

**TRPA  
APC  
PACKETS**

**MARCH  
1994**

TAHOE REGIONAL PLANNING AGENCY  
ADVISORY PLANNING COMMISSION  
NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that the Advisory Planning Commission of the Tahoe Regional Planning Agency will conduct its regular meeting at 9:30 a.m. on Wednesday, March 9, 1994, at the Tahoe Sands Inn Convention Center, 3600 U.S. 50, South Lake Tahoe, California, Beach California. The agenda for said meeting is attached hereto and made a part of this notice.

February 28, 1994

By: David S. Ziegler  
David S. Ziegler  
Executive Director

This agenda has been posted at the TRPA office and at the following post offices: Zephyr Cove and Stateline, Nevada, and Tahoe Valley and Al Tahoe, California. The agenda has also been posted at the North Tahoe Conference Center in Kings Beach, the Incline Village GID office, and the North Lake Tahoe Chamber of Commerce.

TAHOE REGIONAL PLANNING AGENCY  
ADVISORY PLANNING COMMISSION

Tahoe Sands Inn Convention Center  
3600 U.S. 50, South Lake Tahoe, California

Wednesday, March 9, 1994  
9:30 a.m.

All items on this agenda are action items unless otherwise noted.

AGENDA

- I. CALL TO ORDER AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. PUBLIC INTEREST COMMENTS (No Action)

Any member of the public wishing to address the Advisory Planning Commission on an agenda item not listed as a Public Hearing or a Planning Matter item, or on any other issue, may do so at this time. However, public comment on Public Hearing items will be taken at the time those agenda items are heard.

NOTE: THE ADVISORY PLANNING COMMISSION IS PROHIBITED BY LAW FROM TAKING IMMEDIATE ACTION ON, OR DISCUSSING ISSUES RAISED BY THE PUBLIC THAT ARE NOT LISTED ON THIS AGENDA.

- IV. DISPOSITION OF MINUTES
- V. PUBLIC HEARING AND RECOMMENDATIONS

A. Amendment of Chapter 22, Height Standards, Subsection 22.4.C, Additional Height for Redevelopment Projects Within the City of South Lake Tahoe, to Create Special Height Districts Which Would be Permitted Additional Building Height and Related Amendments to Section 22.2 Definitions, to Define View Corridors of Lake Tahoe and Other Scenic Resources, and Subsection 22.4.B, Additional Height for Tourist Accommodation Buildings Within Community Plan Areas, Relative to the Provision of View Corridors 1-19

B. Amendment of Chapter 91, Regarding Oxy-Fuels 20-29

C. Amendment of Chapter 4, Project Review and Exempt Activities, to Adopt MOU Between TRPA and the Kingsbury General Improvement District to Exempt Certain Activities from TRPA Review 30-39

D. Draft EIS for the U.S. Forest Service East Shore Timber Harvest, Washoe and Douglas Counties and Carson City, TRPA File #580-103-94 (No Action) 40

E. Amendment of Plan Area Statement Boundary Between Plan Areas 045, Incline Village Commercial, and 046, Incline Village Residential, to Move Washoe County APN 127-023-05 from Plan Area 045 Into Plan Area 046 41-45

page #'s

F. Amendment of Plan Area 111, Tahoe Island, Special Area #2, to Allow as a Special Use Health Care Services, Nursery, and Outdoor Retail Sales 46-55

G. Amendment of Chapter 11 Relating to Commercial Foundations 56-80

VI. REPORTS

A. Executive Director

B. Legal Counsel

C. APC Members

VII. PENDING MATTERS

VIII. RESOLUTIONS

IX. ADJOURNMENT

# TAHOE REGIONAL PLANNING AGENCY

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## MEMORANDUM

March 1, 1994

**To:** TRPA Advisory Planning Commission

**From:** TRPA Staff

**Subject:** Amendment of Chapter 22, Height Standards, Subsection 22.4.C, Additional Height for Redevelopment Projects Within the City of South Lake Tahoe, to Create Special Height Districts Which Would be Permitted Additional Building Height and Related Amendments to Section 22.2 Definitions, to Define View Corridors of Lake Tahoe and Other Scenic Resources, and Subsection 22.4.B, Additional Height for Tourist Accommodation Buildings Within Community Plan Areas, Relative to the Provision of View Corridors

