

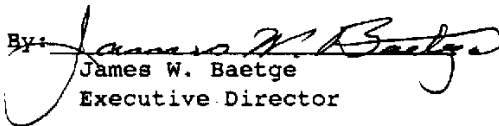
**TRPA
APC
PACKETS**

**MARCH
1995**

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 8, 1995, at the North Tahoe Conference Center, 8318 North Lake Boulevard, Kings Beach, California. The agenda for the meeting is attached hereto and made a part of this notice.

February 27, 1995

By: 
James W. Baetge
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

North Tahoe Conference Center
8318 North Lake Boulevard

March 8, 1995
9:30 a.m.

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

Page #

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. PLANNING MATTERS
 - A. Proposed Amendment of Rules of Procedure Regarding Project Review, Testimony and Role of Official Advisory Planning Commission Members
- VI. PUBLIC HEARING AND RECOMMENDATION TO THE GOVERNING BOARD
 - A. Amendment of Plan Area Statement 013, Watson Creek (Conservation), and Plan Area Statement 014, Cedar Flat (Residential), to Add APN 092-010-18 to Plan Area 014, Placer County
 - B. Amendment of Code of Ordinances Chapter 22, Height Standards, Regarding Additional Height for Certain Buildings and Land Coverage Reduction Tradeoffs
 - C. Amendment of Plan Area Statement 048, Incline Village Tourist (Commercial), and Plan Area Statement 173, Granlibakken (Tourist), to Relocate 35 Residential Bonus Units from Plan Area Statement 173 to Plan Area Statement 048

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VII. REPORTS

A. Executive Director

B. Legal Counsel

C. APC Members

VIII. ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court
Elks Point, Nevada

P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547
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MEMORANDUM

February 27, 1995

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Report on the Status of the Proposed Amendments to Article VII of the Rules of Procedure Pertaining to the Following: 1) APC Review of Projects for Which an EIS has been prepared; 2) Mandatory Presentation of Issues to the APC; and 3) Official Members

Background: In February 1995, the Governing Board Rules Committee discussed the proposed amendments to the Rules of Procedure which: 1) Allowed the APC to request (and the Governing Board to approve) that the APC be allowed to review a project for which an EIS had been prepared; 2) Required evidence to first be presented to the APC before it is presented to the Governing Board; 3) Clarified that the actions of official members of the APC would not be deemed to be actions that bound their respective agency (see Exhibit "A").

Results: The Governing Board Rules Committee agreed that the Chairman of the Rules Committee would meet with the APC. The Rules Committee also agreed that a process would be set up whereby the Executive Director, the Deputy Director and the Chairpersons of the Governing Board and the APC would review lists of upcoming projects. Those projects that the Executive Director, the Deputy Director and the Chairpersons agreed would benefit from APC review, would be referred to the APC prior to coming to the Governing Board. The Governing Board agreed to use these procedures in lieu of the amendments in Exhibit "A".

The APC had unanimously recommended the adoption of the amendments to Article VII in Exhibit "A".

If there are any questions regarding this agenda item, please contact R. J. Nicolle, TRPA Agency Counsel, at (702) 588-4547.

Attachment.

RJN/sm
2/27/95

AGENDA ITEM NO. V.A.

ARTICLE VII - ADVISORY PLANNING COMMISSION

7.1. General: The Compact provides for the appointment of an Advisory Planning Commission (APC) by the Agency and establishes and sets forth certain functions and duties of the APC relating to the Regional Plan and amendments thereto. In addition, it is contemplated that the APC make recommendations to the Agency respecting matters over which the Agency has jurisdiction and exercises powers.

7.2. APC Review: Matters regarding Agency plans and ordinances and other matters the Governing Board determines appropriate for APC consideration shall first be submitted to the APC for review and recommendation. At the time the APC reviews a draft EIS for a project, the APC may request that the Governing Board authorize them to review, and make recommendations on, the project for which the EIS was prepared. The Governing Board may determine that a particular matter is of such urgency that the public interest requires it to act without delay and without review and recommendation of the APC.

