



# **Tourist Core Area Plan** *Proposed Amendments*

Regional Plan Implementation Committee  
Consideration for Recommended Approval  
September 30, 2020




## Tourist Core Area Plan








Linking Neighborhoods • Building Community • Promoting Recreation  
October 15, 2012

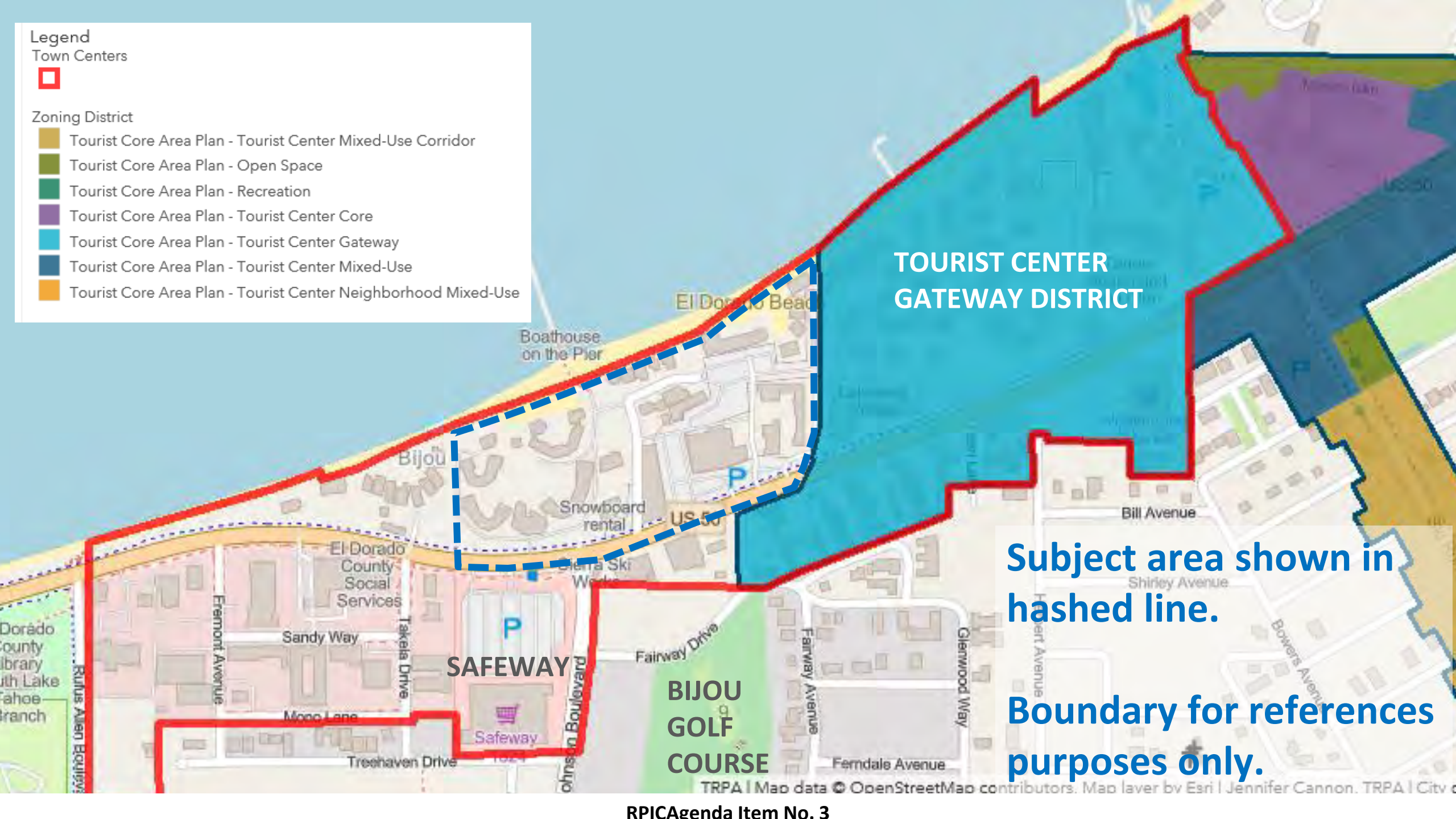


**Legend**

Town Centers  


Zoning District

-  Tourist Core Area Plan - Tourist Center Mixed-Use Corridor
-  Tourist Core Area Plan - Open Space
-  Tourist Core Area Plan - Recreation
-  Tourist Core Area Plan - Tourist Center Core
-  Tourist Core Area Plan - Tourist Center Gateway
-  Tourist Core Area Plan - Tourist Center Mixed-Use
-  Tourist Core Area Plan - Tourist Center Neighborhood Mixed-Use



