

**TRPA  
GOVERNING BOARD  
PACKETS**

**APRIL  
1996**

TAHOE REGIONAL PLANNING AGENCY  
GOVERNING BOARD AND COMMITTEE MEETINGS

NOTICE IS HEREBY GIVEN that on April 24 and 25, 1996, the Governing Board of the Tahoe Regional Planning Agency will conduct its regular meeting. The April 24 session will commence at 9:30 a.m. at the South Lake Tahoe City Council Chambers, 1900 Lake Tahoe Boulevard, South Lake Tahoe, California. The April 25 session will commence at 9:30 a.m. at the same location. The agenda is attached hereto and made a part of this notice.


Governing Board Committee items are action items unless otherwise noted.

NOTICE IS FURTHER GIVEN that on April 24, 1996, commencing at 8:30 a.m. at the same location, the Finance Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) receipt of the March check register and financial statement; 3) resolution authorizing FY 1995-96 exchange agreement with Caltrans; 4) request to Nevada for contingency fund allocation (\$104,775) for litigation costs; and 5) member comments. (Committee: Wynn, Neft, Cole, Heller, Chairman Bennett)

NOTICE IS FURTHER GIVEN that on April 24, 1996, commencing at 8:30 a.m. at the same location, the Legal Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) Granlibakken Resort, resolution of enforcement, Placer County; and 3) member comments. (Committee: Neumann, Miner, Cronk, Sevison, Waldie, Chairman DeLanoy)

NOTICE IS FURTHER GIVEN that on April 24, 1996, during the noon recess at the same location, the Capital Financing Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) resolution authorizing application to State Revolving Funds (SRF) from California for the BMP Retrofit Program; 3) draft proposal for modifying Intermodal Surface Transportation Efficiency Act (ISTEA); 4) status report on Nevada legislative agenda; and 5) member comments. (Committee: Westergard, Miner, Cronk, Waldie, Wynn, Chairman Cole)

Date: April 15, 1996

By:   
Jerry Wells  
Deputy Director

NOTE: Items on the agenda without a time designation may not necessarily be considered in the order in which they appear on the agenda.

OVERFLOW PARKING FOR THOSE ATTENDING THE MEETING IS AVAILABLE ON TATA LANE ACROSS FROM K-MART NURSERY; PLEASE DO NOT DOUBLE PARK IN THE COUNCIL CHAMBER PARKING LOT OR OCCUPY THE 30-MINUTE PARKING SPACES.

TAHOE REGIONAL PLANNING AGENCY  
GOVERNING BOARD

South Lake Tahoe Council Chambers  
1900 Lake Tahoe Boulevard  
South Lake Tahoe, California

April 24, 1996 9:30 a.m.  
April 25, 1996 9:30 a.m.

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

AGENDA

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL AND DETERMINATION OF QUORUM
- III. PUBLIC INTEREST COMMENTS (No Action)

Any member of the public wishing to address the Governing Board on any agenda item not listed as a Project Review, Public Hearing, RTPA, Appeal, or Planning Matter item may do so at this time. However, public comment on Project Review, Public Hearing, RTPA, Appeal, and Planning Matter items will be taken at the time those agenda items are heard.

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

- IV. APPROVAL OF MINUTES
- V. APPROVAL OF AGENDA
- VI. CONSENT CALENDAR (see page 3)
- VII. PUBLIC HEARING - (\* items include action on the findings plus action on the related ordinances, resolutions, environmental documents, and/or plans.)
  - A. Draft EIR/EIS for Park Avenue Development Project 99
  - B. Heavenly Ski Resort Master Plan, Final EIR/EIS (Presentation Only, No Action) 101
  - C. Amendment of Community Plans and Chapter 33, Allocation of Development, to Extend Community Plan Allocation Deadlines\* 103
  - D. Certification of the North Tahoe Community Plan EIR/EIS; Adoption of Community Plans for Carnelian Bay, Tahoe Vista, Kings Beach, Kings Beach Industrial, North Stateline, Incline Village Commercial, Incline Village Tourist, and Ponderosa Ranch; Adoption of Areawide Design, Parking, and Sign Standards for Washoe County and Placer County; Related Plan Area Statement, Code and Goals and Policies Amendments\* - Wednesday, 1:30 p.m. 115

