

# Chapter I

## INTRODUCTION

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### A. PURPOSE

The Kings Beach Community Plan (CP) is designed to serve as the guiding doctrine for land use related decisions in the area for the next ten years, approximately. In addition to the CP for the downtown Kings Beach area, CP's have also been prepared for the Tahoe Vista area, Stateline area, Kings Beach "Industrial" area in the vicinity of Speckled Ave. and the Carnelian Bay area.

The Plan establishes goals and objectives, special policies, programs, and strategies for funding and implementation. Elements of the Plan address land use, transportation, conservation, recreation, and public service.

The Plan further serves to assign commercial and tourist accommodation allocations, and to direct the redevelopment and rehabilitation of the community.

Pursuant to Chapter 14 of the TRPA Code of Ordinances, the Kings Beach Community Plan supersedes certain plans and regulations established by the TRPA Plan Area Statements (PAS) and the TRPA Code for the area within the Community Plan boundaries. For purposes of Placer County land use regulation, the Community Plan and the Placer County General Plan and implementing ordinances shall become one and the same. Upon adoption, the Community Plan (CP) is intended to serve as the mutual plan for all regulatory authorities.

### B. BACKGROUND

The Plan was prepared as a joint effort between the Tahoe Regional Planning Agency (TRPA), Placer County and the community of North Tahoe. This is the product of numerous workshops, public meetings and input from a wide range of agencies, organizations and individuals. Work on the plan was guided by a Planning Team comprised of representatives from Placer County staff, TRPA staff, and citizens appointed by the Placer County Board of Supervisors. The Plan Team meetings served as a forum for public comment on the Plan.

The citizen volunteers of the Team included Janet Mize (Chairperson), Leah Kaufman, Lane Lewis, Ellen McBride, Hugh McBride, Virginia Walsh, Ken Foster, Jack Shumate, Bob McCormick, and Faradg Gilanfarr.

The Planning Team provided input on all of the CP's previously identified, as well as on the Plan Area Statement updates on areas surrounding the CP's for the Placer County General Plan.

The area generally defined as downtown Kings Beach is that area extending from the vicinity of the Safeway Market at the western boundary, to the area of Chipmunk Street at the eastern boundary, and generally fronting on state Highway 28. The area is generally bounded on the north by Rainbow Avenue, and on the south by the lake.

Land use patterns in this area widely varied, although the predominant theme of businesses is tourist-related, with a sizeable number of motels, restaurants, and tourist-oriented retail shops.

A significant influence in the pattern of land use development over the years has been the nature of the subdivision of land of Kings Beach. Most, if not all, of the town was subdivided under the recorded Final Map of "Brockway Vista", which recorded in 1926. That subdivision laid out a typical grid system of rectangular lots, with most of small dimensions of 25 feet in width and 125 feet in depth. As a result, much of the development has been constrained by this pattern, with a large number of small structures, confined within their property size.

An inventory of the downtown area identified a total of approximately 180,000 sq. ft. of commercial floor space, of which approximately 26,000 sq. ft. is devoted to restaurant use, and 34,000 sq. ft. to grocery stores (most of which is taken up by the Safeway). Additionally, there are approximately 11,600 sq. ft. of professional office space in downtown Kings Beach, and approximately 380 of the 700 tourist accommodation units of the entire north shore.

Much of the downtown area has a fairly high percentage of impervious land coverage, in excess of what would normally be permitted under the Bailey Land Capability system, although the CP rules do allow coverage "bonuses" under certain circumstances.

The Final Plan will present strategies for coverage reductions, where necessary and environmentally desirable.

In terms of land capability, there are two main drainage courses (Griff Creek and another unnamed tributary) that run through the CP, with surrounding Stream Environment Zones (SEZ) along those courses. Areas along the shoreline tend to also have environmentally sensitive land capability classifications, while most of the remaining back-drop area is Class 5 (high capability). The large extent of already developed, high capability land represents an opportunity for redevelopment as well as achievement of environmental objectives.

### **C. COMMUNITY PLAN GOALS, OBJECTIVES, AND POLICIES**

The foundation of the Community Plan are the goals, objectives, and policies. These elements establish the parameters that guide the formation of the Plan.

Kings Beach has historically been one of the primary commercial and recreational centers of the Tahoe basin and should continue in that role. Being one of the oldest communities in the basin, however, it is a community ready for rehabilitation and revitalization in a number of ways. The development of this Community Plan and the establishment of the Placer County Redevelopment Agency serve as two precursors of the potential that lies ahead for Kings Beach.

