

# WEST SHORE PLAN AREA TEAM

## WORKSHOP NOTES

MAY 9, 2012

JUNE 13, 2012

JULY 11, 2012

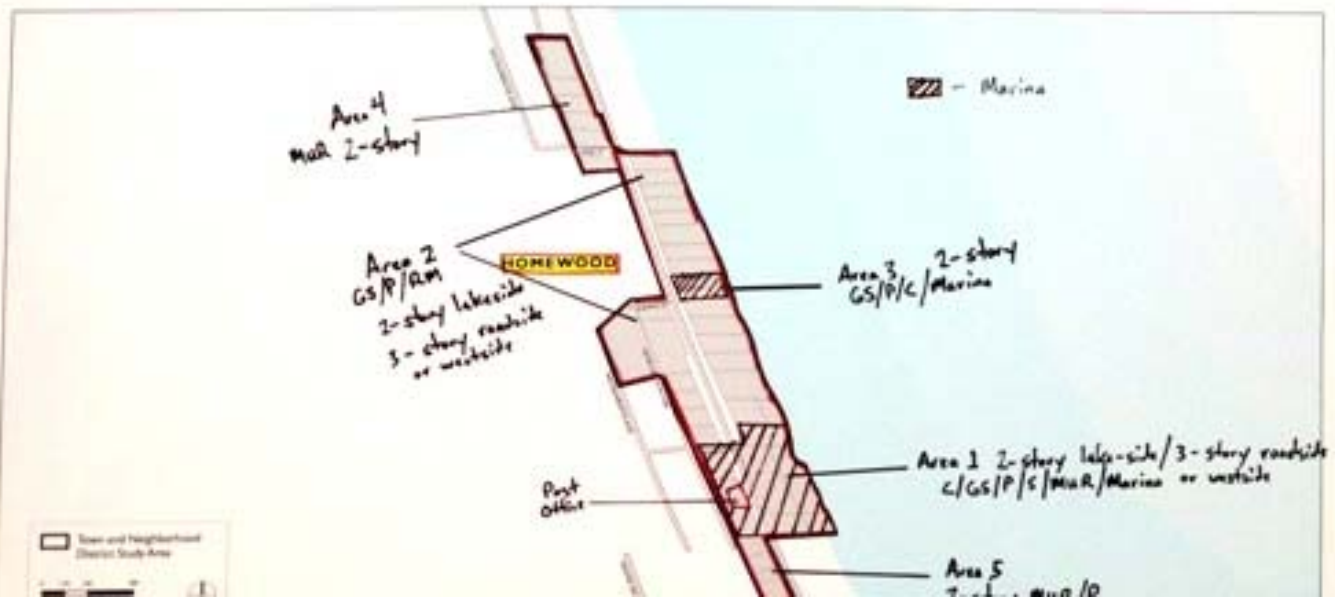
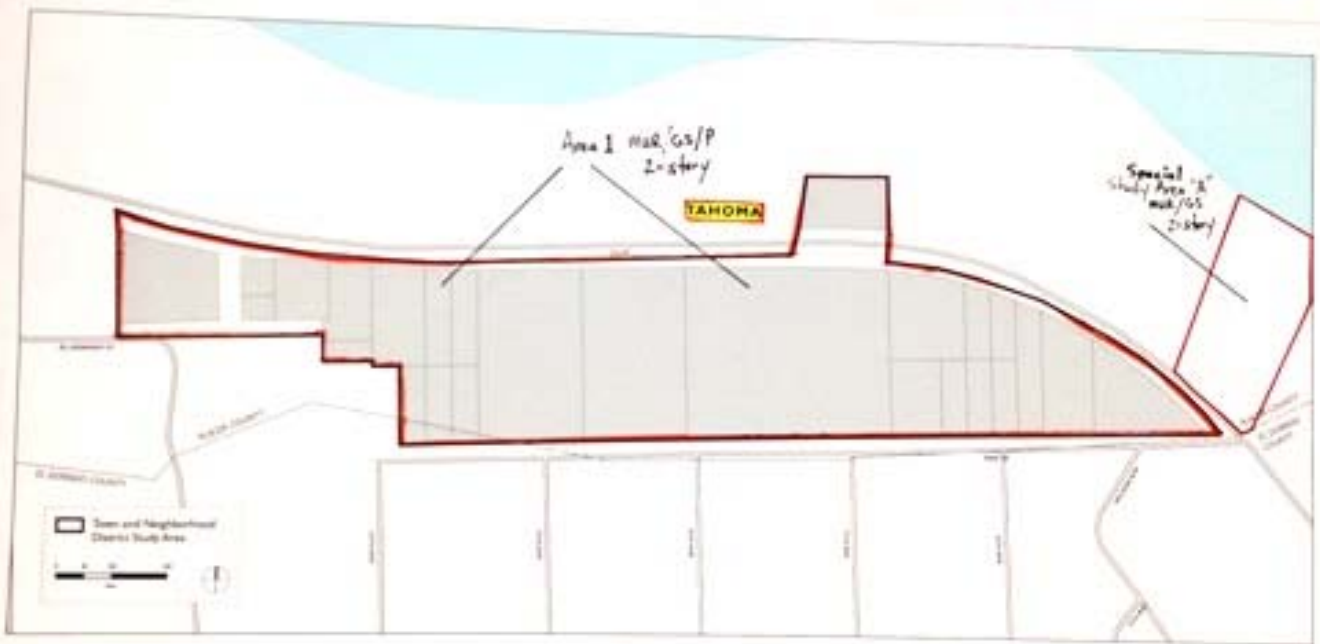
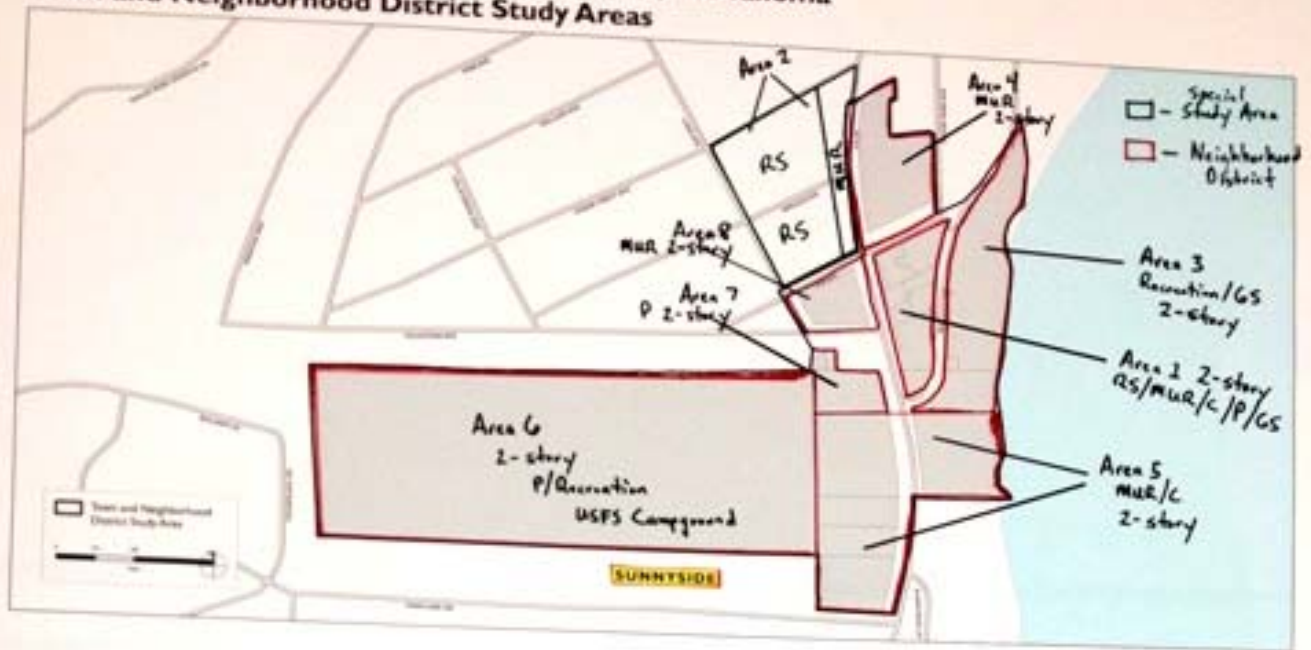
AUGUST 8, 2012

NOVEMBER 28, 2012

JANUARY 9, 2013



# West Shore Plan Area: Sunnyside, Homewood, and Tahoma Town and Neighborhood District Study Areas



May 9, 2012 – Tahoe Community Plan Update

West Shore Plan Area Team

Exercise # 1

Purpose:

Plan Area Vision/ Community Identity

What you think of your community?

