

Villas at Harborside (Homewood)

Comparative Matrix—Alternative Design Analysis****:

	9-Unit Timeshare (TAU)	8-Unit Timeshare (TAU)	6-Unit Timeshare (TAU)	3 SFD (Keep 5-Unit Motel) **	3 SFD (Demo 5- Unit Motel)
Daily Vehicle Trip Ends	+41.85 Increase	+31.75 Increase	+11.55 Increase	+30.00 Increase	-19.05 Decrease
Parking Required/ Proposed	15/20	13/20	9/18	6	6
Footprint size/ unit	~980 sq. ft.	~980 sq. ft.	~1370 sq. ft.	~1500 sq. ft.	~3000 sq. ft.
Living Area/ unit	~2000 sq. ft.	~2000 sq. ft.	~2510 sq. ft.	~3000 sq. ft.	~6000 sq. ft.
Land Coverage Proposed/ Banked	76,265/ 1,516	76,265/ 2,366	76,009/ 1,772	77,781/ 0	71,757/ 6,024
Tree Removal (Total/>30")	25/7 ***	24/6 ***	28/16	23/11	36/19
View Corridors	Yes- 15' view corridor between Lots 1 & 2, 2 & 3, 3 & 4, and 4 & 5				
Environmental Benefits/Mitigations	<ul style="list-style-type: none"> •Boat Rack Relocation •Homewood Motel Demo'd •Extensive Veg. Screening 	<ul style="list-style-type: none"> •Boat Rack Relocation •Homewood Motel Demo'd •Extensive Veg. Screening •Boat Wash Facility •Underground Utility Lines •Heated Driveway/ Parking Area • \$100,000 vegetation security •Grubstake Motel Demo'd •Offsite Parking Agreement @ Grubstake •Shuttle avail for offsite parking •Lakefront access easement above HWL 	<ul style="list-style-type: none"> •Boat Rack Relocation •Homewood Motel Demo'd •Extensive Veg. Screening •Boat Wash Facility •Underground Utility Lines 	<ul style="list-style-type: none"> •Boat Rack Relocation/ Reduction •Extensive Veg. Screening from Lake 	<ul style="list-style-type: none"> •Boat Rack Relocation •Homewood Motel Demo'd •Extensive Veg. Screening
Future Consequences				<ul style="list-style-type: none"> • Old Homewood Motel remains. •On-street parking for motel continues 	<ul style="list-style-type: none"> • 6,024 sq. ft. Coverage available for future development (Lot 7?)
Required Level of Review/Approval	Governing Board	Governing Board	Governing Board	Staff *	Staff *

* Single Family Dwelling is an allowed use within this Plan Area Statement; therefore, a single-family dwelling may be approved at staff level at TRPA with no further public notice no public hearings required.

** Single Family Dwellings require residential units of use, not tourist accommodation units. The construction of single-family homes would not require the Homewood Motel to be demolished. The five motel units at the Homewood Motel to be demolished. The five motel units at the Homewood Motel could continue to operate, with the associated parking on State Route 89 as it exists today.

*** Smaller footprints can provide opportunities to preserve more trees, even if there are more structures.

**** Comments made during the March 2007 hearing included the assertion that a project consisting of one single family dwelling on each lot would have less impact on the property than timeshare units in regards to parking, traffic, and tree removal. Staff has analyzed design alternatives to the nine originally proposed units. The comparison matrix outlines the major differences between various proposals.