Appendix E

Comment Letter 20 Attachment

TAHOE CITY PLAN AREA TEAM

WORKSHOP NOTES

MAY 9, 2012

JUNE 13, 2012

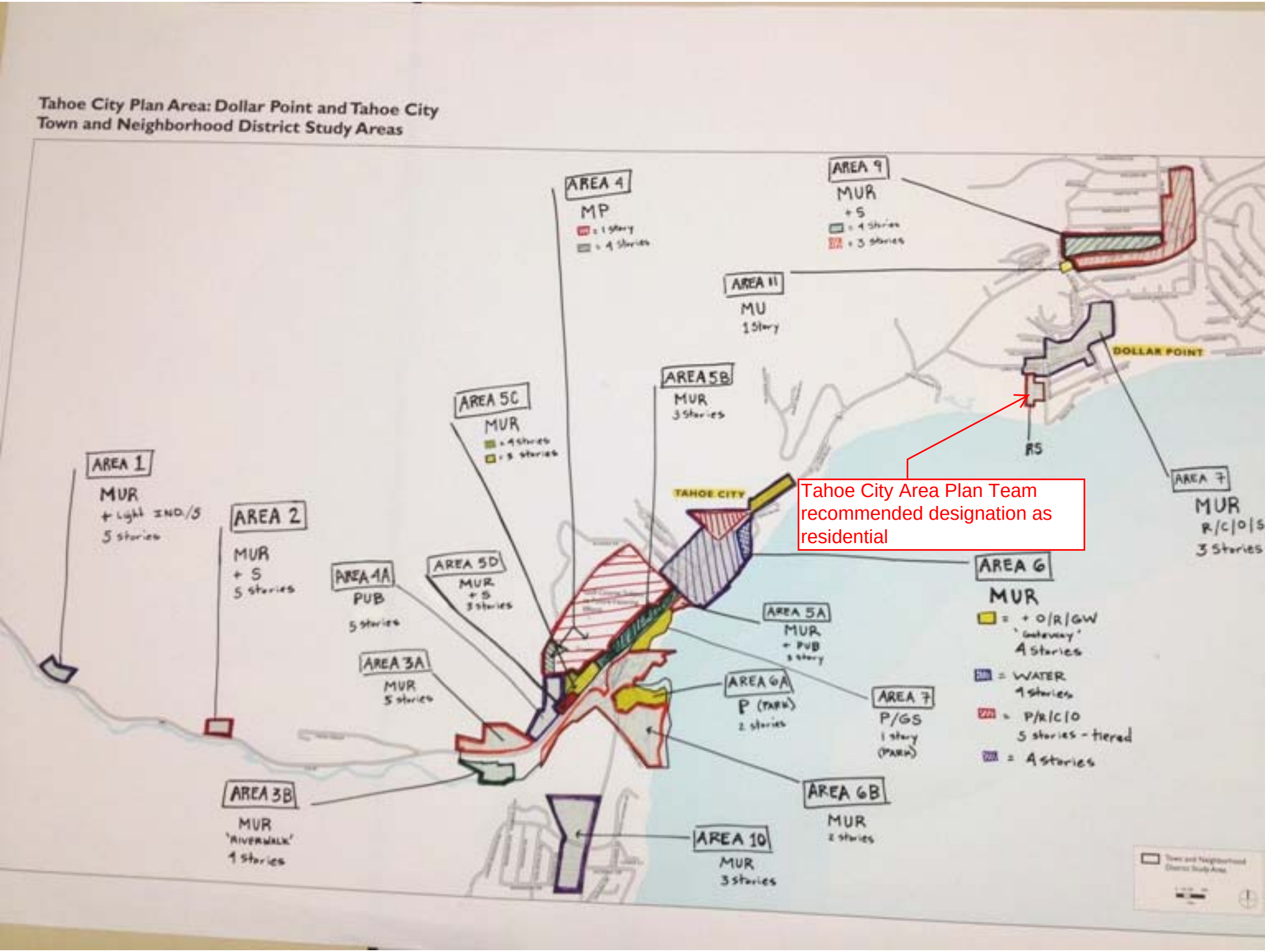
JULY 11, 2012

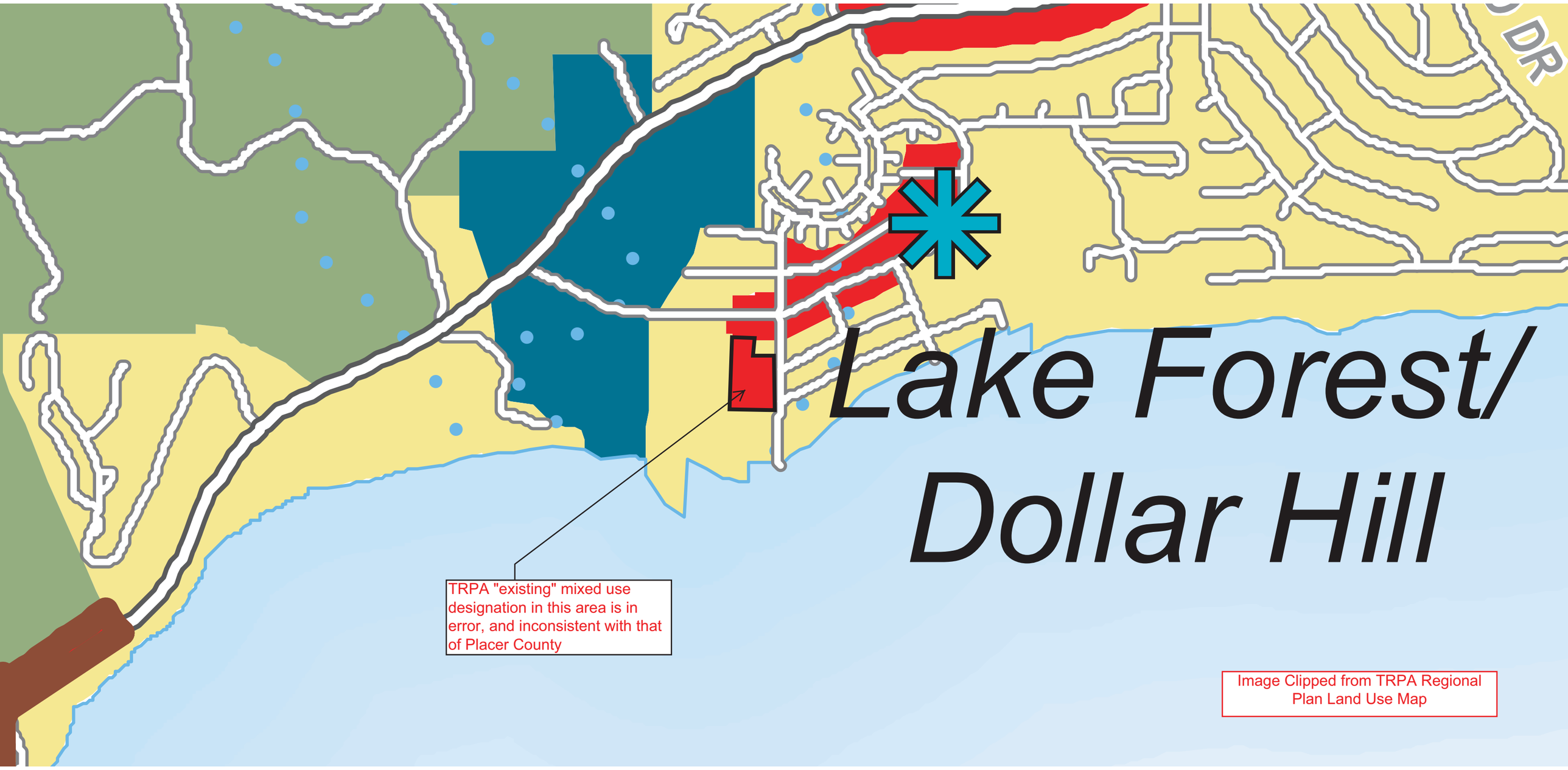
AUGUST 8, 2012

SEPTEMBER 9, 2012

NOVEMBER 28, 2012

JANUARY 9, 2013


Tahoe City Plan Area: Dollar Point and Tahoe City
Town and Neighborhood District Study Areas
AREA 1
MUR
+ Light IND./S
5 stories
AREA 2
MUR
+ S
5 stories
AREA 3A
MUR
5 stories
AREA 3B
MUR
'RIVERWALK'
4 stories
AREA 1A
PUB
5 stories
AREA 4
MP
AREA 5A
MUR
+ PUB
AREA 5B
MUR
3 stories
AREA 5C
MUR
AREA 5D
MUR
+ S
3 stories
AREA 6
MUR
+ O/R/GW
'Gateway'
4 stories
WATER
4 stories
P/R/C/O
5 stories - tiered
4 stories
AREA 6A
P (PARK)
2 stories
AREA 6B
MUR
2 stories
AREA 7
P/GS
1 story
(PARK)
AREA 7
MUR
R/C/O/S
3 Stories
AREA 9
MUR
+ S
AREA 10
MUR
3 stories
AREA 11
MU
1 Story
TAHOE CITY
DOLLAR POINT
RS
Tahoe City Area Plan Team recommended designation as residential


Lake Forest/
Dollar Hill
TRPA "existing" mixed use designation in this area is in error, and inconsistent with that of Placer County
Image Clipped from TRPA Regional Plan Land Use Map