**TOURIST CENTER  
GATEWAY DISTRICT**

**Subject area shown in  
hashed line.**

**Boundary for references  
purposes only.**



**CVS**



**BEACH RETREAT**



**RETAIL & COMMERCIAL SERVICE**



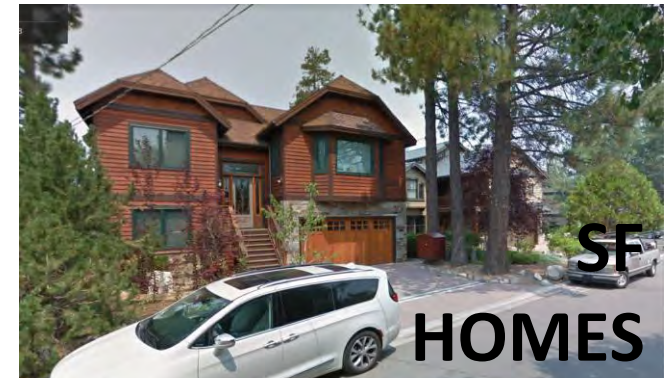
**LAKESHORE LODGE**



**CONNELLY BEACH & TIMBER COVE PIER**



**HEIDI'S**



**SF HOMES**



**TOURIST CENTER  
GATEWAY DISTRICT**

**LAKESHORE  
LODGE**

**BEACH  
RETREAT**

**SAFEWAY**

**BIJOU GOLF  
COURSE**



**BIJOU AREA WIDE EROSION CONTROL PROJECT**



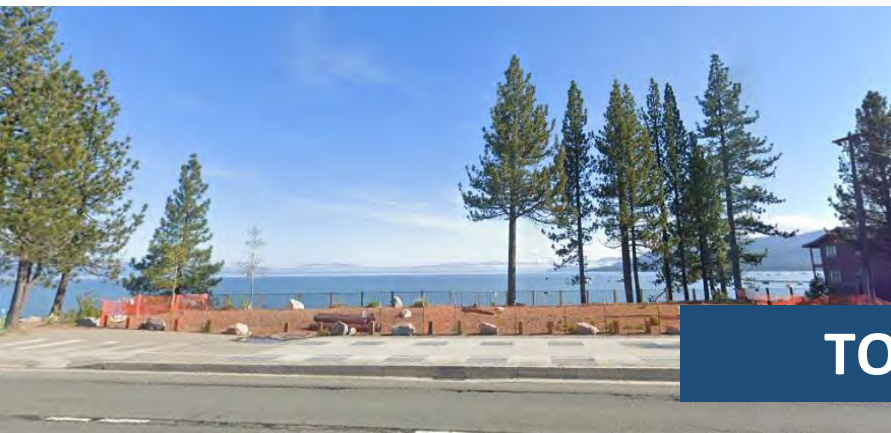
**EL DORADO BEACH TO SKI RUN BOULEVARD BIKE TRAIL**



***FUTURE* EL DORADO SOCIAL SERVICES BUILDING REDEVELOPMENT**



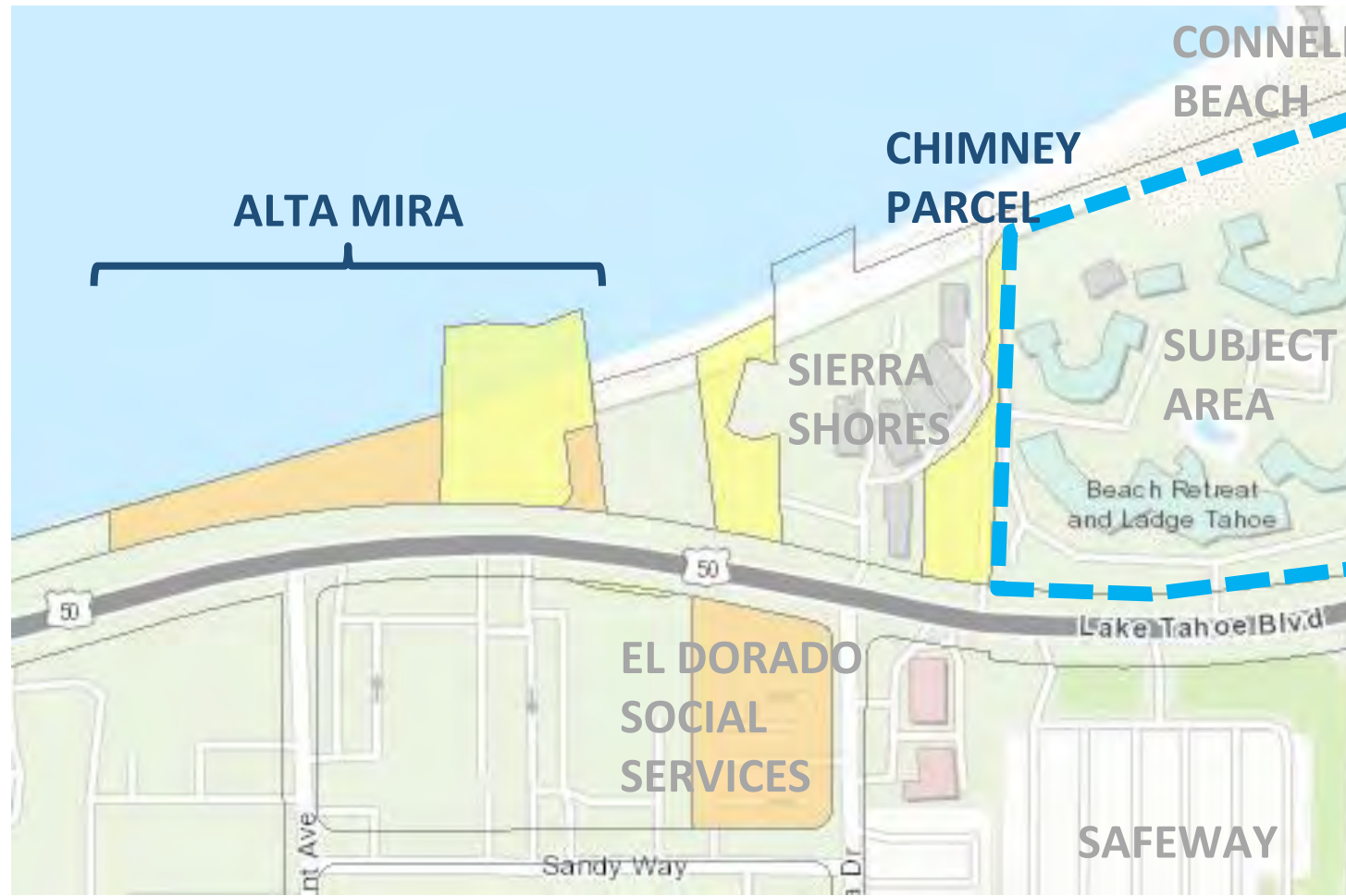
**BEFORE**



**TODAY**



**FUTURE**



- Encourage private investment in redevelopment for the aging Town Center
- Align with TRPA development standards for Town Centers





# Proposed Amendments

1. Expands TCAP Gateway Zoning District westward to include 49 parcels, 18 acres
2. Amends permissible uses in the TCAP to carry over allowable uses from the Bijou/Al Tahoe Community Plan
3. Increases maximum height in the amendment area from 42 to 56 feet to align with TRPA maximum height for Town Centers
4. Includes general administrative revisions

Legend

Town Centers



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## Properties Affected:

- Hotel Elevation, 3489 Lake Tahoe Blvd.
- Heidi's , 3485 Lake Tahoe Blvd
- Bijou Center, 3451 Lake Tahoe Blvd.
- Tahoe Wellness Ctr, 3443 Lake Tahoe Blvd.
- Lakeshore Lodge & Spa, 930 Bal Bijou
- Lakeshore Lodge at 920 Bal Bijou (30 Units)
- Residential Properties at 932-952 Bal Bijou
- Beach Retreat, 3411 Lake Tahoe Blvd.
- 980 Bal Bijou (Parking Lot)
- 984 Bal Bijou (Commercial Use)
- 941 Bal Bijou (Multi-Family)
- 949 Bal Bijou