E.	Draft EIS for the Lake Tahoe Shorezone Development Cumulative Impact Analysis	179
VIII.	MEETING OF THE REGIONAL TRANSPORTATION PLANNING AGENCY (RTPA)	
A.	Resolution Authorizing TRPA to Enter Into FY 1995-96 Exchange Agreement With Caltrans	181
IX.	APPEALS	
A.	Yetter, Appeal of Executive Director Decision Denying Transfer of Existing Residential Unit City of South Lake Tahoe, APN 23-182-31	183
X.	PLANNING MATTERS	
A.	Policy Direction to California Resources Agency Regarding Abandonment of Open Space Easements	281
B.	Status Report on Best Management Practice (BMP) Retrofit Program	
XI.	COMMITTEE RECOMMENDATIONS AND BOARD ACTION	
A.	Finance Committee Report	
	1. Receipt of March Financial Statement and Check Register	
	2. Request to Nevada for Contingency Fund Allocation (\$104,775) for Litigation Costs	
B.	Legal Committee Report	
C.	Capital Financing Committee Report	
	1. Resolution Authorizing the Executive Director to Apply for State Revolving Funds (SRF) from California for BMP Retrofit Program	
D.	Rules Committee Report	
E.	Shorezone Policy Committee Report	
F.	Local Government Committee Report	
XII.	REPORTS	
A.	Executive Director Monthly Status Report	
B.	Legal Division Monthly Status Report	
C.	Governing Board Members	
XIII.	ADJOURNMENT	

## CONSENT CALENDAR

<u>Item</u>	<u>Recommendation</u>	
1. Marcia Sarosik Dance Studio, Commercial Modification, Special Use Determination, El Dorado County APN 23-201-43	Approval Of Findings And Conditions	1-16
2. Granlibakken Resort, Resolution of Enforcement Placer County (Numerous Parcels)	Approval	17-20
3. March, Residential Garage Addition, Special Use Determination, 490 Gonowabie Road, Washoe County APN 123-131-02	Approval Of Findings And Conditions	21-36
4. Garwoods Grill and Pier, Commercial Addition, 5000 North Lake Boulevard, Carnelian Bay, Placer County APN 115-050-29	Approval Of Findings And Conditions	37-48
5. Mike Alexander, Lakeside Sales/Better Homes and Gardens Real Estate Office Expansion, Transfer of Commercial Floor Area, 956 Lakeshore Boulevard, Incline Village, Washoe County APN 127-010-05	Approval of Findings And Conditions	49-58
6. Tahoe Nugget, Inc., Temporary Events Between June 1996 and September 1996, Highway 28, Crystal Bay, Washoe County APN 123-042-12	Approval of Findings And Conditions	59-64
7. Lake Valley Fire Protection District, New Fire Station, 2211 Keetak Street, Meyers, El Dorado County APNs 35-262-09, -10 and -11	Approval of Findings And Conditions	65-80
8. Steinberg, Appeal of IPES Score, Washoe County APN 125-142-13	Approval	81-98

These consent calendar items are expected to be routine and noncontroversial. They will be acted upon by the Board at one time without discussion. The special use determinations will be removed from the calendar at the request of any member of the public and taken up separately. If any Board member or noticed affected property owner requests that an item be removed from the calendar, it will be taken up separately in the appropriate agenda category.

Four of the members of the governing body from each State constitute a quorum for the transaction of the business of the agency. The voting procedure shall be as follows:

(1) For adopting, amending or repealing environmental threshold carrying capacities, the regional plan, and ordinances, rules and regulations, and for granting variances from the ordinances, rules and regulations, the vote of at least four of the members of each State agreeing with the vote of at least four members of the other State shall be required to take action. If there is no vote of at least four of the members from one State agreeing with the vote of at least four of the members of the other State on the actions specified in this paragraph, an action of rejection shall be deemed to have been taken.

