our back yard and pool area.**

- Site planning that includes a drainage, infiltration, and grading plan meeting water quality standards, and

- Access, parking, and circulation that are logical, safe, and meet the requirements of the transportation element.

Notes The TBAP amendments proposes minor changes in site design standards set by TRPA. Tourist The TBAP amendments proposes minor changes in site design standards set by TRPA. Tourist

accommodations would now require a design review to be reviewed for design standards and multi-Family dwelling units of less than 15 units would be exempt from design review. Amendments are proposed to reduce setbacks in mixed-use subdistricts to accommodate duplex style houses and limit distance of buildings from roadways if the changes would allow the area to remain in compliance with TRPA scenic standards (See Implementing Regulations 3.09).

Proposed amendment to Section 3.09.B.E would allow groundwater interception for mixed-use projects if the project mitigates all groundwater impacts. Section 3.07, Parking and Access, of the Implementing Regulations is proposed to be modified to permanently adopt the parking pilot program for North Lake Tahoe Town Centers. The changes support exemptions to parking and spur redevelopment in Town Centers and is a strategy to reduce VMT in the region. The proposed amendments are in compliance with Code Section Development in Regional Center or Town Centers YES NO N/A

Citation 13.5.3.F.1.b

Requirement In addition to the standards above, development in Town Centers or the Regional Center shall address the following design standards:

- Existing or planned pedestrian and bicycle facilities shall connect properties within Centers to transit stops and the Regional Bicycle and Pedestrian network.

- **Area Plans shall encourage the protection of views of Lake Tahoe.**

- **Building height and density should be varied with some buildings smaller and less dense than others. (Why are they trying to cram all of the development on the front half of the property and not spread this out on the entire parcel, to make it compatible with the existing neighbors and protect the lakeview.)**

- **Site and building designs within Centers shall promote pedestrian activity and provide enhanced design features along public roadways. Enhanced design features to be considered include increased setbacks, stepped heights, increased building articulation, and/or higher quality building materials along public roadways. Our understanding is that the lakeview from Highway 28 is to be protected. There is a view and it is about 200' from the lake. We have the same view as this parcel as the adjacent neighbor. Therefore it is called Lakeview Development**

- Area Plans shall include strategies for protecting undisturbed sensitive land

and, where feasible, establish park or open space corridors connecting undisturbed sensitive areas within Centers to undisturbed areas outside of Centers.

Notes The TBAP proposed amendments would not alter plans for a comprehensive network of existing and planned pedestrian and bicycle facilities that connect properties within Centers. The TBAP proposed amendments would not alter plans for a comprehensive network of existing and planned pedestrian and bicycle facilities that connect properties within Centers to other multi-modal transportation options (See TBAP Figures 5-3 through 5-5). Proposed amendments clarify complete street and frontage requirements that incorporate alternative transportation options (See Implementing Regulations 3.06).

The TBAP amendments would continue to include project requirements to comply with the TRPA threshold scenic requirements on Highways and for views of Lake Tahoe (See Implementing Regulations 1.04).

Detailed design standards are included in the TBAP, which addresses pedestrian activity and enhanced design features along public roadways in Town Centers. The standards address building articulation, street frontage landscaping, stepped heights, and other building form requirements. The exact standards vary by Town Center.

The amendments do not change the density or coverage allowances in the plan area.

The proposed amendments do not change special planning area requirements for open space, restoring disturbed SEZs, or creating open space corridors connecting undisturbed sensitive areas within Town Centers to undisturbed areas outside of Town Centers (See TBAP Implementing Regulations Sections 2.09.B.1, 3, and 5).

3. Building Heights YES NO N/A

Citation 13.5.3.F.2

Requirement • Area Plans may allow building heights up to the maximum limits in Table 13.5.3-1 of the Code of Ordinances

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• **Building height limits shall be established to ensure that buildings do not project above the forest canopy, ridge lines, or otherwise detract from the viewshed. Is there going to be a tree left? Or a view? We won't see a ridgeline and request the shade study.**

• Area Plans that allow buildings over two stories in height shall, where feasible, include provisions for transitional height limits or other buffer areas adjacent to areas not allowing buildings over two stories in height.

Notes The TBAP amendments would not change building height allowances from the approved TBAP, which are within the limits allowed in Table 13.5.3-1 of the Code. Within portions of Town Centers designated as core areas and overlay districts, building heights would comply with TRPA Code Ordinance Chapter 37 Section 37.7.16 (see TBAP Implementing Regulations Section 2.09.A & B). Existing TRPA height standards in Chapter 37 of the TRPA Code would continue to remain in effect outside of Town Centers (see TBAP Implementing Regulations Section 3.10).