# Density

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## **Multi-Family Development:**

Maximum increase from 15 to 25 dwelling units per acre in TSC-G Special Area # 1

## **Tourist Uses:**

Maximum 40 units per acre in TSC-G Special Area # 1

## **Mixed-Use Density:**

Maximum 40 units per acre in TSC-G Special Area # 1



# Height

Proposed height in TSC-G Special Area # 1 would increase from 42 feet (3 stories) to 56 feet (4 stories) for uses other than single-family dwellings.

# Proposed Uses

- Most allowed uses of Bijou/Al Tahoe Community Plan District 1 carried over to TCAP Special Area #1.
- Collection Stations and Local Post Offices allowed in Bijou/Al Tahoe Community Plan District 1 would not be carried over.
- Include allowable shorezone uses from the previous Stateline/Ski Run Community Plan.

# Community Noise Equivalent Level (CNEL)

All TCAP Zoning District CNEL standards would be lowered from 65 to 60, except for areas adjacent to US 50.

This aligns CNEL standards to TRPA Regional Plan Threshold Standards.

# Proposed Amendment to Tourist Core Area Plan Implementation Strategies

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## Section 8 Recreation 8.2 Implementation Strategies

*Support the California Tahoe Conservancy in its efforts to implement the Connelley Beach Public Access Project located west of the Beach Retreat parcel to provide a second access to Connelley Beach in addition to Timber Cove.*



Draft Initial  
Study/Negative  
Declaration &  
Initial  
Environmental  
Checklist/FONSE  
Schedule

The IS/ND & IEC/FONSE was sent, along with a Notice of Completion, to the California State Clearinghouse for distribution to state and regional agencies for review.



Comment Period closed on July 6. No comments received.



Planning Commission adopted Resolution 2020-15 on July 16 for the Final IS/ND.

