

**TRPA  
APC  
PACKETS**

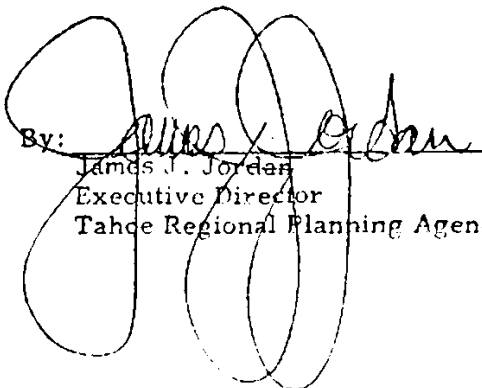
**NOVEMBER  
1979**

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NOTICE OF MEETING OF THE  
ADVISORY PLANNING COMMISSION OF THE  
TAHOE REGIONAL PLANNING AGENCY

NOTICE IS HEREBY GIVEN that on November 14, 1979 at  
10:00 a.m. at the hearing room of the Tahoe  
Regional Planning Agency, located at 2155 South Avenue, South  
Lake Tahoe, California, the Advisory Planning Commission of  
said agency will conduct its regular meeting. The agenda for  
said meeting is attached to and made a part of this notice.

Dated: November 5, 1979

By:   
James J. Jordan  
Executive Director  
Tahoe Regional Planning Agency

TAHOE REGIONAL PLANNING AGENCY  
ADVISORY PLANNING COMMISSION

TRPA Office, 2155 South Avenue  
South Lake Tahoe, California

November 14, 1979  
10:00 a.m.

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PRELIMINARY AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV PUBLIC HEARING
- General Plan Amendment on a 0.66 Acre Portion of a 1.08 Acre Parcel Owned by Edgar Scharruhn, from General Commercial to Medium Density Residential, 1.3 Miles East of the Intersection of Kingsbury Grade and U.S. Highway 50, Douglas County
- V PUBLIC WORKS
- Caltrans, Highway 89 Road Improvements at Sunnyside, Placer County
- VI PLANNING MATTERS
- A. Reports from the Following Agencies on the Status of Traffic, Water Supply, Sewage Capacity and Orderly Development in Incline Village, Washoe County
    - Nevada Department of Conservation and Natural Resources
    - Nevada Department of Highways
    - Regional Planning Commission of Washoe County
    - Incline Village General Improvement District
    - Douglas County Planning Department
  - B. Ordinance Amendments Establishing Standards for Apartment to Condominium Conversions and Establishing Areas Suitable for Apartment Housing
  - C. Proposed Land Use Ordinance Amendment Recognizing Man-Modified Areas Within Land Capability Districts
- VII REPORTS
- A. Public Interest Comments
  - B. APC Members
- VIII RESOLUTIONS
- IX CORRESPONDENCE
- X PENDING MATTERS
- XI ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY AND RECOMMENDATION

Edgar Scharruhn  
General Plan Amendment  
Douglas County

Amendment Request

The applicant is requesting an amendment to the TRPA Land Use District Map to reclassify 0.66 acres of a 1.08 acre parcel from General Commercial (GC) to Medium Density Residential (MDR). The remaining 0.42 acre portion of this parcel is currently classified MDR and the applicant proposes to maintain this use designation. The General Plan amendment is proposed by the applicant in order that he may construct a condominium development of 8 units.

This application is the same as a February, 1979 General Plan amendment request by the applicant which was not approved by the TRPA Governing Body. The problem at that time was that the proposed project would violate the land coverage requirements of the Land Use Ordinance. Section 9.23 of the Land Use Ordinance has since been modified and would now permit the proposed project.

Property Location and Description

The subject parcel is located adjacent to Kingsbury Grade approximately 1.3 miles above the Kingsbury and Highway 50 intersection. The 1.08 acre parcel is currently undeveloped and abuts Kingsbury Grade to the north, an approved but unconstructed 15 unit apartment complex to the west, an undeveloped residentially-zoned 1/4 acre parcel to the south and an undeveloped commercially-zoned parcel to the east.

