

TAHOE REGIONAL PLANNING AGENCY
ORDINANCE 2020-04

AN AMENDMENT TO ORDINANCE NO. 2019-03, AS PREVIOUSLY AMENDED, TO AMEND THE BIJOU/AL
TAHOE COMMUNITY PLAN BY APPLYING A SPECIAL HEIGHT STANDARDS TO LAKE TAHOE UNIFIED
SCHOOL DISTRICT PROPERTIES, AND OTHER MATTERS PROPERLY RELATED THERETO.

The Governing Board of the Tahoe Regional Planning Agency does ordain as follows:

Section 1.00 Findings

- 1.10 It is desirable to amend TRPA Ordinance 2019-03 by amending the Bijou/Al Tahoe Community Plan to further implement the Regional Plan pursuant to Article VI(a) and other applicable provisions of the Tahoe Regional Planning Compact.
- 1.20 The Bijou/Al Tahoe Community amendment was the subject of an Initial Environmental Checklist (IEC), which was processed in accordance with Chapter 3: Environmental Documentation of the TRPA Code for Ordinances and Article VI of the Rules of Procedure. The Bijou/Al Tahoe Community Plan amendment has been determined not to have a significant effect on the environment and are therefore exempt from the requirement of an Environmental Impact Statement (EIS) pursuant to Article VII of the Compact.
- 1.30 The Advisory Planning Commission (APC) and the Governing Board have each conducted a noticed public hearing on the proposed Bijou/Al Tahoe Community Plan amendment. The APC has recommended Governing Board adoption of the necessary findings and adopting ordinance. At these hearings, oral testimony and documentary evidence were received and considered.
- 1.40 The Governing Board finds that the Bijou/Al Tahoe Community Plan amendment adopted hereby will continue to implement the Regional Plan, as amended, in a manner that achieves and maintains the adopted environmental threshold carrying capacities as required by Article V(c) of the Compact.
- 1.50 Prior to the adoption of this ordinance, the Governing Board made the findings required by Section 4.5 of the TRPA Code of Ordinances, and Article V(g) of the Compact.
- 1.60 Each of the foregoing findings is supported by substantial evidence in the record.

Section 2.00 TRPA Code of Ordinances Amendments

Ordinance 2019-03, as previously amended, is hereby amended by amending the Bijou/Al Tahoe Community Plan, as set forth in Exhibit 1 to Attachment A.

Section 3.00 Interpretation and Severability

The provisions of this ordinance amending the TRPA Code of Ordinances adopted hereby shall be liberally construed to affect their purposes. If any section, clause, provision or portion thereof is declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance and the amendments to the Regional Plan Package shall not be affected thereby. For this purpose, the provisions of this ordinance and the amendments to the Regional Plan Package are hereby declared respectively severable.

Section 4.00 Effective Date

The provisions of this ordinance amending the TRPA Code of Ordinances shall become effective on June 24, 2020.

PASSED AND ADOPTED by the Governing Board of the Tahoe Regional Planning Agency at a regular meeting held on June 24, 2020, by the following vote:

Ayes: Ms. Aldean, Mr. Beyer, Ms. Berkgigler Mr. Bruce, Mr. Cashman, Mrs. Cegavske, Ms. Gustafson, Mr. Bass for Ms. Laine, Mr. Lawrence, Ms. Novasel, Mr. Rice, Mr. Yeates

Absent: Ms. Faustinos



William Yeates, Chair
Tahoe Regional Planning Agency
Governing Board

**PROPOSED AMENDMENT TO THE
BIJOU / AL TAHOE COMMUNITY PLAN**

Amend Appendix A: *Bijou/Al Tahoe Community Plan Standards, Section Two: Public Service/Recreation Theme, Subsection B: Height, Special Standard*, as follows:

SECTION TWO – PUBLIC SERVICE/RECREATION THEME

DISTRICTS

**MAP AND USE MATRIX
IDENTIFICATION**

Town Center

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- | | | |
|----|----------------|---|
| A. | PERMITTED USES | Refer to use matrix for district uses. |
| B. | HEIGHT | |
| | Standard | Refer to TRPA Code of Ordinances Chapter 22 and 15. |
| | Special Std. | The following shall apply to:

Lake Tahoe Community College and Lake Tahoe Unified School District properties:
Height issues for these sites shall be addressed by TRPA on an individual project basis, and may be in excess of Chapter 37 (former Chapter 22) based on project setback, visibility, or other design criteria. |
| C. | BULK | |
| | Standard | Refer to Redevelopment Design Element, Sections 1 and 2 |
| D. | COVERAGE | |
| | Standard | Refer to TRPA Code of Ordinances Chapters 15 & 20. |
| E. | SETBACKS | |
| | Standard | Refer to City Wide Design Manual, Section 3 of Chapter 1 & 2. |
| | Special Std. | In addition to the City Wide Design Manual, the following shall apply to specific properties located within the Town Center District, including

The vacant 7.5 acre parcel north of Tahoe and west of Johnson Boulevard (adjacent to the existing El Dorado County Government Center) shall require a minimum of a 50' setback from Johnson Boulevard and an increased interior sideyard setback of 20' in that area of the property adjoining the residentially developed district.

The vacant 12 acre parcel, north of Tahoe and east of Johnson Boulevard (adjacent to Bijou Community Park) shall require a minimum of a 50' setback from Johnson Boulevard for development.

Development on the Lake Tahoe Community College property shall have a minimum setback of 50' from Al Tahoe Boulevard. |