# Public Review Process Began in 2018



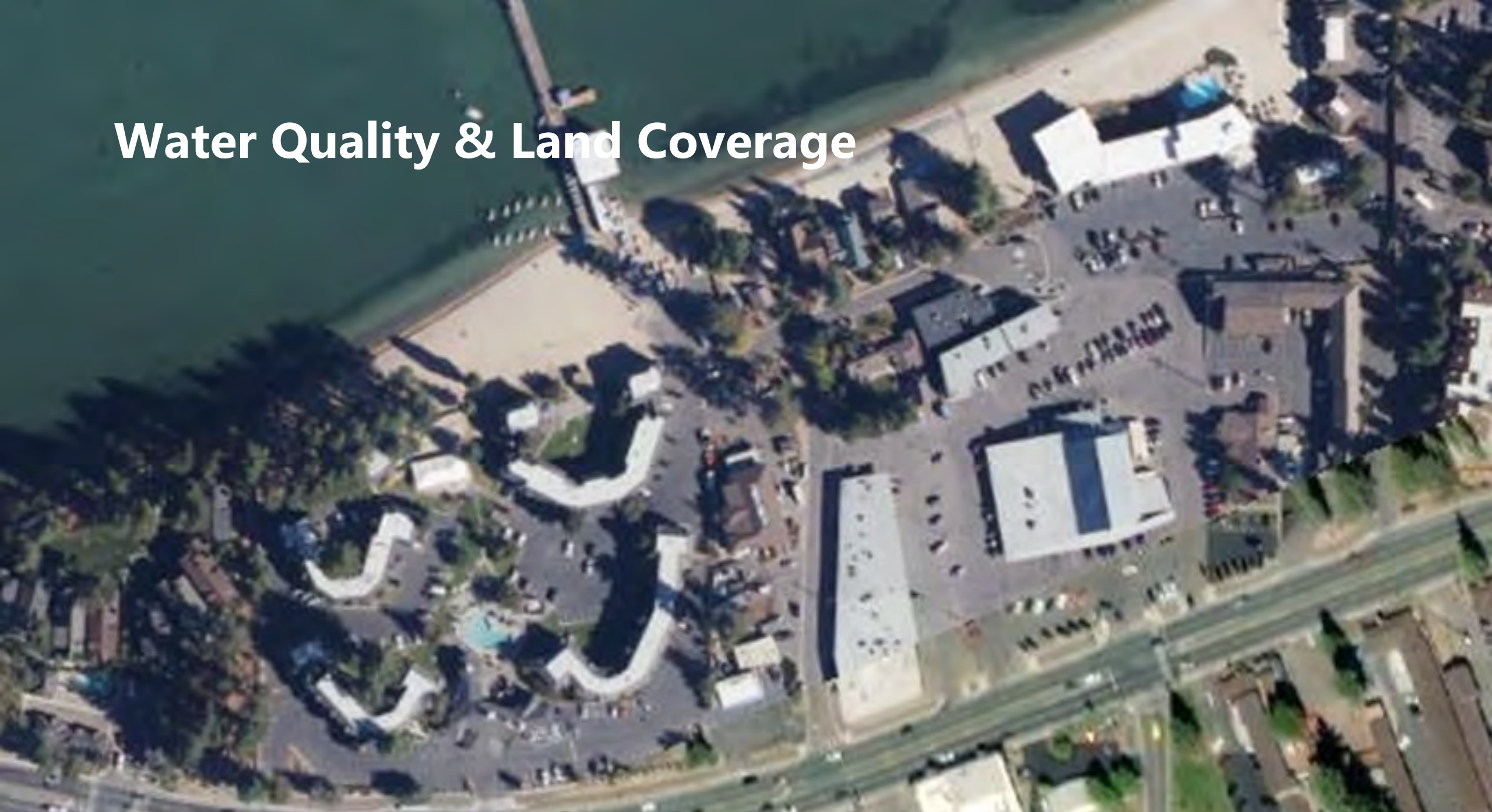
# Regional Plan Conformance

- ✓ Initial Environmental Checklist & Finding of No Significant Effect
- ✓ Required Findings
- ✓ Area Plan Conformance Checklist
- ✓ Environmental Threshold Indicators Evaluation
- ✓ Compliance Measures Evaluation