Local Zoning

Douglas County zoning for the property is R-3 and C-1 in the same configuration as the TRPA land use districts.

Land Capability

The TRPA land capability maps indicate the soils on this property are Cagwin with a small portion fronting Kingsbury Grade of CaD permitting 20% land coverage. It appears from both the TRPA capability maps and the contour map submitted by the applicant that most of the property has slopes in excess of 15% which permit only 1% land coverage. Section 9.23 of the Land Use Ordinance would permit land coverage up to 35% if the requested amendment is accepted. The allowable land coverage for the existing land use classification allows up to 70% coverage.

There is one identified drainageway crossing the property from east to west. There are also disturbed areas fronting Kingsbury Grade and an abandoned road located on the property.

Impacts

The proposed amendment would change the potential uses on the site from commercial to residential. This would be a change in type of permitted use and, depending on the project, a change in the intensity of use.

11/1/79

Public Utilities - The applicant has submitted the proposed use classification to the Kingsbury General Improvement District, Kingsbury Fire Protection District and Southwest Gas Corporation for consideration. These utilities indicate that proposed reclassification will not adversely affect their ability to serve the property. Staff does have a concern about the water supply and sewage capacity which will be discussed at the upcoming Advisory Planning Commission meeting (11/14/79).

Traffic - If an apartment complex were constructed to the maximum permitted density of 8 dwelling units, the project would generate approximately 56 vehicle trips per day. Depending on the type of commercial development utilized for comparison, the proposed amendment would generally reduce the trip potential from the site. This could be a critical factor since the sight distance to the access point is limited.

Environmental Impact - The reduction in maximum permitted coverage from 70% to 35% will permit a majority of the existing trees and low story vegetation to be maintained. It should be noted that this area has been identified as high hazard land and would permit only 1% land coverage on three-quarters of the property if coverage were based on land capability.

Visual Impact - The proposed amendment would reduce the permitted height and land coverage and hence would better preserve the natural amenities of the site.

Regional Plan - The loss of commercially-zoned lands in the middle Kingsbury area will reduce the supply of strategically zoned commercial lands. To date, three other parcels of land in this area have been reclassified from General Commercial to Medium Density Residential. The only existing commercial use located in this area was recently reclassified from MDR to GC which may be inconsistent with the trend toward residential uses. The most recent analysis under the General Plan Update indicates the parcel should be reclassified to MDR, but this would assume the remaining spot of GC property to the east would be retained as Commercial.

### Analysis

Agency staff finds the application for the General Plan amendment to be consistent with emerging land use trends in the vicinity. The reclassification of the subject parcel to MDR will have a generally positive effect providing the remaining undeveloped GC properties are reclassified to residential uses, thus preventing future land use conflicts.

### Previous APC Action

At its regular March 14, 1979 meeting, the Advisory Planning Commission voted unanimously to approve the staff recommendation for approval of the requested amendment to MDR.