(2) For approving a project, the affirmative vote of at least five members from the State in which the project is located and the affirmative vote of at least nine members of the governing body are required. If at least five members of the governing body from the State in which the project is located and at least nine members of the entire governing body do not vote in favor of the project, upon a motion for approval, an action of rejection shall be deemed to have been taken. A decision by the agency to approve a project shall be supported by a statement of findings, adopted by the agency, which indicates that the project complies with the regional plan and with applicable ordinances, rules and regulations of the agency.

(3) For routine business and for directing the agency's staff on litigation and enforcement actions, at least eight members of the governing body must agree to take action. If at least eight votes in favor of such action are not cast, an action of rejection shall be deemed to have been taken.

- Article III (g) Public Law 96-551

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  
STAFF SUMMARY

Project Name: Marcia Sarosik Dance Studio

Application Type: Commercial, Special Use Determination

Applicant: Dennis and Marcia Sarosik

Applicant's Representative: Peggy Eichhorn, Coldwell Banker

Agency Planner: Lyn Barnett, Senior Planner

Location: 2107 James Avenue, City of South Lake Tahoe

Assessor's Parcel Number/Project Number: 023-201-43/950786

Staff Recommendation: Staff recommends approval of the proposed project. The required actions and conditions of approval are outlined in Section F of this staff summary.

Project Description: The applicant proposes to tear-down and reconstruct an existing dance studio in South Lake Tahoe to provide an improved facility for students. The existing dance studio is a 1,875 square foot, two story building. The proposed building will also be two stories, but will contain 2,516 square feet of commercial floor area. As a result of this increase, 641 square feet of commercial floor area shall be transferred to the site. This project also includes: landscaping, on-site parking area improvements, water quality improvements, new exterior lighting, and off-site overflow parking.

Site Description: The affected property contains a commercial building that was constructed in 1961. This building is currently used as a dance studio. The site is level and is not in compliance with TRPA water quality standards. Except for one large pine tree in the center of the parking area, the site has little existing vegetation. Surrounding uses include commercial and residential. This site is located one block from Highway 50.

Issue: The proposed project involves a special use determination and a transfer of commercial floor area, and therefore requires Governing Board review in accordance with Chapter 4, Appendix A, of the TRPA Code. The primary project related issue is parking.

The applicant has prepared a parking study to assess parking requirements for the site after reconstruction (see Exhibit A). The existing small parking area does not currently meet TRPA/City of South Lake parking requirements. Because the dance studio has only one instructor, traffic to the site will not increase with this project. While parking demand at the site is also not expected to increase, the applicant is required to comply with the adopted city-wide standards (which are not currently satisfied). To do this, the

parking study recommends that the applicant enter into an off-site parking agreement with Withrow Oxygen Services at 2117 James Avenue (El Dorado County Assessor's Parcel Number 23-201-17). This business is located less than 100 yards from the dance studio and is closed for business when the dance studio is busiest. This proposal is acceptable to staff provided the parking agreement is reviewed and approved by TRPA as a condition of project approval.

Staff Analysis:

A. Environmental Documentation: The applicant has completed an Initial Environmental Checklist (IEC) in order to assess the potential environmental impacts of the project. No significant environmental impacts were identified and staff has concluded that the project will not have a significant effect on the environment. A copy of the completed IEC will be made available at the Governing Board hearing and at TRPA.

B. Plan Area Statement: The project is located within Plan Area 110, Special Area #1, South "Y". The Land Use Classification is Commercial/Public Service and the Management Strategy is Redirection. Agency staff has reviewed the subject Plan Area and has determined that the project is consistent with the applicable planning statement, planning considerations and special policies. The proposed activity (schools - business and vocational) is listed as a special use.

C. Land Coverage:

1. Land Capability District:

The land capability district of the project area is class 7. The total project area is 5,000 square feet.