**Proposed Action:** The City of South Lake Tahoe Redevelopment Agency proposes to amend TRPA Code of Ordinances Chapter 22, Height Standards, to allow additional building height for buildings within the City's Redevelopment Plan Area. Related amendments are proposed to the City's adopted Redevelopment Demonstration Plan for consistency purposes (noticed for Governing Board action). Refer to Attachment A, Proposed Chapter 22 Code amendment; Attachment B, Proposed Redevelopment Demonstration Plan Special Height District Map; and Attachment C, Proposed Redevelopment Demonstration Plan Development Standards amendment. Please note that the proposed Chapter 22 amendments are identified in Attachment A by a vertical line in the left margin.

**Staff Recommendation:** Staff recommends that the APC conduct a public hearing on the matter and, based on its outcome, recommend approval of the amendments shown in Attachments A, B, and C to the TRPA Governing Board.

**Discussion:** The City's Redevelopment Agency together with developers of the proposed Park Avenue redevelopment project believe the amendments are necessary to make the redevelopment project financially feasible. Building heights allowed under the existing TRPA Code of Ordinances permit tourist accommodation buildings within adopted community plan areas to be up to 48 feet in height. The amendments would permit building heights ranging from 56 feet to 73 feet, and would be available to a wider range of use types including, tourist accommodation uses, mixed tourist/commercial uses and

parking garages (TRPA classified use of vehicle storage and parking). The proposed amendments would be available only to redevelopment projects in areas which had both a TRPA adopted Redevelopment Plan and Community Plan.

The proposed amendments would create a process to establish special height districts in the areas identified above (i.e., located within both Redevelopment and Community Plan areas). Based on the location/eligibility criteria in the proposed ordinance, however, the only eligible area is in the Stateline area of the City's Redevelopment Plan Area. Refer to Attachment B, which shows the eligible area. Generally, the districts must be located within portions of TRPA-adopted Redevelopment Plan and Community Plan areas which contain transit-oriented development and an intermodal transit center. Presently, the City of South Lake Tahoe has the only TRPA adopted Redevelopment Plan in the Region. The Stateline/Ski Run Community Plan is the applicable community plan for the same geographic area. It is expected to be considered for adoption in March 1994, by the TRPA Governing Board.

Eligible redevelopment projects within a designated special height district would earn additional building heights greater than the existing Code based on providing a series of environmental and public benefits. The benefits include reduced land coverage, increased building setbacks, landscaped public pedestrian areas, view enhancements to existing mapped scenic resources, lake access, dedicated pedestrian/bicycle trail and preservation of mature, specimen-sized trees. Generally, each benefit is provided in exchange for a predetermined amount of additional building height. As proposed, the additional building height which is earned may be utilized on buildings containing the eligible uses (identified above) within the same project area. This approach is consistent with the approach contained in TRPA Code Chapter 15, Redevelopment Plans, which was used for Redevelopment Project Number One.

Environmental Documentation: Following preparation of an Initial Environmental Checklist, TRPA staff determined that additional environmental documentation was needed to make a Finding of No Significant effect (FONSE). The proponent prepared an Environmental Assessment (EA) to evaluate potential impacts associated with the proposed amendments. The EA is included in the APC packet mailing. For a summary of relevant issues, anticipated environmental impacts and required mitigation measures, refer to the Executive Summary located at the beginning of the EA.

Potential impacts were identified in the areas of Scenic Resource Threshold protection; consistency of the proposed action with: the Community Design threshold, adopted Scenic Quality Improvement Program (TRPA's threshold attainment program), and adopted Redevelopment Plan; light and glare; and protection of existing vegetation (which would be required to screen the large buildings).

Memorandum to Advisory Planning Commission  
Amendment of Chapter 22, Height Standards,  
Additional Height for Redevelopment Projects  
Within the City of South Lake Tahoe  
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Based on applying all mitigation measures identified in the EA, staff recommends a Finding of No Significant Effect be made for the proposed action. Some of the mitigation measures have been incorporated into the ordinance (Attachment A), while some will be applied at the project review level. The South Tahoe Demonstration Redevelopment Plan amendment is necessary, in part, to ensure the project review level mitigation measures are applied.