# Regional Plan Conformance

1. Water Quality & Land Coverage
2. Density
3. Scenic
4. Height
5. Recreation

# Water Quality & Land Coverage



# Density

25 units  
per acre

51 units  
per acre

36 units  
per acre

# Scenic Quality

#32  
 SHORELINE SCENIC UNIT #31  
IN ATTAINMENT

 ROADWAY SCENIC UNIT #33  
OUT OF ATTAINMENT



# Scenic Quality

#32  
 SHORELINE SCENIC UNIT #31  
IN ATTAINMENT

 ROADWAY SCENIC UNIT #33  
OUT OF ATTAINMENT





# Height

## LEGEND

Bijou-Altahoe Community Plan

BJ/AT CP

Tourist Core Area Plan

OS

REC

TSC-C

TSC-G

TSC-MU

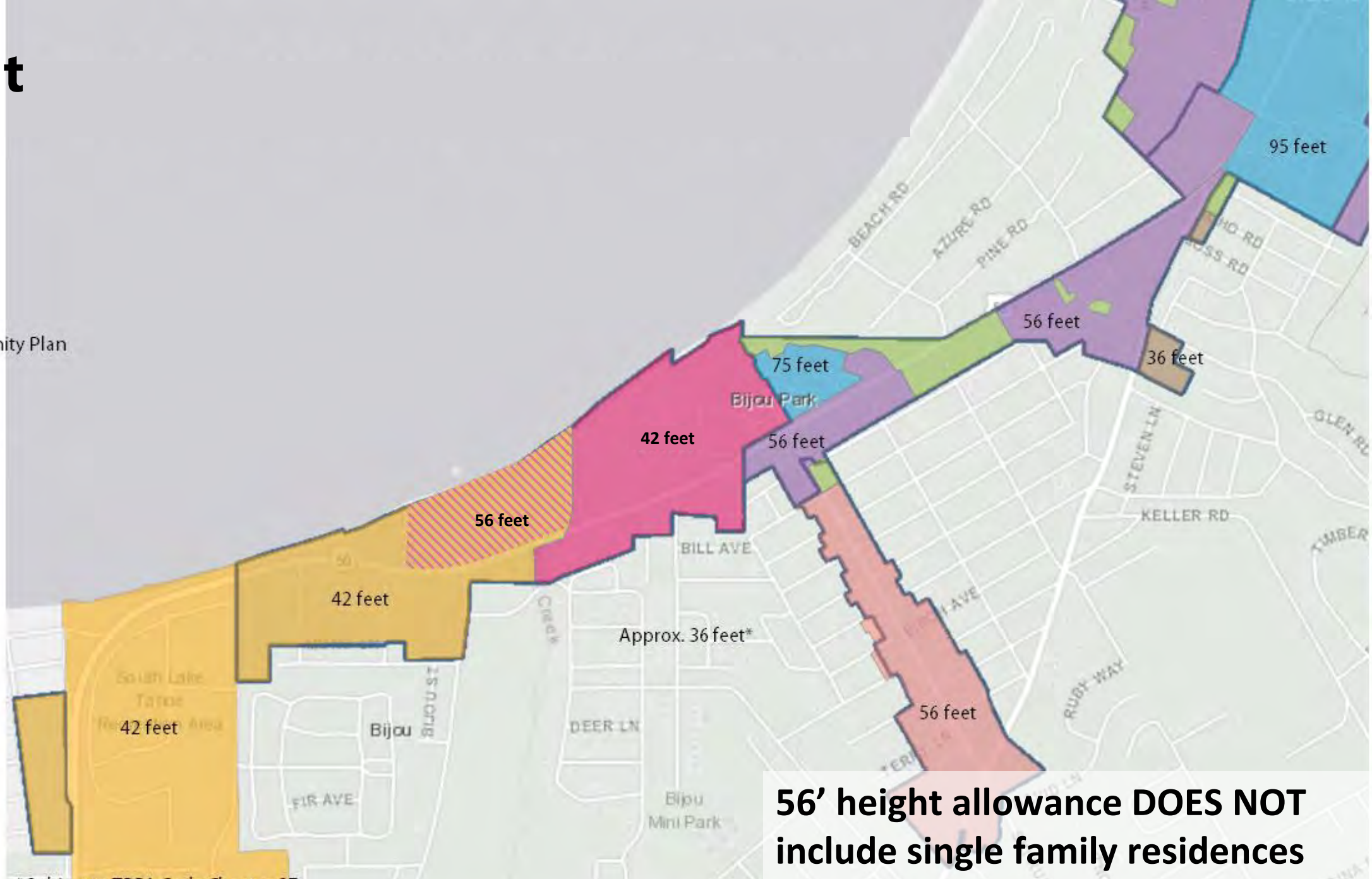
TSC-MUC

TSC-NMX

Town Centers



Amendment Area



**56' height allowance DOES NOT include single family residences**

# Height

## **37.7 Findings for Additional Height**

1. Cannot extend above forest canopy
3. Cannot interfere with existing views
5. Requires screening so that the building blends rather than contrasts from the surrounding environment
9. No net loss of views of a scenic resource

# Recreation

- Timber Cove Marina & Pier
- Connolley Beach
- Ski Run Marina and Beach
- Lakeside Marina
- Heavenly Resort California Base Heavenly Gondola
- Van Sickle Bi-State Park
- Bijou Golf Course & Beach
- Other bike paths, hiking and mountain bicycle trails, and public parks

- ✓ No proposed changes to existing recreation facilities
- ✓ Existing policies to enhance public recreation facilities
- ✓ New policy to support public access project to Connelley Beach



# **Tourist Core Area Plan** *Proposed Amendments*

## **RPIC** **Comments & Questions**

# **Tourist Core Area Plan** *Proposed Amendments*

## **Public Comment**

# Tourist Core Area Plan

## *Proposed Amendments*

### Required Motions

- A motion to recommend Governing Board approval of the required findings, including a finding of no significant effect, for adoption of draft amendments to the Tourist Core Area Plan and Bijou-Al Tahoe Community Plan as provided in Attachment C.
- A motion to recommend Governing Board adoption of Ordinance 2020-04, amending Ordinance 2020-03, as previously amended, to amend the Tourist Core Area Plan and the Bijou-Al Tahoe Community Plan to include the changes referenced in Attachment B.