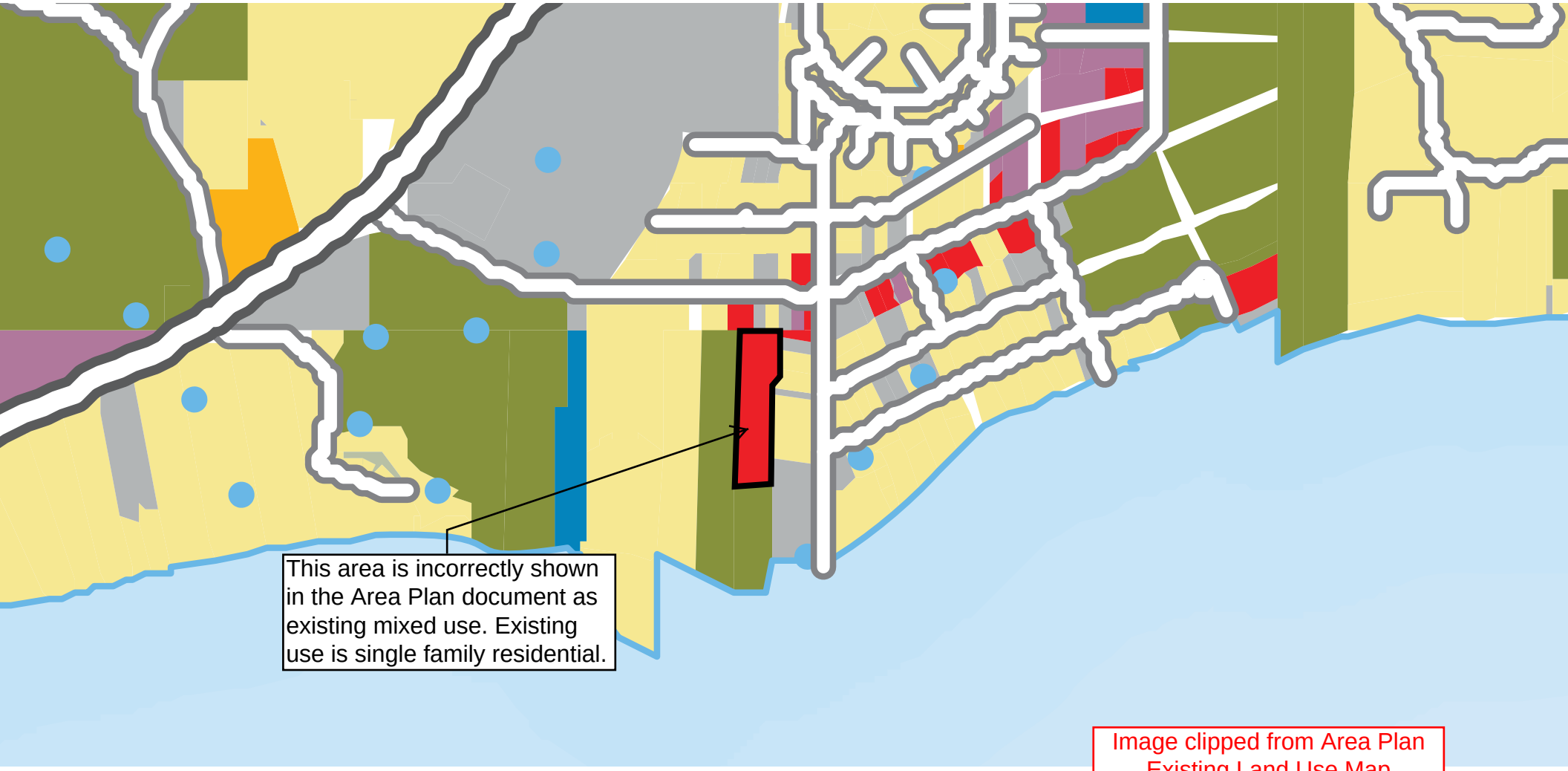


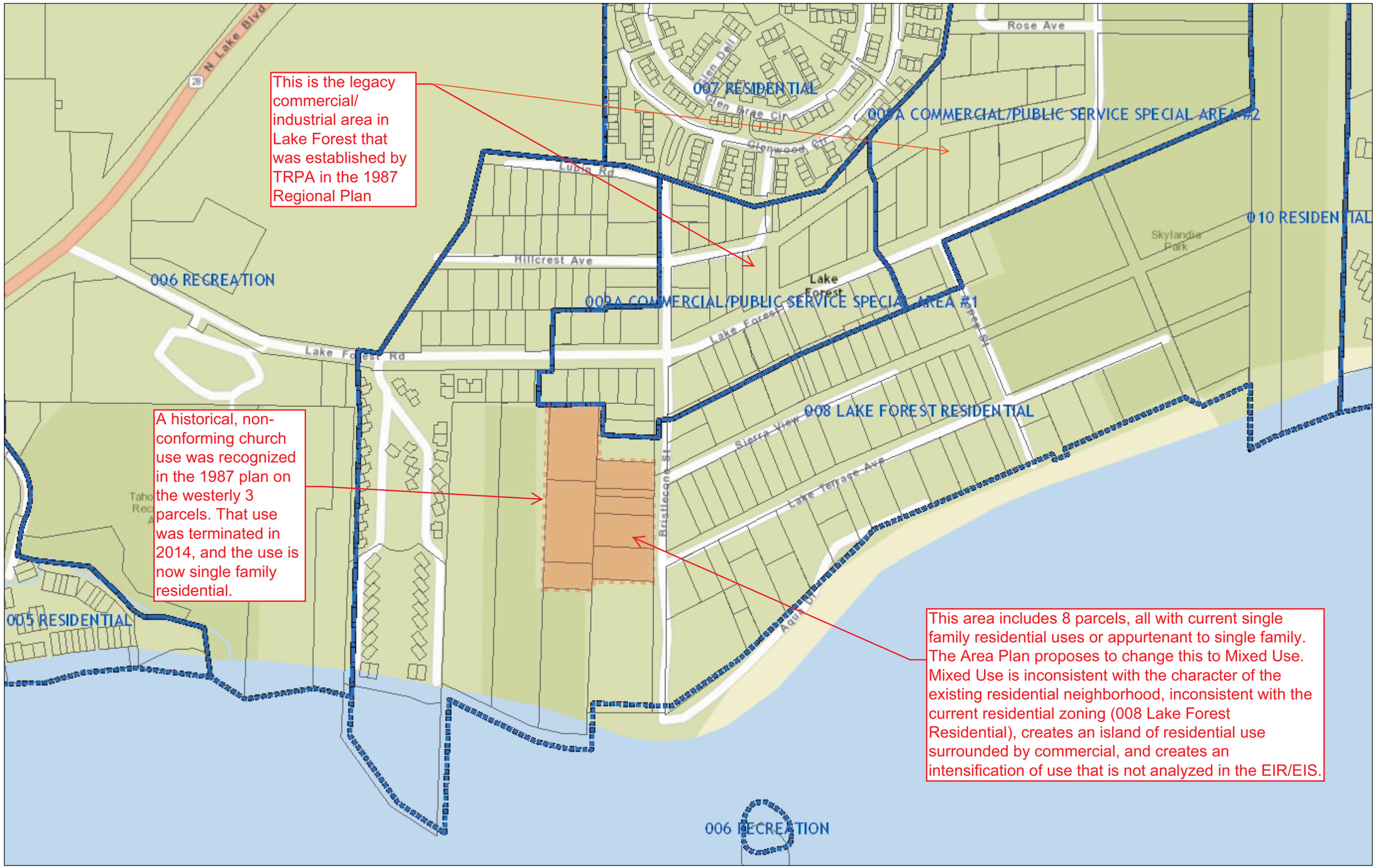
Image clipped from Area Plan
Existing Land Use Map
(Lake Forest Area)