1. Likes
  - a. Open space areas
  - b. Quiet community/neighborhoods
  - c. Air Quality
  - d. Bike Paths
  - e. Beach access
  - f. Campgrounds/Recreation
  - g. Clean water/Lake Clarity
  
2. Dislikes:
  - a. Lack of town centers
  - b. Lack of parking within town
  - c. Lack of walkability
  - d. Dilapidated cottages/motel business

What you see in the future in the next 20 years?

1. Charming mountain community
2. Residential with mixed-use hubs (gathering places)
3. Taking advantage of environmental scenic beauty
4. Access to diverse recreational opportunities
5. Efficient multi-modal transportation

What you would like to protect

- a. Connections/access to the Lake
- b. Single-family residential character/ Residential quality (non condo)
- c. Access to recreation
- d. Older established businesses
- e. Obexers and all historic businesses on West Shore.
- f. Wilderness Interface/Open space areas that are preserved/ Community is environmentally sensitive with conservation focus
- g. Low commercial traffic
- h. Sense of community/ Quiet communities/ Rural atmosphere
- i. Low profile/slower pace./less impacted by tourism/scale of development
- j. Uniqueness /Character is charming, intimate feel, relaxed community feel throughout the West Shore
- k. Protect Morning Sun/light
- l. Tahoe park beach

- m. Protect Canyons
- n. Existing Homewood ski area
- o. Enhance Stewardship
- p. Business/ government collaborative nature

What would you like to see changed

- a. Decrease traffic in summertime and adjusting lifestyle around it
- b. Increase parking
- c. Dilapidated (roadways, utilities and bike paths are not complete)/ Bike path not conducive to “bike travel”
- d. Public Transportation not convenient – need better connectivity and safer transportation options .
- e. Maintaining mountain character signage (Tahoe/alpine charm)-
- f. Encourage renovation of existing buildings.
- g. Large homes on lake blocking views and not used as a permanent residence
- h. Business commercial amenities - Lack of amenities within town centers –Gathering place, hardware store, neighborhood pharmacy & grocery. A diverse, viable town/neighborhood center was emphasized.
- i. Dilapidated public infrastructure

Vision for the West Shore:

Maintain character, environmental sensitivity, charming quaint small town feel, alpine atmosphere, scenic beauty interconnected with mixed-use hubs, bike and pedestrian friendly, walkability with multi-modal public transportation, maintaining access to diverse recreational opportunities and gathering places. Public parking to welcome visitors and economically viable small business providing key products and services, green/shaded tree-covered, quiet communities with limited commercial traffic.

1) Environmentally sensitive, quiet, limited traffic, inter-connected communities that flourish socially, economically and peacefully

2) Charming beautiful place to visit and live, provides easy access to the West Shore amenities (recreation, services) with centers and gathering places within the communities, economically stable so key centers within the West Shore that is vibrant, attractive, sustainable while maintaining sense of community and small town feel.

3) Keep rural atmosphere and natural beauty of West Shore, maintain access to diversity of recreation while still preserving the environment, support and build upon existing business and gathering places

4) Hub based around activity and gathering places, residential within mixed use, multi-modal and missed use hubs

5)The West Shore as a well established community with a rich Lake Tahoe history should build on the multiple environmental and recreational and community assets to facilitate economic sustainability for the business and community

6) Maintain environment/nature, welcoming to visitors, share diverse recreational opportunities, bike and pedestrian friendly, shopping, restaurants, small businesses catering to boaters/ families and state parks, forest camping lake views/ access.

7) Maintain multiple and different recreational access opportunities, train residential neighborhoods while fostering strong quaint districts and sustain healthy forest.