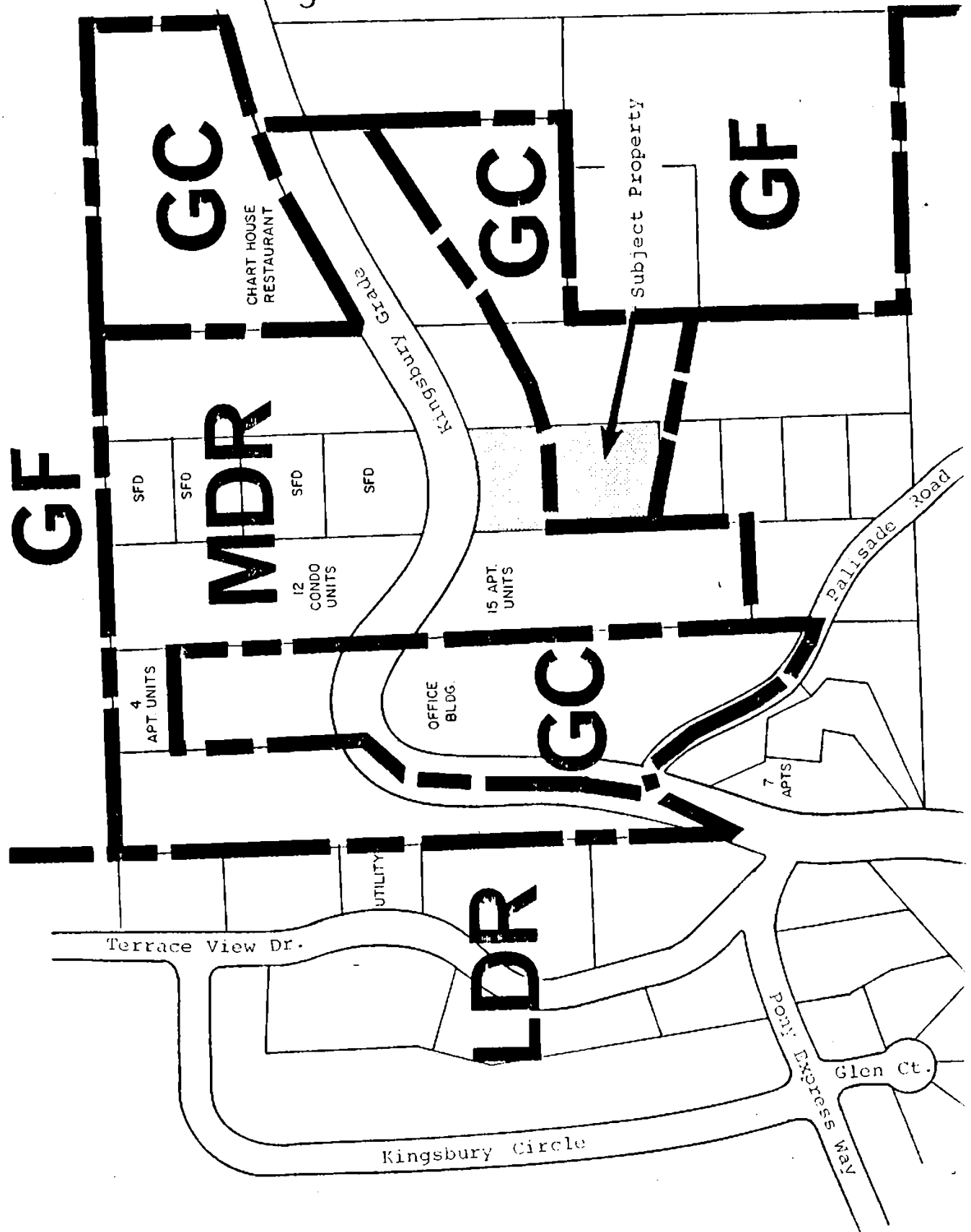
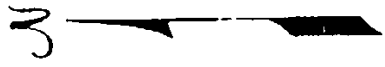
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Recommendation

The Agency staff recommends that the requested General Plan amendment be approved providing the Governing Board directs the staff to initiate public hearings on General Plan amendments for the remaining undeveloped commercial properties in the area in order to assure a compatible land use pattern which is also consistent with the environmental constraints.

11/1/79

Property Owned By Edgar Scharruhn, Douglas County



**GF**

**GC**

**MDR**

**GC**

**GC**

**GF**

**LDR**

CHART HOUSE RESTAURANT

Kingsbury Circle

12 CONDO UNITS

15 APT. UNITS

OFFICE BLDG.

SFD

SFD

SFD

SFD

4 APT. UNITS

7 APTS

UTILITY

Terrace View Dr.