In addition to the goals of the Compact and the goals of the Regional Goals and Policies Plan, the following goals are adopted for the Kings Beach Community Plan. The related objectives for the goals are listed in the Community Plan Element. The objectives are implemented by specific and enforceable policies.

**(INSERT FIGURE 1 - Kings Beach Community Plans, Location Map HERE)**

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Urban Design and Development Goal: Ensure the design elements of new, remodeled and rehabilitated development are compatible with the scenic, recreation, and community values of Kings Beach and the Region.

Traffic Circulation and Parking Goal: Reduce dependency on the automobile and improve the movement of people, goods, and services within Kings Beach and the Region consistent with the economic and environmental goals of the Community Plan.

Public Service Facilities Goal: Public services and facilities should be upgraded to support existing and new development and to ensure attainment of environmental targets.

Commercial Development Goal: Maintain a balance between economic health and the environment by correcting past deficiencies in land use and being responsive to the needs and opportunities of Kings Beach.

Recreation Goal: Preserve and enhance the high quality recreational experience of Kings Beach and the Region.

#### **D. VISION FOR 2007 PLAN**

The Community Plan is a guide for the enhancement of Kings Beach as a regional commercial node and tourist area. Through a series of programs and policies found in the Plan Elements, it provides a guide to the achievement of the Goals and Objectives. The policies and programs of the Plan are designed to be flexible enough to incorporate the changes that will come through implementation.

Recognizing that there are many possible variations of project design and location established in the Community Plan, the Illustrative Plan is provided to give guidance when making the required Section 6.3 findings of consistency. The Vision Plan represents the summation and the coordination of the Kings Beach Community Plan Elements.

The text, map, and accompanying illustrations in this section are provided to indicate the overall planning direction of the Community Plan. They are intended for planning purposes and not as a specific set of enforceable standards. The actual standards of the Community Plan are found in the following Community Plan Elements and the Appendix.

#### **VISION FOR LAND USE:**

A key part of the Community Plan is to provide the opportunity and incentive to upgrade and expand the businesses of Kings Beach. The Land Use Element envisions a cluster of distinct areas within Kings Beach unified with specific design elements (see Figure 2). Each area described below has a plan design theme and a list of suggested uses.

#### **Downtown Commercial Area**

Design Theme: The Plan envisions a pedestrian tourist village ("Old Tahoe") oriented toward the main street (State Route 28), and Lake Tahoe. The focus is on the State Park/Lake Tahoe which serves as the village square or green. The downtown will be pedestrian in scale and rely on shared parking, interconnecting sidewalks, wall to wall buildings, and small plaza areas. State Route 28 and side

street improvements will reflect a downtown street design in setbacks and landscaping. State Route 28 will function more as town main street than as limited access highway.

Land Uses: A mix of tourist retail and recreation commercial uses are preferred. These uses would include retail stores, arts and crafts shops, restaurants, and other uses found in a small tourist village.

### **East Entry Commercial Area**

Design Theme: This area is the entry of State Route 28 into the commercial area of Kings Beach. The Plan envisions an attractive boulevard with an entry feature. The area is a transition from the downtown pedestrian area to the surrounding residential areas. The State Route 28 widens to four lanes as one enters the area. State Route 28 will function more as a limited access highway than a town main street. The street frontage improvements and setbacks are boulevard in nature.

Land Uses: This commercial area would contain a mixture of residential and commercial uses that are compatible with a scenic roadway.

### **West Entry Area**

Design Theme: The West Entry Area provides the sense of entry into Kings Beach at the State Route 267/28 intersection. There are three distinct sub areas within this area. The total area would rely on an unified design concept. The coordinated improvements would include shared parking, interconnecting walkways, and multi-use of key recreation facilities. The street frontage improvements and setbacks are boulevard in nature.

Safeway Area: The commercial and recreation uses compatible with a boulevard design. The key attractions in the area are a commercial development anchored by a supermarket and the golf course.

Downtown Motel Area: The Plan envisions building on the established motel complexes, the lake front amenities, and the North Tahoe Conference Center to encourage the tourist overnight use of Kings Beach. The design concept is to establish a resort like atmosphere similar to that found in a resort town with amenities within walking distance.

North Tahoe Beach Center: This area would continue as a public beach recreation area but would be linked with the State Park with a shoreline trail.

Land Uses: The Safeway area would include residential serving commercial that is compatible with a scenic roadway. The rest of the area would contain a mixture of tourist accommodation, supporting retail and restaurants, water oriented recreation, and resort amenities.