Required Findings: The following findings must be made prior to adopting the proposed amendments:

A. Chapter 6 Findings:

1. Finding: 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.

Rationale: The project is consistent with Goals #1 and #2 of the Land Use Element, Community Design Subelement of the Regional Plan (provided below) by providing limited opportunities for additional height for redevelopment projects consistent with preservation of scenic resources. The maximum heights for special height districts have been established such that buildings will not project above the forest canopy. Mitigation measures identified in the project's Environmental Assessment must be implemented to ensure that buildings do not project above ridge lines or otherwise detract from the viewshed.

GOAL #1 INSURE PRESERVATION AND ENHANCEMENT OF THE NATURAL FEATURES AND QUALITIES OF THE REGION, PROVIDE PUBLIC ACCESS TO SCENIC VIEWS, AND ENHANCE THE QUALITY OF THE BUILT ENVIRONMENT.

GOAL #2 REGIONAL BUILDING AND COMMUNITY DESIGN CRITERIA SHALL BE ESTABLISHED TO ENSURE ATTAINMENT OF THE SCENIC THRESHOLDS, MAINTENANCE OF DESIRED COMMUNITY CHARACTER, COMPATIBILITY OF LAND USES, AND COORDINATED PROJECT REVIEW.

POLICIES

1. REGIONAL DESIGN REVIEW SHALL INCLUDE THE FOLLOWING TO BE USED IN EVALUATING PROJECTS THROUGHOUT THE REGION. THIS REVIEW MAY ENTAIL ADDITIONAL REQUIREMENTS OR SPECIAL REQUIREMENTS NOT LISTED BELOW.

B. BUILDING HEIGHT, BULK AND SCALE: STANDARDS SHALL BE ADOPTED TO ENSURE ATTRACTIVE AND COMPATIBLE DEVELOPMENT. THE FOLLOWING SHALL BE CONSIDERED:

- 1) BUILDING HEIGHT SHALL BE LIMITED TO TWO STORIES EXCEPT THAT PROVISIONS FOR ADDITIONAL HEIGHT REQUIREMENTS SHALL BE PROVIDED FOR UNIQUE SITUATIONS SUCH AS LIGHTING TOWERS, SKI TOWERS, STEEP SITES, REDEVELOPMENT PROJECTS AND TOURIST ACCOMMODATION FACILITIES.
- 2) BUILDING HEIGHT LIMITS SHALL BE ESTABLISHED TO ENSURE THAT BUILDING DO NOT PROJECT ABOVE THE FOREST CANOPY, RIDGE LINES, OR OTHERWISE DETRACT FROM THE VIEWSHED.
- 3) BUFFER REQUIREMENTS SHALL BE ESTABLISHED FOR NOISE, SNOW REMOVAL, AESTHETIC, AND ENVIRONMENTAL PURPOSES.
- 4) THE SCALE OF STRUCTURES SHOULD BE CONSISTENT WITH SURROUNDING USES.
- 5) VIEWSHED SHOULD BE CONSIDERED IN ALL NEW CONSTRUCTION. EMPHASIS SHOULD BE PLACED ON LAKE VIEWS FROM MAJOR TRANSPORTATION CORRIDORS.

2. Finding: That the project will not cause the environmental thresholds to be exceeded.

Rationale: The Community Design and Scenic Resources thresholds would be maintained by requiring projects to meet Section 22.7 findings (1) and (9) which require preservation of views to existing scenic resources. They would further be maintained by establishing maximum district heights based on the visual absorption capability of the surrounding landscape.

3. Finding: Wherever federal, state and local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(d) of the Compact, the project meets or exceeds such standards.

Rationale: Not applicable. Project applicants must, utilizing the Code amendment, continue to implement the Regional Plan package, including maintenance of applicable air and water standards.

4. Finding: The Regional Plan and all of its elements, as implemented through the Code, Rules and other TRPA plans and programs, as amended, achieves and maintains the thresholds.



Rationale: For the reasons stated in Findings 1 and 2 above the Regional Plan will continue to achieve and maintain the threshold.

B. Ordinance 87-8 Findings: Section 2.40 of Ordinance 87-8 requires the following findings prior to Code amendments. The proposed amendment provides for an equal or better means of attainment or maintenance of the thresholds. The required findings and their rationales are:

1. That the amendment provides for an equal or better means of attainment or maintenance of the thresholds.

Rationale: For the reasons stated in Findings 1 and 2 above, the amendment provides an equal means of attainment and maintenance of the thresholds.