2. Existing Coverage:

Hard Coverage:	1,566 square feet
Soft Coverage:	<u>2,448 square feet</u>
Total:	4,014 square feet

3. Proposed Coverage:

Hard Coverage:	3,690 square feet
Soft Coverage:	<u>0 square feet</u>
Total:	3,690 square feet

Proposed Reduction: 324 square feet

4. Allowed Coverage: 1,500 square feet



5. Coverage Mitigation:

Based on the above coverage figures, the existing project area contains approximately 2,514 square feet of excess land coverage. To mitigate the existing excess coverage, the applicant shall be required to either pay a mitigation fee, or reduce existing coverage pursuant to Subsection 20.5 of the TRPA Code of Ordinances. The proposed coverage reduction may be used for this purpose or banked on-site for future use.

- D. Building Height: Based on a 2% cross-slope retained across the building site, and a 5:12 roof pitch, the maximum allowed height for the proposed building is 30 feet, 6 inches. The proposed building has a maximum building height of 30 feet, 0 inches. The building is also in conformance with TRPA/City of South Lake Tahoe area-wide design standards for building height and roof design.
- E. Required Findings: The following is a list of the required findings as set forth in Chapters 6, 18 and 22 of the TRPA Code of Ordinances. Following each finding, Agency staff has briefly summarized the evidence on which the finding can be made.
1. 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.
    - (a) Land Use: This project involves the reconstruction and expansion of an existing commercial building located in a commercial neighborhood. The proposed use is permissible in the affected plan area statement.
    - (b) Transportation: This project is designed to provide an improved teaching environment for dance students. The owner has indicated that no new instructors are required and no increase in student enrollment is proposed. Therefore, no transportation/air quality mitigation is required. An off-site overflow parking plan has been submitted for this project to handle overflow parking demand.
    - (c) Conservation: The applicant is proposing to install all TRPA required water quality improvement. No historical structures or special interest species are known to exist in the property area.
    - (d) Recreation: This commercial project will have no impact on recreation resources in the Region.

- (e) Public Service and Facilities: There are adequate public services to service the new building. This property is located on a paved road.
- (f) Implementation: All new commercial floor area shall be transferred to the affected parcel pursuant to requirements of the TRPA Code.

2. The project will not cause the environmental threshold carrying capacities to be exceeded.

The basis for this finding is provided on the checklist entitled "Project Review Conformance Checklist and Article V(g) Findings" in accordance with Chapter 6, Subsection 6.3.B of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist will be made available at the Governing Board hearing and at TRPA.

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

Refer to paragraph 2, above.)

4. The project, to which the use pertains, is of such a nature, scale, density, intensity and type to be an appropriate use for the parcel on which, and surrounding area in which, it will be located.

This project involves reconstruction and expansion of an existing commercial building in a commercial/public service neighborhood. The appearance of the new building is an improvement over the appearance of the existing structure and is appropriate for the surrounding neighborhood.

5. The project, to which the use pertains, will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water and air resources of both the applicant's property and that of surrounding property owners.

The applicant shall be required to install water quality improvements on the affected parcel. The building has been designed with no windows facing an adjacent residence. This will control sound from dance activities in this direction.

6. The project, to which the use pertains, will not change the character of the neighborhood, detrimentally affect or alter the purpose of the applicable planning area statement, community plan and specific or master plan, as the case may be.

This project involves reconstruction and slight enlargement of an existing, unattractive dance school building. The affected property is not located within an approved community, specific or master plan area.

7. When viewed from major arterials, scenic turnouts, public recreation areas or the waters of Lake Tahoe, from a distance of 300 feet, the additional height will not cause a building to extend above the forest canopy, when present, or a ridgeline.

The proposed building is slightly visible from Highway 50 and not from any other scenic resource. The proposed building will not extend above the forest canopy or ridgeline as viewed from Highway 50.

8. When outside a community plan, the additional height is consistent with the surrounding uses.

This project is not located within an adopted community plan area. There are several other two-story commercial buildings in the surrounding neighborhood with similar heights as that proposed with this project.

9. The maximum height at any corner of two exterior walls of the building is not greater than 90 percent of the maximum building height. The maximum height at the corner of two exterior walls is the difference between the point of lowest natural ground elevation along an exterior wall of the building, and point at which the corner of the same exterior wall meets the roof. This standard shall not apply to an architectural feature such as a prow.