In addition, TBAP Implementing Regulations sections 2.09.A.1,2, and 3, and section 3.09.A require that buildings in Town Centers shall meet the findings listed in Section 37.7.16 of the TRPA Code of Ordinances; and the project must continue to comply with the Design Standards and Guidelines and Noise Standards of the Tahoe Basin Area Plan and TRPA scenic threshold standards.

4. Building Design YES NO N/A

Citation 13.5.3.F.3

Requirement Standards shall be adopted to ensure attractive and compatible development. The

following shall be considered:

• **Buffer requirements should be established for noise, snow removal, aesthetic,**

and environmental purposes. We are strongly opposed to the snow removal being place next to us for the safety of a pool next to it and the potential of children playing on a 20' hill as happens during these bigger winters. The plowing in the early morning is very noisy, the debris left from the plowing is also huge. The county does not code enforce for the snow storage areas. Verbal promises are not good enough. Hauling of snow is not very realistic and where do they dump it. The property that is owned is only being developed on the front half, why can't they store the snow on the back half.

- The scale of structures should be compatible with existing and planned land uses in the area.

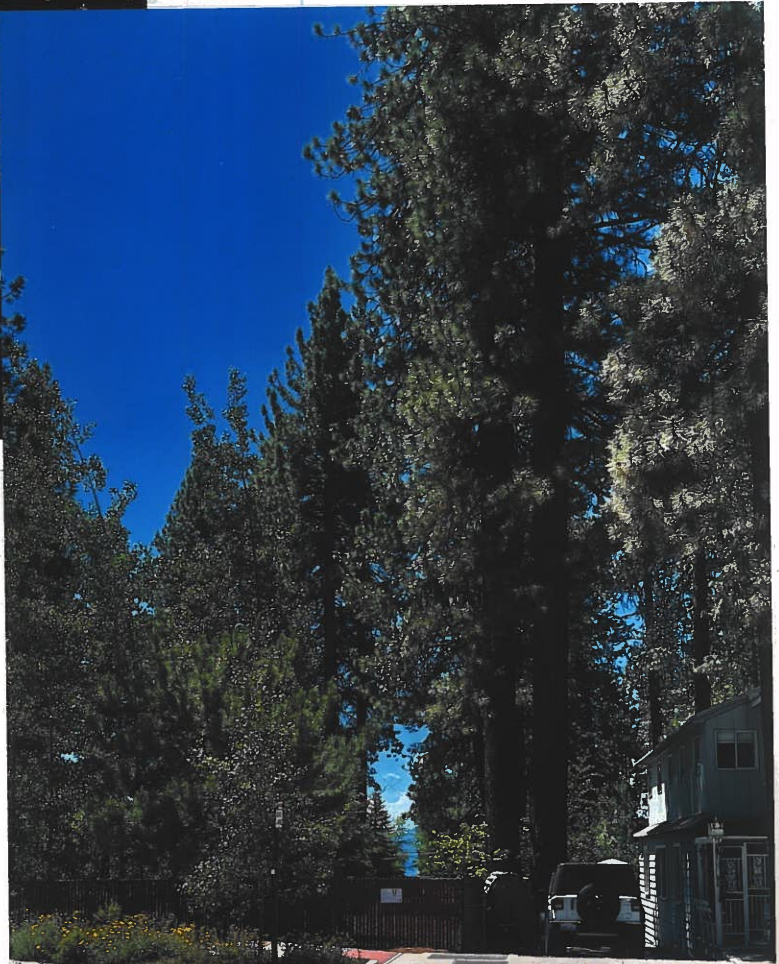
- **Viewsheds should be considered in all new construction. Emphasis should be placed on lake views from major transportation corridors.**

- **Area Plans shall include design standards for building design and form. Within Centers, building design and form standards shall promote pedestrian activity. The TBAP includes detailed standards for building design and form that have been developed to ensure attractive and compatible development. These standards address compatibility with adjacent properties, including scale and design for noise, snow removal,**

aesthetic, and environmental purposes (see TBAP Implementing Regulations Section 3.09). Section 3.09.A.2 requires the consideration of viewsheds in the design of buildings, and the TBAP. The proposed amendments would reduce setback requirements in some locations in order to promote more compact Town Center redevelopment. These amendments were evaluated in an IEC and are consistent with Code Section 13.5.3.F.3.

The proposed amendments to the TBAP would also defer to the Lake Tahoe Shoreline Plan (TRPA Code Chapters 80 through 85) for design standards for shoreline structures.

Achievable housing is market rate. Not affordable to typical worker.



Lake Views