Kingsbury Circle

Palisade Road

Kingsbury Way

Glen Ct.

Subject Property

TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY AND RECOMMENDATION

Public Works  
Caltrans  
Improvements on Highway 89 Near Sunnyside  
Placer County

Summary

Caltrans proposes to improve approximately 2200 lineal feet of State Highway 89 in the Sunnyside area of Placer County. The project is proposed in order to eliminate existing operational deficiencies including sight distance, superelevation, turning movements and roadside drainage. The area has been identified as a highway safety problem area with an accident rate higher than the State average or contiguous sections of Highway 89.

Proposed Improvements

The proposed improvements include widening the roadway for a distance of 900 feet to provide for a left-turn lane, regrading to eliminate the existing verticle curve and to provide for proper superelevation and improved roadside drainage. A sedimentation basin is to be provided at the outfall end of new cross drains to be installed as part of the project. This will reduce the impact of the discharge of highway drainage into the adjacent stream environment zone. Approximately 24 trees would be removed as a result of the construction.

Recommendation

Agency staff recommends approval of the proposed modifications.

11/7/79



# TAHOE REGIONAL PLANNING AGENCY

## MEMORANDUM

DATE: November 7, 1979

TO: The Advisory Planning Commission

FROM: The Staff

SUBJECT: Incline Village Status Report

### Introduction

Agency staff is attempting to prepare an updated status report on Incline Village for the November Governing Board meeting. The purpose of this agenda item is to gather the technical people who have the expertise in the areas of concern. It is the staff's desire to reduce the conflicts in information now available and to present a report reflecting the consensus of those at the meeting.

Incline Village has been experiencing accelerated growth for the past three or four years in direct contrast to the restricted development occurring on the California side of the Basin. A major premise for the recent TRPA approvals has been that Incline is a planned community and that there is adequate water, sewer and transportation systems for future development.

In the last year, TRPA staff has questioned the traffic-air quality impacts of future development. Douglas County officials have questioned the sewage treatment and discharge of wastewater in their jurisdiction. The Regional Planning Commission of Washoe County has questioned the water supply limitations in regard to future development. Recently Agency staff has also become concerned over the trend of approvals for high cost housing units and the possible creation of an oversupply condition in the next few years.

### Development Trends

According to the annual Incline Village General Improvement District inventory of the Incline area, the community is approximately 50% built out as of January 1, 1979. Incline Village General Improvement District (IVGID) estimates there will be 9,098 residential units at buildout if Tourist Commercial zoned lands are not used for residential purposes. The current trend has been to use the Tourist Commercial lands for condominiums, thus increasing the residential potential by 446 units as of this date.

In the spring of 1979 TRPA staff estimated that approximately 71% of the 502 acres of commercially zoned lands in Incline had been developed. This is above the 46% for single family dwellings and 59% for multiple residential. The rate of growth has been accelerating since 1974, as the following figures indicate:

<u>Year</u>	<u>Residential Permits (Units)</u>
1974	65
1975	68
1976	158
1977	398
1978	766
1979	697 as of September 30, 1979 + 42 + 54 = <u>789</u>

As of September 30, 1979, the following figures indicate the outstanding commitments to development which have not yet received building permits:

Single family lots	2,091
Multi- single family dwelling units	736
Hotel units	60

Incline Village Housing Market - Summer/Fall 1979

With regard to the housing market, the attached table represents a compilation of data on Incline Village. The data was taken from Multiple Listing Service real estate catalogs for Incline covering the months of April through October, 1979. Realtors in the Incline area were also contacted to verify these statistics. The second table indicates that the average price of 3 bedroom, 4 bedroom single family residences and condominiums has had an average ~~price~~ rise over the summer of 13, 7, and 9%, respectively. During this period, the average market time has increased by 12 days.