2. The amendments are consistent with the Compact and with attainment or maintenance of the thresholds.

Rationale: For the reasons stated in Findings 1 and 2 above, the proposed amendment is consistent with attainment or maintenance of the thresholds. Further, the Compact requires TRPA to develop regulations pertaining to building height and protection of scenic resources. The amendments are consistent with the Compact because they regulate both pursuant to direction in the Compact.

3. One of the following findings:

- a. There is a demonstrated conflict between provisions of the Regional Plan package, and the conflict threatens to preclude attainment or maintenance of thresholds; or
- b. The provision to be amended has been shown through experience to be counter-productive or ineffective and the amendment is designed to correct the demonstrated problem and is an equal or better means of implementing the Regional Plan package and complying with the Compact; or
- c. Legal constraints, such as court orders, decisions or Compact amendments, require amendment of the Goals and Policies or Code; or
- d. Technical or scientific information demonstrates the need for modification of a provision of the Goals and Policies or Code; or
- e. The provision to be amended has been shown, through experience and time, to be counter-productive to or ineffective in attainment or maintenance of the thresholds; or

- f. Implementation of the provision sought to be amended has been demonstrated to be impracticable or impossible because of one or more of the following reasons:
- (1) The cost of implementation outweighs the environmental gain to be achieved;
  - (2) Implementation will result in unacceptable impacts on public health and safety; or
  - (3) Fiscal support for implementation is insufficient and such insufficiency is expected to be a long-term problem.

Staff proposes to make Finding b for the following reasons:

Rationale and Evidence: The provision to be amended is considered by some to be ineffective in terms of encouraging large scale redevelopment projects because it does not offer enough development incentives (i.e., additional building height) to make such a project financially attractive. The amendment will correct that situation by offering additional development incentives in exchange for environmental and land use improvements anticipated in the Regional Plan Package.

Staff will begin this item with a brief presentation. Please contact Andrew Strain at (702) 588-4547 if you have any questions or comments regarding this matter.

CHAPTER 22

HEIGHT STANDARDS

Chapter Contents

- 22.0 Purpose
- 22.1 Applicability
- 22.2 Definitions
- 22.3 Height Standards For Building
- 22.4 Additional Height For Buildings
- 22.5 Height Standards For Structures Other Than Buildings
- 22.6 Additional Height For Certain Structures
- 22.7 List of Findings
- 22.8 Existing Buildings And Structures

22.0 Purpose: This chapter establishes height standards to ensure attractive and compatible development as required under Goal #2, Policy 1.B. of the Community Design Subelement, Land Use Element of the Goals and Policies.

22.1 Applicability: Except for structures located lakeward of high-water, which are regulated under Chapters 50 through 56, inclusive, and signs, which are regulated under Chapter 26, all buildings and other structures shall comply with the standards set forth in this chapter.

22.2 Definitions: The following terms are defined as set forth:

22.2.A Maximum Height: The maximum height of a building is the difference between the point of lowest natural ground elevation along an exterior wall of the building, and the elevation of the coping of the highest flat roof, the deck line of the highest mansard roof or the ridge of the highest hip, gable, gambrel, shed or other pitched roof, whichever is highest. The maximum height of a structure other than a building is the difference between the point of lowest natural ground elevation along the exterior foundation of the structure and the elevation of the highest point of the structure.

22.2.B Natural Ground Elevation: The natural ground elevation is the elevation of the existing ground surface prior to any disturbance of the site resulting from construction of the proposed improvements.

22.2.C View Enhancement: View enhancement is the creation of a new view, or the addition to an existing view, of a view of the natural landscape, a view of Lake Tahoe, or a view of a major visual feature which is visible

from a scenic threshold roadway travel route as identified in the 1982 Lake Tahoe Basin Scenic Resource Inventory. To qualify as a view enhancement for the purposes of gaining additional building height under subsection 22.4.D, TRPA shall find that the view enhancement is of a mapped resource of one of the types identified above, that the view enhancement is provided in the same threshold roadway travel route as the project in which the building using the additional height is located, and, for views of the natural landscape and views of major visual features, that no building or structure greater than five feet in height is closer than one hundred feet from the viewpoint to the resource. For view enhancements of views of Lake Tahoe, no building or structure shall exist between the viewpoint and Lake Tahoe.