8) Sustainable town centers upgraded to promote walk ability with gathering spots, market/ basic services. Eateries, accommodations and public parking

## Exercise # 2

Purpose:

Visual Preference Survey

1. Visual Preference Survey Results:
  - a. Gathering places (civic center, post office, coffee shop)
  - b. Historic diverse architecture
  - c. Scale appropriate for location
  - d. Natural setting
  - e. Artistic/ music integration into community
  - f. Green buildings/natural stone

## West Shore Plan Area: Community Workshop Notes

June 13, 2012

### **Sunnyside**

Area 1: Residential Single Family (RS), Commercial (C), Mixed-Use Residential (MUR), Public (P), Gathering Sites (GS). Scale: 2-story maximum

Area 2: Mixed-use residential (MUR). Area behind and adjacent to MUR is strictly Residential (R) (this is the striped section of the parcel). Scale: 2-story maximum Area 3: Recreation (R) and Gathering Sites (GS). Scale: 2-story maximum

Area 4: Mixed-use residential (MUR). Scale: 2-story maximum.

Area 5: Mixed-use residential (MUR) and Commercial (C). Scale: 2-story maximum. No consensus reached; 4:3 vote for 2-story maximum. The three group members who opposed the 2-story maximum wanted to allow a 3-story maximum for the parcels on the mountain-side of SR 89.

Area 6: Public (P) and Recreation (R). Scale: Not determined as land is currently a USFS-maintained campground.

Area 7: Public (P). Scale: Not yet determined

Area 8: Mixed-use residential (MUR). Scale: 2-story maximum.

### **Homewood**

Area 1: Striped zone denotes Obexer's Market and Marina. Commercial (C), Gathering Sites (GS), Public (P), Mixed-use residential (MUR), Service (S), Marina. The Service (S) designation was not a consensus decision, and the group voted 5:2 for the Service (S) designation. Scale: 2-story maximum on the lakeside of SR 89, 3-story maximum for the westside.

Area 2: Mixed-use residential (MUR), Gathering Space (GS), Public (P), Residential Multi Family (RM). The Residential Multi Family (RM) designation was not a consensus decision, and the group voted 5:2 for the Residential Multi Family (RM) designation. Scale: 2-story maximum on the lakeside of SR 89, 3-story maximum on the westside of 89.

Area 3: Gathering Space (GS), Public (P), Commercial (C), and Marina. Scale: 2-story maximum.

Area 4: Mixed-use residential (MUR). Scale: 2-story maximum.

Area 5: Mixed-use residential (MUR), Public (P). Scale: 2-story maximum.

## West Shore Plan Area: Vision Statement Notes

After reviewing the Revised Vision Statements, group members identified several changes that they would like to see to the Vision Statements. First, the group would like the word “quiet” stricken from the main body of the Statement. Instead, they prefer the term “serene” and feel that this word is a better representation of the community. Second, they would like the term “community” to be changed to “a linear (or lineal) grouping of communities.” The group feels this reflects the true nature of the Area, because the West Shore isn’t one community as much as it is several different communities centered around the same stretch of highway. Third, they would like the Statement to include boating as a main activity in the Plan Area. The West Shore has several marinas and the group members feel this aspect of the Plan Area should be emphasized. Fourth, the group members would like the Statement to emphasize the year-round access to recreation that the area offers. Lastly, group members would like to see a mention of easy access to the lake and trails in the Vision Statement.

Based on the group input, a revised Vision Statement for the West Shore could be written as:

“The West Shore Plan Area within Placer County’s North Lake Tahoe Basin features a collection of linear communities connected by one central arterial roadway, State Route 89. The communities in the West Shore Plan Area are in a forested, alpine atmosphere and are small, serene, and charming. Commercial traffic is limited. Interconnected hubs allow residents and visitors alike to enjoy the area’s scenic beauty via walking, biking, or boating. These hubs promote multi-modal transportation and walk-ability while maintaining access to diverse recreational activities and gathering places. Boating is an especially important activity in the West Shore, and Obexer’s Marina, Sunnyside, and Chambers Landing all offer boat access to the lake. The lineal-grouped communities understand the importance of environmental stewardship, while maintaining a vibrant economy. Sufficient public parking and access welcomes visitors and promotes economically-viable small businesses that provide key products and services. The communities within the West Shore Plan Area focus on the following:

1. Environmental sensitivity;
2. Serene neighborhoods with minimal traffic;
3. Social and economic success within an interconnected and peaceful setting;
4. Maintaining a sense of community and small-town feel while serving as a vibrant, popular tourist destination;
5. Providing easy, year-round access to recreational activities, trails, and the lake itself and West Shore amenities while preserving the environment;
6. Facilitating economic sustainability for businesses and the communities by supporting and building upon existing business centers and gathering places;
7. Creating residential mixed-use, multi-modal hubs where residents can gather

8. Promoting walk-ability with gathering spots which can serve as a economic hub providing basic services (like tourist accommodations, small eateries, bike rentals, and post offices), and, public parking and public access;
9. Sustaining the forest environment and forest setting of the West Shore;
10. Maintaining the rich history of the area;
11. Welcoming visitors to enjoy the diverse pedestrian, biking, and boating-friendly recreational activities, area restaurants, small businesses, state parks, back-country areas, hiking trails, historical points of interest, and beaches.