Incline Village realtors have indicated that mortgage interest rates range from 11.5 to 14% for primary residence loans and 16% for second homes. Most recent loans have been at a rate above the minimum cited for primary residences. In view of the tight money market, many buyers and sellers are using techniques such as second deeds or lease-backs to avoid taking a bank loan. Money is still available though constrained; the primary criterion for obtaining money is ability to qualify. The number of banks making loans in Incline is diminishing. Money is still available from outside lenders at current market rates. A number of projects recently approved by the TRPA Governing Board are currently under construction. Units within these projects have been made available under a reservation program since mid-summer. Over half of these as yet unfinished units have already been reserved.

LCSS  
 DCLA (f) LLC

Public Service Capacities

Water Supply - Based on information submitted by IVGID in May, 1979, Agency staff had assumed that the Incline area was utilizing 53.6% of its potential water supply which seemed appropriate when compared to the 51% buildout figure as of January 1, 1979. Recent reports on the subject indicate the TRPA staff analysis may require revision; therefore, Agency staff has requested the following agencies to report their findings at the APC meeting, particularly in regards to consumption rates and supply limitations for water:

Washoe County Regional Planning Commission  
Incline Village General Improvement District  
Nevada Division of Water Resources  
Lahontan Regional Water Quality Control Board

Sewage Capacity - Based on information submitted by IVGID in May of 1979, the Agency staff has assumed that the Incline area was utilizing 47% of its sewerage treatment capacity which seemed appropriate when compared to the 51% buildout figure as of January 1, 1979. However, these capacity limitations are subject to IVGID's ability to continue to dispose of treated wastewater in Douglas County as envisaged in the IVGID Facility Plan. Officials from Douglas County indicated IVGID's future plans for disposal of newly generated wastewater in Douglas County may not be acceptable, which may necessitate revision of the estimated capacity of the treatment system. Therefore, Agency staff has requested the following agencies to report their findings on the subject at the APC meeting:

Incline Village General Improvement District  
Douglas County Planning Department  
Nevada Division of Environmental Protection

Traffic - It has been Agency staff's position for the past two years that the accelerated growth in Incline would require some substantial traffic improvements particularly in the Highway 28/Stateline area. In order to update staff's analysis of the Incline traffic situation, staff has requested the following agencies to report on the most recent traffic assessment information and the status of any future facility improvements:

Washoe County Regional Planning Commission  
Nevada Department of Highways

Incline Village Real Estate Market - Monthly Tabulations

UNITS SOLD - Market Time/Selling Price (average) Includes Lots (first figure given for each month is first two weeks of the month; second figure is for last two weeks)

	<u>Days</u>	<u>Market Price \$</u>
April	93	69,040
	90	69,775
May	90	71,853
	94	74,361
June	98	76,865
	95	81,898
July	100	79,115
	101	81,727
August	104	80,166
	104	83,907
September	104	84,714
	103	86,901
October	104	87,358
	105	87,851

ACTIVE LISTINGS (000)

	<u>2 bdrm</u>	<u>3 bdrm</u>	<u>4 bdrm</u>	<u>5 bdrm</u>	<u>condominiums</u>
April	151	164	227	567	143
	145	177	221	571	149
May	143	175	228	564	141
	139	183	231	515	139
June	144	186	227	525	140
	134	191	238	366	134
July	156	188	242	461	134
	155	191	246	489	130
August	133	188	243	483	131
	168	189	235	447	133
September	181	183	238	472	131
	163	186	246	347	135
October	162	192	236	515	134
	163	193	242	462	133

ACTIVE LISTINGS - Lots

	<u>SFD Lots</u>	<u>Multi Lots</u>	<u>Condo Lots</u>
April	53	72	64
	53	79	59
May	57	92	54
	60	97	58
June	67	90	57
	68	90	48
July	69	98	51
	72	93	55
August	72	69	54
	70	68	77
September	71	72	77
	70	68	76
October	69	87	84
	74	85	87