7.3. Recommendations: The APC shall consider each matter submitted concerning conformity with the Tahoe Regional Planning Compact, as amended, the Regional Plan and the ordinances, rules, regulations and policies of the Agency. Based upon such consideration, the APC shall submit a report and recommendation of the pertinent matters to the Governing Board. The report shall show the vote of the members of the APC and may include the position of the minority, if any.

7.4. Procedures: The APC shall be governed by these Rules and Regulations of Practice and Procedure. To the extent practicable, the rules provided herein for the Governing Board shall also govern the APC, but the APC may provide a different time and place of meeting from that set forth herein for the Governing Board and may also adopt different rules in those cases where these rules and regulations are not applicable or would be impracticable for the APC to follow. The APC shall notify the Governing Board in writing of any such rule or regulation which the APC has determined to be inapplicable or impracticable when applied to it and the change or substitute for such rule or regulation adopted by the APC.

7.5. Transmittal of Reports: Copies of reports and recommendations made by the APC shall be mailed or delivered to the Governing Board and to every interested party, including the local government affected by the matter reported upon.

7.6. Consideration by Governing Board: At the next regular meeting of the Governing Board, or at any special meeting that may be scheduled, the Governing Board shall consider the report and recommendations of the APC. The Governing Board may hear additional testimony and argument concerning any matter or proposal submitted before acting thereon except for desires all significant factual issues and/or information to first be brought before the Advisory Planning Commission. With this policy in mind, the following testimonial policies are adopted:

1) Applicant testimony - The Governing Board shall return a matter to the APC

for further discussion or shall refuse to accept testimony from applicants when such testimony concerns significant new factual issues or information, unless such additional testimony could not reasonably have been presented to the APC; and

2) Non-applicant testimony - The Governing Board reserves the right to return a matter to the APC for further discussion, or to refuse to take testimony, whenever individuals (other than applicants) present testimony that raises significant new factual issues, or provides significant new information, at the Governing Board meeting (unless those issues or information could not reasonably have been presented to the APC).

Examples of appropriate basis for presenting significant new factual issues or information at the Governing Board meeting are: 1) significant new information became available after the APC meeting; or 2) the person testifying demonstrates that they could not attend the APC meeting or present their testimony in writing.

7.7. Participation by Governing Board Members: Members of the Governing Board may attend and participate in APC meetings, but their presence shall not be counted in determining whether a quorum is present nor shall Governing Board members be entitled to vote.

7.8 Continuances: The APC may continue to a specific date any matter which it determines lacks sufficient information for proper consideration.

7.9 Meeting Date: Regular meetings of the APC shall be held on the second Wednesday of the month. Should any meeting day fall on a holiday, the meeting shall be held on the next business day thereafter which is not a holiday.

7.10 Quorum and Vote Required: A majority of members (not counting vacant positions) of the Advisory Planning Commission constitutes a quorum for the transaction of the business of the Commission. The quorum shall be calculated on a strictly numerical basis, without regard to the state or entity each Commission member represents. A majority vote of the quorum present is required to take action, without regard to the state of representation.

7.11 Official Members: The votes of official members of APC, including the bi-state lay positions for the USDA Soil Conservation Service and the Tahoe Transportation District, shall not be deemed actions of the agency they represent and shall not be binding in subsequent review, permitting or commenting activities of the agency.

TAHOE REGIONAL PLANNING AGENCY

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MEMORANDUM

February 23, 1995

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Amendment of Plan Area Statement 013, Watson Creek
(Conservation), and Plan Area Statement 015, Cedar Flat
(Residential), to Add APN 092-010-18 to Plan Area 014,
Placer County

This item has been continued pending additional information to be submitted
by the applicant.

AS/rd

AGENDA ITEM VI. A.