For the purposes of creating a view enhancement, TRPA shall find, in addition to the criteria set forth above, that the created view is available for a continuous distance of at least two hundred feet as seen from the threshold roadway travel route. For the purposes of enhancing an existing view, TRPA shall find in addition to the criteria set forth above, that the enhanced view is provided in the same general location as the existing view, is of the same resource as the existing view, and adds at least thirty percent to the existing view. TRPA shall specify the method used to evaluate view enhancements.

22.2.D Percent Cross Slope Retained Across Building Site: The percent cross slope shall be the gradient, in percent, of the terrain measured perpendicular to the contours through the middle of the building site. The building site shall include all that area counted as land coverage associated with each detached building. The cross slope shall be considered retained across the building site only if TRPA finds that the building complies with the limitations on excavation set forth in Section 64.7. Percentages of cross slope shall be rounded to the nearest even percentage.

22.3 Height Standards For Buildings: Except as provided for in Section 22.4, no building shall have a maximum height greater than set forth in Table A. Chimneys, flues, vents, antennas, and similar appurtenances, may be erected to a height ten percent greater than the otherwise permissible maximum height of a building, or a height of six feet, whichever is less. One flagpole per building may be permitted as an appurtenant structure, not to exceed 15 percent of the otherwise permissible maximum height, or 30 feet, whichever is less, provided that: (1) the flagpole shall be constructed of dark colors and shall not have a shiny reflective finish, and (2) the flagpole shall

be used for non-commercial displays only. For purposes of this section, structures referenced in Article VI(e) of the Compact shall be deemed to comply with site development provisions related to height.

**Example:**

Percent slope retained across building site = 16%  
Proposed roof pitch = 10:12  
Maximum height = 40' 0"

22.3.A Required Findings: Building heights, up to the maximums set forth in Table A, may be approved in accordance with Table A if the project is in compliance with the standards in Section 30.12 and TRPA makes the following findings as required for additional height:

- (1) Additional Height: Maximum building heights greater than 26 feet shall be considered additional height. Additional height, up to the maximums set forth in Table A for a roof pitch of 5:12, may be approved in accordance with Table A if TRPA makes finding (1) as set forth in Section 22.7. Maximum building heights greater than set forth in Table A for a roof pitch of 5:12 may be approved in accordance with Table A for residential buildings if TRPA makes findings (1), (2), and (8) as set forth in Section 22.7 and for other buildings if TRPA makes findings (1), (2), (3), and (8) as set forth in Section 22.7. If, in any case, the TRPA is unable to make the required findings, maximum building height shall be limited to that height for which the required findings can be made.

22.4 Additional Height For Certain Buildings: TRPA may approve building heights greater than those set forth in Section 22.3 in accordance with the following provisions and if TRPA makes the specified findings.

22.4.A Additional Height For Public Service, Tourist Accommodation, and Certain Recreation Buildings: TRPA may approve building heights greater than those set forth in Section 22.3 for buildings whose primary use is public service, tourist accommodation, or whose primary recreation use is participant sports facilities, recreation centers, or sport assembly as follows:

- (1) Additional Height With Required Findings: The maximum heights specified in Table A may be increased by up to four feet, but not to exceed a maximum height of 38 feet, if TRPA makes the following findings in Section 22.7: findings (1), (2), and (3) for tourist accommodation

buildings; findings (1), (3), and (2) or (4) for public service buildings; and findings (1), (2), (3), (4), and (7) for the recreation uses identified in 22.4.A.

- (2) Additional Height For Reduced Land Coverage: The maximum heights specified in Table A may be increased for reductions in the amount of land coverage otherwise permitted within a project area pursuant to Chapter 20. The maximum heights may be increased by one foot for each onsite reduction in land coverage equal to five percent of the base allowable coverage, or existing land coverage, whichever is greater, up to a limit of four additional feet, but not to exceed a maximum height of 42 feet, if TRPA makes findings (1), (2), (3) and (5) as set forth in Section 22.7.
- (3) Additional Height For Public Service Buildings Which Are Not Visible From Lake Tahoe and Which Are Not Located Within Designated Scenic Highway Corridors: The maximum heights specified in Table A may be increased by up to eight feet, but not to exceed a maximum of 42 feet, if the building will not be visible from Lake Tahoe and the building is not located within a TRPA designated Scenic Highway Corridor pursuant to Chapter 30, provided TRPA makes findings (1), (3), (4), (7), and (8) as set forth in Section 22.7.