# TAHOE REGIONAL PLANNING AGENCY

## MEMORANDUM

DATE November 7, 1979

TO: The Advisory Planning Commission

FROM: The Staff

SUBJECT: Ordinance Amendments Establishing Standards for  
Apartment to Condominium Conversions and Providing  
for "Apartment Only" Zoning

On November 2, 1979, the Governing Body reviewed the attached memo and took the following action. The Board approved the proposed work schedule which calls for a technical review by the APC at the November 14 meeting. The Governing Board directed the staff to proceed with ordinance amendments which would follow the selective review procedure outlined by the staff in its October 16, 1979 memo to the Board (with some clarifications). This would encourage condominium conversions in some areas and discourage it in other areas. The standards for conversions would include land coverage requirements, density requirements, location suitability standards, and minimum size for review, as well as require findings for protection of public health and safety, minimizing environmental impacts, and that the conversion is appropriate with surrounding uses.

The TRPA Governing Board further directed the staff to consider an application as a condominium (not an apartment) application if it were processed at the local level as a condominium. If the permit-issuing authority reviews an application as a condominium, it would be reviewed in the same fashion at the TRPA level.

The staff was also instructed to draft an ordinance amendment providing for a High Density Apartment (HDA) land use designation to be applied strictly to an apartment zone. The High Density Residential (HDR) land use designation would continue to allow either apartments or condominiums. The permitted number of units per acre in this HDA zone is to be determined upon completion of the study by the staff. The Board suggested that incentives in terms of density should be allowed to encourage apartment uses.

Agency staff has requested the following APC members to make a presentation on their local jurisdiction rules and regulations regarding condominium conversions:

El Dorado County Planning Department  
South Lake Tahoe Planning Department  
Washoe County Planning Department  
Douglas County Planning Department  
Placer County Planning Department  
Carson City Planning Department

# TAHOE REGIONAL PLANNING AGENCY

## MEMORANDUM

DATE: October 16, 1979

TO: TRPA Governing Body

FROM: Agency Staff

SUBJECT: Subdivision Ordinance Amendment Establishing Standards  
for Apartment to Condominium Conversions

### Proposed Work Schedule

The Tahoe Regional Planning Agency staff proposes this work schedule as the TRPA process of reviewing the proposed conversion amendments.

- |                   |   |
|-------------------|---|
| October 24, 1979  | Governing Body Meeting - Discuss the direction the Governing Body desires to take on the issue and also the major points that the Governing Body desires staff to include in the ordinance revisions. |
| November 14, 1979 | APC Meeting - Review and discuss the proposed amendments with particular concern on the technical aspects of implementing such proposals.   |
| November 28, 1979 | Governing Body Meeting - Report on the APC meeting and present draft proposals.   |

### Direction

In order to draft a comprehensive set of amendments relating to condominium conversion, staff requests a statement of direction from the Governing Body. The following options present a range of possibilities which may offer some aid in providing the direction.

Discourage or prohibit conversions - The City of South Lake Tahoe has prohibited conversions due to the ban on apartment construction on the California side of the Tahoe Basin. The Agency could ban conversions or severely limit conversions with ordinance amendments.

Encourage conversions - Although financial institutions tend to encourage conversions, it does not appear that government entities are currently encouraging conversions. The Agency could encourage such conversions by allowing coverage and density overrides to the existing ordinance requirements.

Selective review - Currently many bay area communities have implemented conversion ordinances which generally set standards in regards to construction and relate conversions to housing needs. The Agency could set forth standards and findings that would hopefully implement an overall policy on conversions. This would encourage conversions in some areas and discourage conversions in other areas.

### Standards and Findings

Once the direction is established staff would request Governing Body comments on what standards or findings should be required for TRPA review of conversions. Below is a list of possible considerations.