TAHOE REGIONAL PLANNING AGENCY

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MEMORANDUM

February 22, 1995

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Amendment of Code of Ordinances Chapter 22,
Height Standards, Regarding Additional Height
For Certain Buildings and Land Coverage Reduction
Tradeoffs

Proposed Action: The Lake Tahoe Community College (LTCC) has applied for a Regional Plan amendment to amend Section 22.4 of the Code of Ordinances, Additional Height for Certain Buildings. As proposed, the amendment would allow additional building height in excess of that presently permitted under the existing additional height provisions of the Code. LTCC proposes to use the amendment for a new performing arts and theater building on the campus which contains a stage and overhead support equipment for lighting and set backdrops. At the January, 1994 APC meeting this matter was presented and discussed. The APC reviewed and discussed four alternative solutions and gave staff direction to complete the analysis.

Staff Recommendation: Staff recommends that the APC conduct the public hearing and recommend approval to the Governing Board of the proposed amendment language contained in Attachment C to this staff report. The recommended amendment contains a sliding scale of maximum land coverage reduction percentages combined with a cap on the absolute amount of coverage which would be retired on all project areas greater than 20 acres in area.

Background: Section 22.4 of the Code permits additional building height for unique situations (refer to Attachment A, Code of Ordinances excerpt). The additional height is available for buildings which require greater height due to their functional or programmatic needs, including tourist accommodation buildings, public service and recreational uses such as gymnasiums and indoor sports courts.

Subparagraph 22.4.A(2) permits an increase in maximum building heights for eligible buildings by one foot for each on-site 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 of 42 feet, provided TRPA makes certain findings

AS/rd

AGENDA ITEM VI.B.

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(refer to Attachment A). The subparagraph in question is based in part on the design principle of minimizing building footprint size and related land coverage by permitting taller buildings. Conversely, there are certain situations where a building's functional needs in terms of height cannot be reduced by simply enlarging the footprint.

Due to the College's relatively large project area (164 acres), the applicant feels the existing regulation requires too much base allowable land coverage to be retired in exchange for the increment of additional building height. Even with the retirement of the coverage indicated above, the existing LTCC master plan indicates that more than enough base allowable land coverage remains with which to build out the campus. Nearly eighty percent of LTCC's 29.6 acres of base allowable coverage is found in land capability district seven. This results in limited transfer opportunities for coverage not needed at the campus because potential land coverage may only be transferred to a site with an equal or higher capability district than the sending site.

The applicant has, however, already accepted the conditioned building permit from TRPA, constructed the building, and agreed to retire the potential land coverage (approximately 128,000 square feet) necessary to obtain the additional building height prior to building occupancy. Since the project permit has not been finalized, the applicant may submit a plan revision to place the project under the amended ordinance requirements, if said amendment is approved. under the existing Regional Plan.

Since 1990, subsection 22.4.A has been amended at least three times. Each of the amendments was made to accommodate a specific project. In 1990, subparagraph 22.4.A(2) was amended to allow the retirement of potential coverage which had to be retired to achieve the four-foot height bonus. In 1991, subsection 22.4.A and subparagraph 22.4.A(1) were amended to expand the list of building types eligible to use the additional height provisions. The expanded list added three specific types of recreation uses which typically contained gymnasiums which needed higher ceilings. In 1992, subsection 22.4.A was amended to add subparagraph 22.4.A(3) which previously did not exist. The amendment permitted an outright grant of additional building height for certain public service buildings provided the appropriate findings could be made.

The first two amendments were proposed to accommodate the design of the Incline Village Recreation Center which allowed three additional feet of building height in exchange for retiring 44,000 square feet of potential land coverage. This equated to a ratio of approximately 15,000 square feet of coverage retired per foot of additional building height. The third amendment was proposed on behalf of the South Tahoe Middle School multipurpose building.

Discussion: Working with the applicant, staff has identified alternative solutions (listed below) which have been evaluated against the Regional Plan package. They are also shown in the attached matrix (Attachment B). Each

alternative was evaluated against a range of three parcel sizes: (1) small parcels (10-20 acres in area); (2) medium parcels (20-100 acres in area); and (3) large parcels (greater than 100 acres in area).