### **Back Street Commercial Area**

Design Theme: The Plan envisions these back street areas as the location of service oriented commercial. This should be commercial that does not need or should not be located in the downtown tourist areas. Open space and

landscaping would be concentrated to the boundaries along the residential district. Roads and parking would be designed for large vehicles.

Land Use: The back street area would contain the service uses that are inconsistent with retail shopping areas such as indoor repair services, small scale manufacturing, art studios, storage, offices, and other non-tourist oriented uses.

### **State Park Area**

Design Theme: The Plan envisions a regional park of outdoor facilities to match the size of the community. The park will provide the linkage between the commercial district and Lake Tahoe. This area will be linked to the North Tahoe Beach Center by a shoreline trail.

Land Uses: This area should contain beach facilities, a community pier, boat launching, outdoor recreation concessions, play areas, day use park facilities, and outdoor ice-skating.

### **Beach Street Tourist/Residential Area**

Design Theme: The Plan envisions maintaining a tourist/residential of the Beach Street area. The area would be medium density mix of residential and tourist accommodation uses with no commercial uses.

Land Uses: This area should contain residential uses, tourist accommodation and compatible recreation uses.

### **Residential Area**

Design Theme: The Plan envisions upgrading this residential area of cabins, trailers, old motels, apartments, and houses. The key is to develop a better distribution of density, not to increase it. The neighborhood should incorporate neotraditional planning features.

Land Uses: The area should contain a mixture of residential uses.

## **VISION FOR TRANSPORTATION:**

State Route 28 Improvements: The construction of the highway improvements will be in conjunction with the construction of sidewalks, curbs, drainage system, landscaping, utility undergrounding and lighting. State Route 28 will be modified as follows:

Entry Areas: State Route 28 will be improved to include four lanes (two in each direction with a median) Class II bikeways on each side, curb, and sidewalks. The improvements will be boulevard in nature.

Downtown Area: State Route 28 will be improved to include four lanes, parallel parking, Class II bikeways on each side, curbs, and sidewalks. The improvements will be consistent with a downtown area.

Community Parking Lot System and Shuttle: To meet parking requirements, mitigate State Route 28 improvements, achieve targets, and to provide for additional development, a series of parking lots will be constructed. Included with

the lots is the implementation of a shuttle system to provide transit service to parking lots, beaches, parks, motels, and commercial areas. The location and size of the parking shall be based on an area-wide analysis/program developed by Placer County.

Water and Land Transit: Increased service from TART by increasing headway, by increasing the variety of vehicles, and by increasing the hours of operation. Opportunities for water transit are included in the State Park pier.

Downtown Pedestrian Facilities: The Plan calls for the construction of sidewalks on State Route 28 and the surrounding county streets. The conceptual design of the sidewalk system includes landscaping, lighting, trash receptacles, and bike racks. The sidewalk system will provide pedestrian safety, create a pedestrian orientation, and provide an environment for pedestrian oriented signage.

### **VISION FOR CONSERVATION:**

Drainage Improvements: The Plan envisions use of onsite drainage treatment systems in most areas. The exceptions would be the need for area-wide systems for the roadways and some areas of high coverage/high water table.

Stream Zone Improvements: Stream zone restoration will occur on Griff Creek and Baldy Creek.

Scenic Improvements: The Plan envisions implementation of design improvements and regulations related to a series of design theme/activity zones in the Kings Beach area. The urban character is established by upgrading of the overall architectural quality by providing variety, by improving character, and by providing environmental improvements. Key roadway treatments are the boulevard entry improvements, the downtown improvements, and undergrounding utilities. Within each zone, the Plan calls for a coordinated appearance (not the same appearance), an emphasis preserving views, and the use of simple architecture.

### **VISION FOR RECREATION:**

Improved Lake Access: The Plan target requires an increase in Lake access. Some of the possible improvements are the expanded State Park area, lake recreation trail system and parking, increased beach access at the publicly owned beaches, and increased boat use.

Recreational Trail System: The Plan requires the implementation of a recreational/bike trail system mostly located along the Lake and State Route 28. Also, trails connecting the State Park with the Beach Center should be constructed. The map shows possible alignments.

Golf Course: The Brockway Vista Golf clubhouse area will be upgraded and coordinated with the Safeway project. Future expansion to 18 holes will be considered.

### **VISION FOR PUBLIC SERVICE:**

North Tahoe PUD Complex: The NTPUD maintenance complex should be upgraded at National Avenue and the recreation offices by located in Kings Beach.

**(INSERT North Tahoe Community Plan, Kings Beach, CA HERE)**