#### West Shore Plan Area: Other Notes from 6/12 Workshop

From the notes of Alex Leff:

Town Nodes. Todd: Long lineal grouping.

Westshore not that way.

Tourist Avenue. What is a mixed use hub. Needs discussion.

Boating- Marinas- SSide Obex.

Car boat visioning

10-15 feet= one story

Public parking

Quaint= quiet. Serene. Calm.

Jan B.: seasonal activities.

Alex Leff. Quiet. Good parking lots will be empty.

Light ord. by TRPA and Placer Co.

Interface with El Dorado County for continuity.

TRPA overlay document.

Squaw Bike Trail plowed by MAC winter 2011-2012.

Park and rides per John.

Maintain trails in winter.

From the notes of a group member, author unknown:

Todd:

- lineal grouping of small groupings
- No real town center then towns
- Long lineal grouping → West Shore characterized by that
- North Shore is more sprawling
- Say something about how it is a tourist avenue
- Mixed-use hubs- do we really know what we are talking about by saying “mixed-use hubs”
- Pedestrian and biking friendly- we may be leaving out- no boating vision ex: Obexer’s and Sunnyside. Boating important on West Shore.

Peny:

- Commuter boat this summer

Suzanne:

- No transit center on West Shore

Nancy Dodge:

- No one is going to ride commuter boat.



Mixed-use: How detailed should we be → more of the zoning.

-How would we like our community to look?

Nancy Dodge:

- Boating issue → mostly private people who own houses or a boat → at all marinas? – If there is more public access- what to do with boat trailers is a big problem.
- HMR and church would allow trailer parking
- Doesn't like the word "quiet"
- Also wanting access for more watersports
- Boating is a seasonal recreational activity-
- Self-limiting by member public boat access
- Need for access to the water
- Concern once you get light reflecting on water no fence can stop it. –Ordinance, won't let light reflect off of your property.
- Mention boating in vision statement
- More general talk about lake access and seasonal water sports
- West Shore is linear communities
- Getting between Placer and El Dorado= really one area- no real gateway
- Connecting activity with rest of lake and TRPA standards
- Problems w/El Dorado County is that Southwest shore kind of ignored
- Bike trail not plowed → Eventually wish that bike trail will be plowed.
- Year-round access- broad and general

Notes from facilitator Edmund Sullivan:

Vision

Linear grouping of small hamlets/communities. Travel node to node. Along main artery. Discussion → mixed use what is it?

Need to address boating in vision. Where to put boat trailers?

Quiet- change to serene. Strike it from vision?

Access to the water to recreate (water recreation). Lake access.

Vision was wordy.

Connectivity to El Dorado County (both economic and communal): Jurisdictional boundaries don't define the West Shore. They want this community to reflect the overall regional vision. Linkages are key.

Maintaining bike-ped during winter

Sunnyside

Group looked at existing zoning map

Access is good near Sunnyside

Parking on Sequoia/bike trail link

Sunnyside Restaurant

Fireside Restaurant

Tahoe Beach

Gathering Places



Area 1

MUR- interested future flexibility

Group is not comfortable with mixed use designation.

Area 2

Frontage MUR

Back area (striped area)- residential

Area 5

Sub- 2 stories

## West Shore Plan Area: Community Workshop Notes

July 11, 2012

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## Tahoma

Group looked at existing zoning map

Access is good near Sunnyside

Parking on Sequoia/bike trail link

Sunnyside Restaurant

Fireside Restaurant

Tahoe Beach

Gathering Places



Area 1: Mixed-use residential (MUR), Gathering Space (GS), Public (P) Scale: 2-story maximum.