Alternatives Analyzed (Refer to Attachment B)

1. Existing regulations (five percent coverage reduction per foot of additional height, up to four additional feet).
2. Existing regulations with a cap on the amount of absolute coverage retired:
 - a. 5,000 square feet maximum per foot of additional height;
 - b. 15,000 square feet maximum per foot of additional height; and
 - c. 25,000 square feet maximum per foot of additional height.
3. A modified percentage of coverage reduction:
 - a. four percent coverage reduction per foot of additional height, up to four additional feet;
 - b. three percent coverage reduction per foot of additional height, up to four additional feet; and
 - c. two percent coverage reduction per foot of additional height, up to four additional feet.

The analysis examined both a typical or sample project in each alternative and parcel size as well as the estimated cumulative effects of the different alternatives.

Attachment B contains the matrix which was prepared to compare several Code amendment alternatives. These alternatives include: Existing Condition (5 percent per one foot); Reduction Cap of 5,000 square feet per one foot, 15,000 square feet per one foot, or 25,000 square feet per one foot; and Modified Percentage of 4 percent per one foot, 3 percent per one foot, or 2 percent per one foot.

Several assumptions have been made in order to analyze the alternatives in the matrix. These assumptions are:

1. The potential land coverage reduction for parcels under 10 acres was not included in the matrix because subparagraph 22.4.A(2) applies to Public Service, Recreation and Tourist Accommodation projects, which generally require a parcel larger than 10 acres.
2. Parcels were grouped into three categories (small, medium and large) for the comparison of potential land coverage reduction. These categories include 10 to 20-acre parcels; 20 to 100-acre parcels, and parcels greater than 100 acres.
3. Base allowable land coverage was determined using a maximum Bailey coverage of 30 percent of the total parcel size.

4. The land coverage reduction was determined using four feet of additional height. This is the maximum additional height allowable under subparagraph 22.4.A(2) of the Code.

An inventory of parcels within the Region was prepared according to acreage and ownership. Parcels were grouped into the categories described above and totaled. Parcels determined to be unsuitable for public service, recreation, or tourist accommodation use, or that were located in back country areas, were removed from the inventory. The remaining parcels were totaled and used to cumulatively analyze the alternatives as shown in the matrix included in Attachment B.

To provide another comparison, several sample parcel sizes were defined for each category. The sample parcels were sized at ten acres (small), 20 acres (small/medium), 50 acres (medium), 100 acres (medium/large), and 150 acres (large). This sample parcel comparison was done in order to demonstrate the differences between varying parcel sizes rather than the cumulative sum of the three categories. The sample parcel analysis is shown in the matrix included in Attachment B.

Conclusion

The existing subparagraph 22.4.A(2) is not applied equally to the various parcel sizes within the Region. Large parcels, due to their extensive potential land coverage allowances, are penalized in a relative sense with the use of a fixed percentage formula. Smaller and medium sized parcels currently receive the same additional height benefits as large ones with a comparatively minor land coverage retirement. Attachment B provides examples of the land coverage reduction for several sample parcels. Under existing conditions, a ten-acre parcel would retire approximately 6,500 square feet per foot of additional height, while a 150-acre parcel would have to retire approximately 98,000 square feet per foot. Likewise, a reduction cap alternative alone would not be equitable because it would allow very large parcels, which may have significantly more potential land coverage than smaller parcels, to use the same land coverage cap.

In order to achieve an equitable land coverage reduction for all parcel sizes, an alternative which includes components of all three alternatives analyzed in Attachment B is recommended. The recommended alternative would include a sliding percentage and reduction cap for the different parcel size categories greater than 20 acres. Combining the two approaches (modified percentage and reduction cap) into one alternative achieves the fairest implementation of subparagraph 22.4.A(2) to realize the greatest benefit in terms of land coverage reduction for the Region. The table below constitutes the staff's recommended alternative. It states the land coverage reduction percentage and reduction cap required for each foot of additional height pursuant to the amended subparagraph 22.4.A(2). Actual ordinance language is contained in Attachment C.