22.4.B Additional Height For Tourist Accommodation Buildings Within Community Plan Areas: In addition to the provisions set forth in Subsection 22.4.A, TRPA may approve building heights greater than those set forth in Section 22.3 for buildings whose primary use is tourist accommodation, and which are located within an approved community plan as set forth in Chapter 14. The maximum heights specified in Table A may be increased up to a maximum height of 48 feet in accordance with the following provisions, if TRPA makes the findings required in Subparagraph (4) of this subsection.

- (1) Additional Height For View Corridor: Nine additional feet, up to a 12 foot increase in the maximum heights set forth in Table A, may be approved by TRPA for each 100 foot wide view corridor, or increments thereof in excess of 100 feet, provided as part of a tourist accommodation project. A view corridor, for purposes of this chapter, is defined as a view of Lake Tahoe from a major arterial which is unimpeded by buildings or other structures.

- (2) Additional Height For Increased Setback: Nine additional feet, up to a 12 foot increase in the maximum heights set forth in Table A, may be approved by TRPA for each 100 feet, or increments thereof in excess of 100 feet, of permanent setback from the high water line of Lake Tahoe, provided as part of a project in addition to the otherwise required setback.
- (3) Additional Height For Public Access: Nine additional feet, up to a 12 foot increase in maximum heights set forth in Table A, may be approved by TRPA for each 50 foot wide by 200 foot long area, or increments thereof in excess of 50 feet by 200 feet, of public access provided along the shoreline of Lake Tahoe as part of a tourist accommodation project.
- (4) Required Findings: Additional height may be approved under the provisions of Subparagraphs (1), (2), or (3) of this subsection, if TRPA makes findings (1), (2), (3), and (6) as set forth in Section 22.7.

22.4.C Additional Height For Redevelopment Projects Within The City Of South Lake Tahoe: Additional height for redevelopment projects within the City of South Lake Tahoe is set forth in Chapter 15.

22.4.D Additional Height for Special Height Districts: TRPA may designate special height districts within TRPA adopted redevelopment plan areas as specified below. The boundaries of the special height districts and special standards for the district shall be included in the applicable redevelopment plan.

- (1) Findings for Special Height Districts: Special height districts may be specified in adopted redevelopment plans if TRPA makes the following findings:
  - (a) The area is within 2300 feet of the center point of three or more buildings exceeding the height of 150 feet.
  - (b) The special height district provides a transition of height from the high-rise area to the surrounding area of lower permissible heights.
  - (c) The projects within the special height district utilize transit/pedestrian oriented development principles including, but not limited to, major transit facilities, side-

walks, limited parking, mixed uses, high densities, use of alleys and pedestrian oriented commercial opportunities.

(d) The special height district is consistent with the Policy 1.B, Goal 2, Community Design Subelement, Land Use Element, of the TRPA Goals and Policies Plan and the TRPA Scenic Quality Improvement Program.

(2) Findings for Establishing Maximum Allowable Heights Within Special Height Districts: In order to establish maximum allowable heights within special height districts, TRPA shall make the following findings:

(a) The maximum height within a special height district is limited to 73 feet or three-fourths of the maximum height of the tallest trees within the special height district, whichever is lower. TRPA shall determine the height of the tallest trees within a special height district.

(b) Prior to approving additional height for a project within a special height district TRPA shall make Findings (1), (3), (5) (6) and (9) of Section 22.7.

(3) Limitations on Height within the South Lake Tahoe Redevelopment Demonstration Plan Special Height District: In addition to the standards and limitations established above, the following additional limitations apply to the Special Height District as set forth in Section 1.11 of the South Lake Tahoe Redevelopment Plan Area Development Standards.

(a) Projects approved as part of the South Tahoe Redevelopment Demonstration Project No. 1 are subject to Chapter 15 and shall not be eligible for additional height under the provisions of this subsection.

(b) Maximum heights for buildings which are eligible to gain the additional height are established in Figure 1.1 of the South Lake Tahoe Redevelopment Demonstration Plan Redevelopment Plan Area Development Standards. Additional height for buildings located adjacent to U.S. 50 may not be used for a total linear distance of more than five hundred feet on each side of the street.