Your Organization | Source: Placer County GIS August 2016

This is the legacy commercial/ industrial area in Lake Forest that was established by TRPA in the 1987 Regional Plan

A historical, non-conforming church use was recognized in the 1987 plan on the westerly 3 parcels. That use was terminated in 2014, and the use is now single family residential.

This area includes 8 parcels, all with current single family residential uses or appurtenant to single family. The Area Plan proposes to change this to Mixed Use. Mixed Use is inconsistent with the character of the existing residential neighborhood, inconsistent with the current residential zoning (008 Lake Forest Residential), creates an island of residential use surrounded by commercial, and creates an intensification of use that is not analyzed in the EIR/EIS.



Legend

- Parcels_with_Mega
- Zoning
- City Limits

1: 4,513

0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

This map was automatically generated using Geocortex Essentials.

Walter R. Auerbach
PO Box 7571
Tahoe City, ca. 96145

June 23, 2014

Nicole Hagmaier
Placer County Community Development Resource Agency
3091 County Center Drive, Ste. 140
Auburn, CA 95603.

RE: Comments on Community Plan Policy Document

Please consider the following comments on the Community Plan Policy Document.

These comments pertain specifically to the Lake Forest area (formerly PAS 008). Specifically, the area lies west of Bristlecone Street and south of Lake Forest Road. The parcel numbers, their actual land uses, and their depicted land uses per Figures 2.1 and 2.3 of the Existing Conditions report are as follows:

APN	Ownership	County Land Use Database	Actual Existing Land Use	Figure 2.1 Existing Land Use Figure 2.3 CP Land Use Diagram
094-140-063	Private Owner A	PAS 008 Residential	Church (utilizing former residence)	Mixed Use
094-171-04	Private Owner B	PAS 008 Residential	Residential	Mixed Use
094-140-05	Public	PAS 008 Residential	Vacant (remnant roadway)	Mixed Use
094-171-07	Private Owner C	PAS 008 Residential	Residential	Mixed use

Figures 2.1 and 2.3 are incorrect for these parcels with the exception of 094-140-063, as the church use, while non-conforming with the base residential zoning, is an existing and historic use of the property. However, there is no direct access from Lake Forest Road to that property. The properties fronting Lake Forest Road are mixed use and should continue that way. The church property should remain residential land use.