- Building and construction standards
- Parking standards
- Land coverage standards
- Density standards
- Location suitability standards
- Owners responsibility to tenants
- Findings in regard to:
  - Public health and safety
  - Environmental impacts
  - Housing needs and supply
  - Appropriateness with surrounding uses
- Minimum size for review

### Recommendation

Agency staff would recommend the selective review strategy which would allow each proposal to be reviewed against a set of standards and required findings. Staff would suggest that the building and parking standards be left to the local permit issuing authorities. The TRPA area of concentration should be the environmental impacts, compatibility with the General Plan, and regional housing needs.

The TRPA Subdivision Ordinance should be amended to include standards on conversion and also a set of findings should be established for tentative maps similar to the findings required for the administrative permit in the Land Use Ordinance, including an additional finding that no substantial impact on housing availability or cost would result from the conversion. Staff would also suggest inclusion of an administrative permit procedure to handle nonconforming structures in a similar fashion to the method in which nonconforming land coverage is handled in the Land Use Ordinance.



# TAHOE REGIONAL PLANNING AGENCY

## MEMORANDUM

DATE: November 7, 1979

TO: The Advisory Planning Commission

FROM: The Staff

SUBJECT: Land Capability Classification of  
Substantially Man-Modified Areas

In considering the requested General Plan amendment for the Tahoe Keys Property Owners regarding the land capability classification for that area, the Governing Body directed the staff to prepare ordinance amendments which recognize man-modified areas. The Governing Board has requested that such a modification be considered at the November meeting.

Agency staff is currently preparing a draft amendment to the Land Use Ordinance which would recognize areas which would have been substantially modified by man's activities such that the characteristics which led to the initial land capability classification would no longer be applicable. These areas may include dredged and filled lands, borrow pits, and quarries and areas with modified drainage.

A draft of the ordinance amendment will be available for discussion purposes at the November meeting of the APC. The basic elements of a proposed ordinance amendment would be as follows:

1. The area in question must have been modified prior to the adoption of the Agency's Land Use Ordinance (February 10, 1972). Any modifications subsequent to that date would contravene the intention of the Agency's ordinances.
2. Recognition of such man-modified areas does not constitute Agency endorsement of artificial manipulation of natural environmental features such as drainage or stream environment zones as a means to modify land capability in the future. Rather, it is a recognition of past actions which were taken without regard to the environmental limitations of an area and have resulted in artificially created environments which may or may not persist without man's continued maintenance of artificial systems to maintain these areas in a modified state.

3. In order to be considered as a man-modified area, substantial modification to the area must have taken place prior to February 10, 1972, which has resulted in the modification of one or more of the following characteristics of the area in question:

Soil Characteristics

- erosion hazard
- runoff potential
- vegetation associations

Geomorphic Hazard

- alluvial characteristics
- oversteepened slopes
- poor natural drainage

Stream Environment Zone

- depth to groundwater
- vegetation associations
- flooding potential
- surface/groundwater interchange
- water quality

4. In evaluating a man-modified area, the extent of modification of the above factors will be weighed in determining the allowable land coverage on the site. For instance, where the geomorphic hazard and stream environment zone characteristics have been substantially altered as a result of man's activities and mitigation measures are provided to offset these factors, as in the case of the Tahoe Keys, the site will be evaluated based on its remaining characteristics. In the case of Tahoe Keys, staff recommends that the area be designated 1b/x (x indicates man-modified) and that the allowable land coverage be 30%. The allowable land coverage would be based on lands with similar characteristics considering the extent of the modification.
5. In order to maintain the man-modified land capability designation, certain mitigation measures may be required to be continued. In the case of Tahoe Keys, this would require such items as continued operation of the water treatment plant in accordance with waste discharge requirements to maintain water quality, maintenance of flood control measures to define the practical extent of the stream environment zone, and maintenance of bulkheads in the lagoon area to minimize the erosion hazard.

Staff suggests that the APC come prepared to discuss this concept such that recommendations can be made to the Governing Body on the proposed ordinance amendments.