<u>Parcel Size Category</u>	<u>Land Coverage Reduction Formula per Foot of Additional Height</u>
Less than 20 acres	Existing regulation remains in effect. 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.
20 acres up to 50 acres	The maximum heights may be increased by one foot for each onsite reduction in land coverage equal to four percent of the base allowable coverage with a cap of 15,000 square feet for each one foot of height.
50 acres up to 100 acres	The maximum heights may be increased by one foot for each onsite reduction in land coverage equal to three percent of the base allowable coverage with a cap of 25,000 square feet for each one foot of height.
100 acres and above	The maximum heights may be increased by one foot for each onsite reduction in land coverage equal to two percent of the base allowable coverage with a cap of 25,000 square feet for each one foot of height.

Using the recommended alternative above, a ten-acre parcel would be required to retire approximately 6,500 square feet of coverage for one foot of additional height. However, a 150-acre parcel would now be required to retire just 25,000 square feet. This square footage difference, while still significant, is considerably more equitable when the land coverage reductions are compared to the parcel's size and base allowable coverage. It is staff's conclusion that this recommended alternative will result in greater use of the subparagraph and, therefore, a greater reduction in the base allowable or existing land coverage within the Region permitting greater opportunities for soil conservation threshold attainment and maintenance.

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 amendments would remain consistent with Goal #2, Policy 1B of the Land Use Element, Community Design Subelement of the Regional Plan (provided below) by continuing to provide limited opportunities for additional height for unique situations. The revised land coverage reduction requirement would continue to assist in attaining and maintaining the soil conservation threshold, while permitting very large project areas to reasonably reduce land coverage in exchange for gaining additional building height. The additional height findings regarding building function and visual impact mitigation required in Chapter 22 of the Code would assist in Regional Plan implementation.

Policy 1B 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 BUILDINGS DO NOT PROJECT ABOVE THE FOREST CANOPY, RIDGE LINES, OR OTHERWISE DETRACT FROM THE VIEWSHED.

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

Rationale: The Community Design threshold would be maintained by requiring projects utilizing the amended provisions to meet Section 22.7 findings (1), (2), (3), and (5) of the Code of Ordinances which require architectural and site planning techniques to minimize a building's impact on the surrounding area and preserve lake and mountain views.

The Scenic Resources thresholds would be attained and maintained by requiring projects utilizing the amended provision to meet Section 30.12 of the Code of Ordinances which prohibits any project or activity from degrading applicable scenic resource threshold ratings.

Attainment and maintenance of the Soil Conservation threshold would be assisted by requiring land coverage reductions in exchange for additional building height.

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: Project applicants must continue to implement the Regional Plan package, including maintenance of applicable air and water standards.

4. Finding: The Regional Plan, 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. 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.

2. 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: Presently, public service, tourist accommodation, and certain recreation uses which have unique dimensional requirements are severely restricted in terms of maximum allowable building heights under the Code. The situation is made more difficult when the uses are located on very large sites where reducing up to 20 percent of the base allowable land coverage in order to gain the needed building height would otherwise be cost prohibitive. This results in a counter-productive Regional Plan provision. The amendments are designed to correct the identified problem and better implement the Regional Plan by providing a more feasible opportunity to gain additional building height for the use types identified above on very large sites provided it is demonstrated the additional height is absolutely necessary, the required findings can be made, and land coverage is retired in exchange for the additional height.

Environmental Documentation: Staff has prepared an Initial Environmental Checklist (IEC) for the proposed action and recommends a Finding of No Significant Effect (FONSE) for the reasons discussed below.

Each alternative analyzed, including the existing regulations, requires a reduction of potential or existing land coverage. Land coverage reductions generally provide an environmental benefit to soil conservation and water quality. Community design and scenic resources are the elements of the environment which may be impacted by the proposed action. The impacts, however, are not expected to be significant because any building seeking additional height is subject to specific findings protecting community design in Chapter 22 of the Code. Further, Chapter 30 findings must also be made which protect scenic resources.

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

EXCERPTS FROM CHAPTER 22, HEIGHT STANDARDS

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.