The discrepancy arises as a result of an action by TRPA in December 2000 to create a “special area” across these properties, to accommodate a specific, narrow project proposed by a specific property owner. The conditions that were placed on that use approval were never fulfilled. The action was never ratified by Placer County, and the project was never implemented. Yet, and despite repeated requests to staff to revert the “special area” back to the base residential land use, the area remained designated by TRPA mixed use.

Placer County, however, possibly as a result of the project proponent not meeting the required conditions for implementing that use, never ratified the special use area. Accordingly, their maps and data showed the area remaining as residential.

When TRPA generated their land use map for the RPU, this overlay came through again as a mixed use designation. I submitted the attached letter and exhibits to the RPU committee two years ago, yet nothing was changed, and no response was received.

The Greater Tahoe City Community Plan team made specific recommendations to keep this area in residential land use. A copy of their land use map is attached.

In spite of this previous input, the area continues to appear on the community plan update maps being reviewed by the public as mixed use.

This area is a quiet residential area of predominantly permanent residents. Properties without frontage on Lake Forest Road should remain as residential use to preserve the character of this neighborhood.

Thank You,

Wally Auerbach
530-448-1231

Walter R. Auerbach, P.E.
PO Box 7571
Tahoe City, ca. 96145

March 6, 2012

TO: TRPA-Regional Plan Update Committee

RE: COMMENTS ON DRAFT REGIONAL PLAN LAND USE MAP

Please consider the following comments on the Regional Plan Update Draft Land Use Map (Map):

1) The existing Lake Forest area (PAS 008) is entirely Residential land use, yet the Map depicts a small portion of it as Mixed Use (see attached Exhibit). This suggests an intensification of use from the existing condition and from what the PAS spelled out. All of PAS 008 should continue to be reflected as Residential until a Local or Area Plan changes it.

   Discussion: TRPA staff has expressed that with the exception of specific changes listed on the Regional Plan Land Use Map, all uses remain consistent with the adopted plan area statements. In fact, the map was notated with the following language, "Provisions of more detailed Plan Area Statements, Community Plans and other adopted plans prevail until superseded by conforming Area Plans."