## Discussion Items:

### Area 6

#### Sunnyside

- The USFS campground in Sunnyside should have no change in scale.
- There is a Fires Station also proposed within the Sunnyside area
- Discussion on scale of 1 vs. 2 stories. A vote was taken and a consensus reached of 2 stories

### Area 7

- Discussion on scale of 1 vs. 2 stories. A vote was taken and a consensus reached of 2 stories
- Question on the use of the 2 smalls lots at the northwest side of Settling Dono in Area 7. Could this be USFS housing?
- MUR where residential – any type of residences.
- Group was asked to confirm where residence could mean more than a Single Family Dwelling – the group generally agreed
- General /Historic Development has been mixed use

### Tahoma

- Should other areas be added to allow mixed use, possible to create study areas on the ease side
- Consider “R” designation
- Need to allow for public access
- Thomas’s Cottages would create a better study area. How are study areas defined?
- Mixed use Residential, P and GS classifications recommended
- Discussion on scale 2-3 stories – A vote was taken and a consensus reached of 2 stories
- Suggested and reminded PDQ is already zoned to allow “R”

## Exercise #2

### Rural Residential Land Use Areas

#### Area 1 – Alpine Peaks

- MUR combining GS, P, C
- There was discussion about commercial uses in this community, such as rental ski/coffee shop. Would like low impact activities

**Tahoe Basin CP Update**  
**Community Workshop #7 Notes**  
**11/28/12**

West Shore

- Check Homewood property boundaries- Fawn street
- Brainstorm on another title for Village Center District – small town language?
- Small scale manufacturing – what exact use types? Ok in VC district ?
- Snow removal and equipment storage – ok in VC area; staff to check on ZO standards
- Medical Services – might be ok on ground floor in VC district –w/MUP
- Page 2 – small town to village
- Harbor facilities and marinas should be MUP
- Repair and maintenance vehicle – change to 2 (notes) instead 1
- Page 13 – materials –update the roofing materials to fire safe standards.

## West Shore Plan Area Team January 9, 2013 Workshop Meeting Notes

### *Land Use Map*

There was consensus from the group concerning the map and district boundaries. In addition, they were satisfied with the process Arlo (TRPA) described for amending the district boundaries. Both the Tahoma and Sunnyside Neighborhood Centers included parcels that the team thought should be included within those designated centers.

Village Center – The team voted to change the name of the commercial districts from Village Centers to Neighborhood Centers.

*Land Use Regulation Table* – below are the changes the group recommended to table.

- Small-scale manufacturing – change from MUP(1) to just MUP. Reason: did not want discourage small-scale manufacturing, a job creature from locating in Neighborhood Centers.
- Community Centers, Recreation and Fitness Centers, Golf Courses, and Theaters and Meeting Halls are required to get a MUP since the team felt the public should have input on these uses because of parking and traffic concerns.
- Team did understand why multifamily dwellings, senior housing projects, and single room occupancy housing were only allowed in Tahoma. Group believed these uses should be allowed with a MUP in all three Neighborhood Centers. The sub-~~scribe~~ not “3” was stricken from the table since in no longer applied.
- Mobile home sales were stricken as an allowed use within the Neighborhood Centers. Primary concern was the storage of, and display of mobile home models.
- Auto and vehicle sales will now require a CUP. Group wanted a greater degree of oversight concerning these uses in the Neighborhood Centers. Why? Auto and vehicle on-site storage.
- Part sales were moved to Retail stores and general merchandise district.
- Specific Limitations Number 1 “Not allowed on the ground floor along Highway 89 frontage” was removed from the table. Team felt this was not practical and would discourage businesses from locating in Neighborhood Centers. They believe West Shore Neighborhood Centers are not tourist centers in the same sense as South Lake and Stateline, hence they need for services for residents as opposed to tourist, who would prefer restaurants, shops etc.

- Vehicle storage district was added requiring a MUP.
- Warehousing, wholesaling and distribution will now require a CUP. As with auto sales, the group felt a greater degree of oversight concerning these uses in the Neighborhood Centers is needed.
- Antennae, communications facilities will not be allowed along Highway 89 frontage.
- Pipelines and transmission lines district was stricken from the table. Group felt this district was not appropriate for the West Shore.

### *Scale/Height Standards*

One minor change. The Homewood standard will now read: *2 stories; 3 stories allowed Westside of Highway 89 between South Street and Grandview Avenue*. Reasoning – They did not want a wall of three storey buildings blocking resident units west of Highway 89.