The proposed corner height of this building as defined above is approximately 78 percent of the proposed building height.

F. Required Actions: Agency staff recommends that the Governing Board approve the project by making the following motions based on this staff summary and the evidence contained in the record:

I. A motion based on this staff summary, for the findings contained in Section E above, and a finding of no significant environmental effect.

II. A motion to approve the project, based on the staff summary, subject to the following conditions:

(1) The Standard Conditions of Approval listed in Attachment Q.

(2) Prior to commencement of construction the following special conditions of approval must be satisfied:

(a) The site plan shall be revised to include:

(i) Revised total land coverage (equal to 3,690 square feet).

(ii) Revised "change in land coverage" calculation (equal to 324 square feet).

(iii) A note that the proposed slotted drain shall have a removable cover to allow for maintenance cleaning.

(iv) A note that the area beneath the trash dumpster shall be paved.

(v) A 3 inch layer of gravel beneath the outside stairs.

(vi) Location of proposed temporary erosion control structures.

(vii) Revised landscaping specifications which incorporate plantings of native conifers (minimum of three) in the proposed landscape areas. All landscaping shall comply with TRPA landscaping requirements, including requirements found in the City of South Lake Tahoe area wide design manual for species, and plant size. All proposed irrigation shall be shown on the final plans.

(viii) A note that all proposed utilities shall be placed underground.

- (ix) The location of all proposed snow storage areas. Snow shall not be plowed onto shrubbery and trees that may be damaged by the weight of the snow.
- (b) The security required under Standard Condition I.2 of Attachment Q shall be \$2,500. Please see Attachment J, Security Procedures.
- (c) The permittee shall mitigate excess land coverage on this property by submitting an excess coverage mitigation fee, or by removing coverage within Hydrologic Transfer Area Number 5, Upper Truckee (see attached map).

The excess coverage mitigation fee shall be calculated as follows:

- (1) Estimated Project Construction Cost x 0.01

Please provide a construction cost estimate by your contractor, architect or engineer. In no case shall the mitigation fee be less than \$100.00.

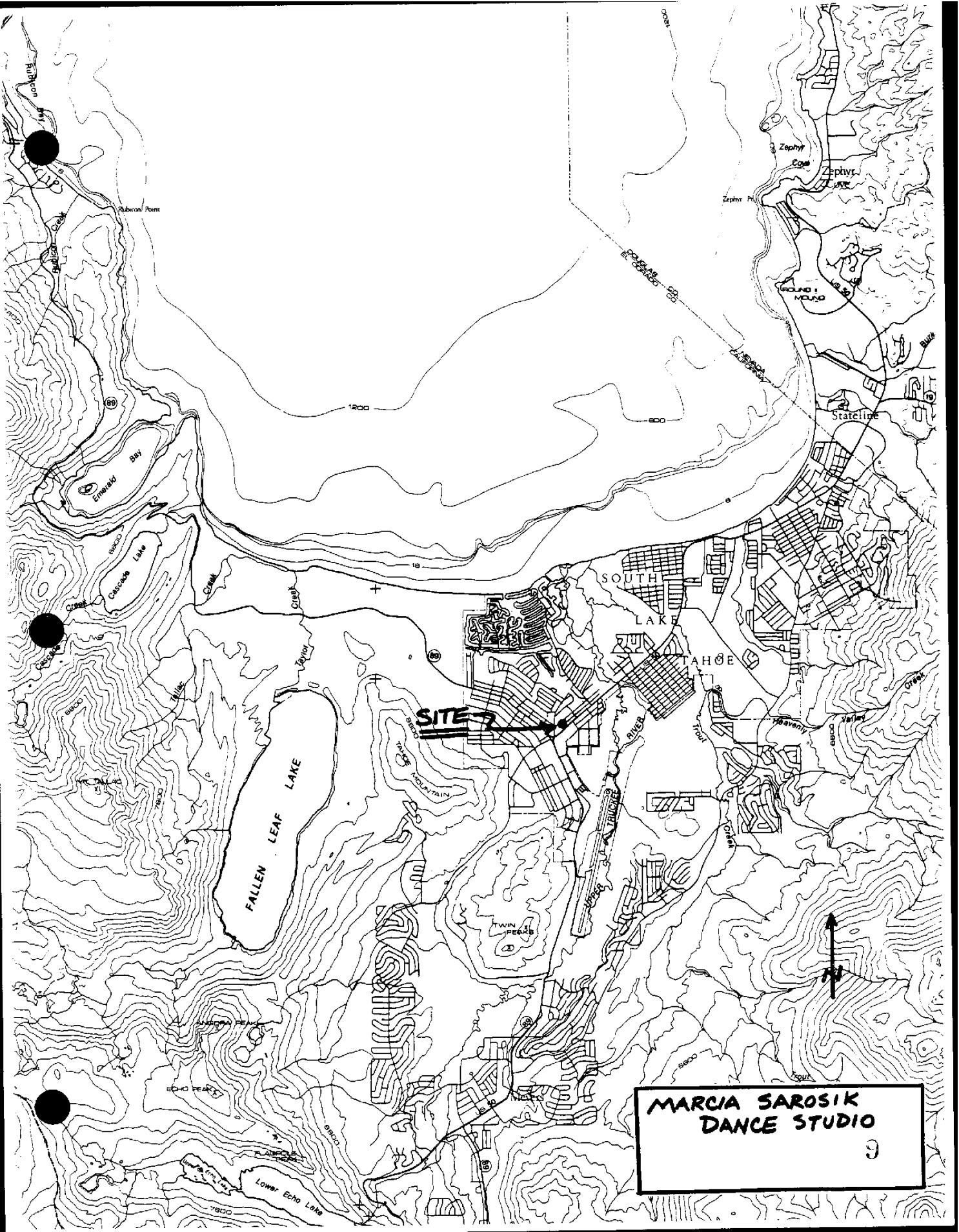
Excess land coverage may be removed in lieu of an excess coverage mitigation fee. To calculate the amount of excess coverage to be removed use the following formula:

- (2) Excess coverage mitigation fee (per formula (1), above) divided by \$5.00 per square foot.

If you choose this option, please revise your final site plan and land coverage calculations to account for the coverage removal.

- (d) The permittee shall transfer 641 square feet of commercial floor area to this parcel. All transfers shall require separate TRPA review and approval in accordance with the TRPA Code.
- (e) The permittee shall submit final building color and material samples to TRPA for review and approval.
- (f) The applicant shall submit a projected construction completion schedule to TRPA prior to commencement of construction. Said schedule shall include completion dates for each item of construction, as well as BMP installations for the entire project area.

- (g) The applicant shall provide evidence that all basic service requirements for minimum fire flow will be met or exceeded in accordance with Section 27.3.B, Table 27-1 of the TRPA Code.
  - (h) The applicant shall submit 5 sets of final construction drawings and site plans to TRPA.
  - (i) The permittee shall record or enter into an off-site parking agreement with the owner of the approved off-site parking property identified in the parking analysis prepared for this project. This agreement must be approved by TRPA, and shall not be revoked or modified without written TRPA approval.
  - (j) The permittee shall submit a final exterior lighting plan, with lighting fixture details, for TRPA review and approval.
- (3) The architectural design of this project shall include elements that screen from public view all external mechanical equipment, including refuse enclosures, satellite receiving roofs, buildings or the ground. Roofs, including mechanical equipment and skylights, shall be constructed of nonglare finishes that minimize reflectivity.
- (4) All parking and traffic control measures identified in the Parking Study prepared by Leigh, Scott and Cleary, Inc., dated April 1, 1996, are hereby incorporated as conditions of approval of this permit, including, but not limited to:
- (a) Maintaining a fifteen minute time headway between large classes (larger than 15 students), and
  - (b) Entering into a shared parking agreement with Withrow Oxygen Supply Service at 2117 James Avenue (APN 23-201-17) for the use of their parking lot during special events and periods of peak parking demand. This agreement must be approved by TRPA prior to commencement of construction.



**MARCIA SAROSIK  
DANCE STUDIO**