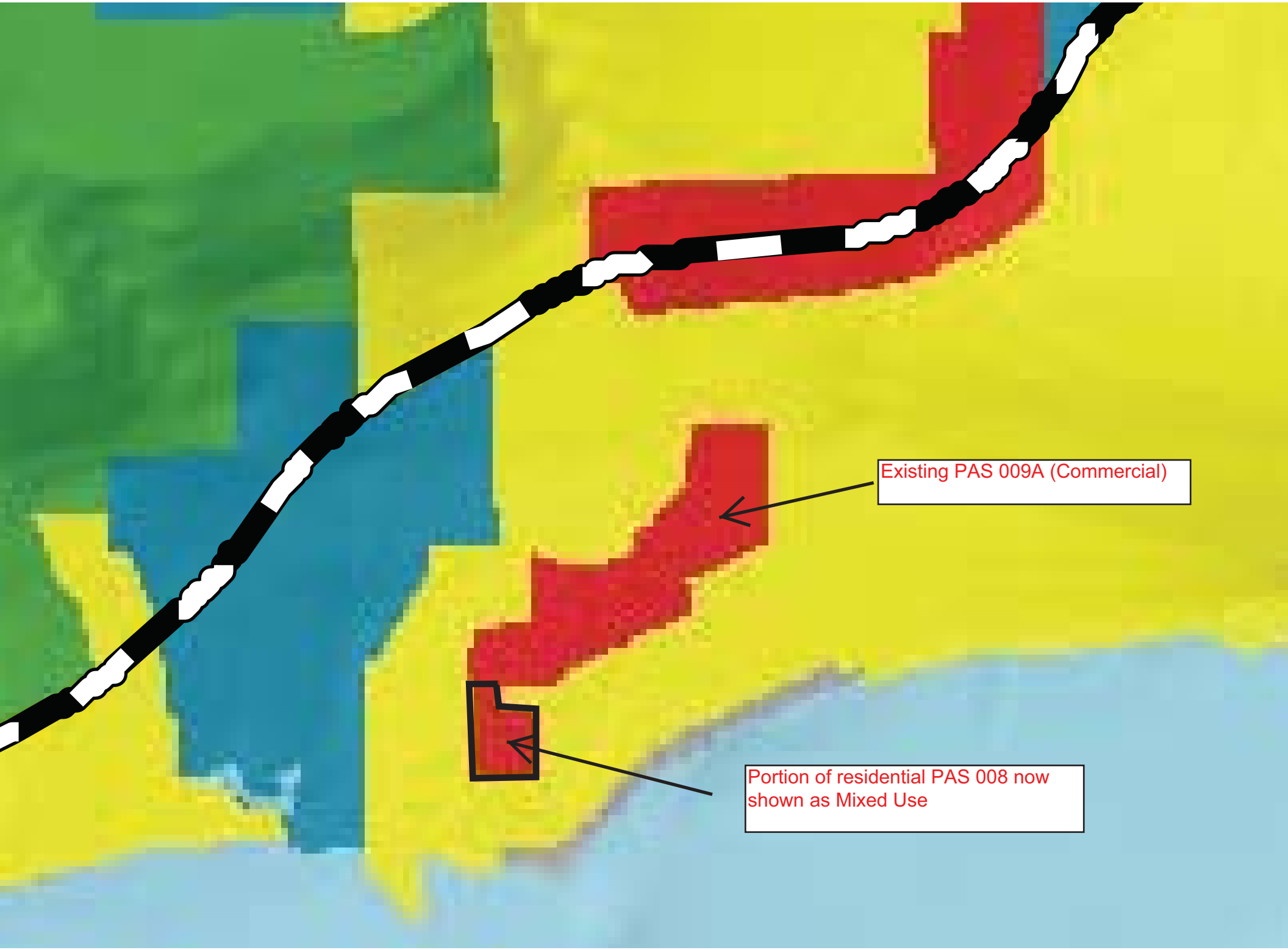
   This situation seems to manifest itself all over the map (generally outside of Community Plan Areas), where the underlying land use districts are shown, but not the special use areas that were often built into the Plan Area Statement originally, and sometimes they were added long after. I cannot be certain that all properties have been handled this way, but given the available tools, it would have been very easy to map all parcels one way or another, either including the special use areas or not.

   If the intent of the TRPA is to maintain existing land uses until Local or Area Plans change them, then there is no purpose at all for a new map. Further, if that is the intent and TRPA feels a new map is still necessary, then every property should be treated in the same manner from a mapping standpoint, with the exception of clearly identified and noted changes that TRPA is making in specific areas.

   It is unclear why this particular area in Lake Forest was chosen to step away from the model of depicting only the underlying land use and not the special areas. The area in question was in fact modified by the TRPA in 2000 to add one very specific type of use to this specific area, but the underlying use remains residential. By depicting it on the map now as Mixed Use and connected to the existing commercial in PAS 009A, TRPA has graphically suggested that a change in the underlying land use is appropriate without fully disclosing that on the map as a change.

For the sake of background, the specific use that was approved by TRPA in 2000 was never fully permitted by TRPA over neighborhood objections, was never permitted by Placer County, and was never implemented. Even in TRPA's finding that the added use was appropriate, they had to argue that it was consistent with the residential character of the neighborhood. The property uses remain residential today. Further, the conditions that were placed on the new use (specifically that it remain one project area) are no longer possible since a portion of the property was sold off as a result of a foreclosure to a second home owner. This is possibly another good reason to avoid dealing with all the "special" areas on the map and leaving the underlying land use districts alone.

One final point. TRPA staff, in response to my inquires, has made it clear that they feel I am placing too much emphasis on "The Map" because of what they say their intent is-to leave the previously designated land uses alone. I get that position. But the only thing that persists long after staff is gone along with the promises and institutional knowledge of why things were done the way they were is "The Map". If the Map is going to actually be used for something today, it should at least be consistent in how it depicts the designated properties.


Existing PAS 009A (Commercial)
Portion of residential PAS 008 now shown as Mixed Use