

# 110

## SOUTH “Y”

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### **PLAN DESIGNATION:**

<b>Land Use Classification</b>	COMMERCIAL/PUBLIC SERVICE
<b>Management Strategy</b>	REDIRECTION
<b>Special Designation</b>	PRELIMINARY COMMUNITY PLAN AREA
	TDR RECEIVING AREA FOR:
	1. Existing Development
	2. Multi-Residential Units (Special Area #2 Only)
	PREFERRED AFFORDABLE HOUSING AREA
	MULTI-RESIDENTIAL INCENTIVE PROGRAM (Special Area #2 Only)
	SCENIC RESTORATION AREA

### **DESCRIPTION:**

**Location:** This is the commercial area around the Highway 50 - Highway 89 intersection in South Lake Tahoe. This area is located on TRPA maps G-18, G-19, F-18, and F-19.

**Existing Uses:** The area is a mixture of commercial, tourist, residential and public service uses. The area is 80 percent built out.

**Existing Environment:** The area is classified as 65 percent low hazard, ten percent moderate hazard and 25 percent SEZ. The land coverage is 55 percent with an additional 20 percent disturbed.

**PLANNING STATEMENT:** This area should continue to be a regional commercial area but should be redirected for more efficient use.

### **PLANNING CONSIDERATIONS:**

1. The area experiences traffic congestion during peak periods.
2. Scenic Roadway Units 1 and 35 are in this area and are targeted for scenic restoration as required by the scenic threshold.
3. There are access and parking problems along Highways 50 and 89.
4. There are flooding and SEZ encroachment problems.
5. There are occasional noise and odor complaints directed at the refuse company.

6. Barton Hospital operates a waste incinerator and gas-fired boiler.
7. The northern portion of this area is in need of additional fire hydrants and water mains.

**SPECIAL POLICIES:**

1. A community plan is the preferred method of guiding new development.
2. A community/redevelopment plan should emphasize commercial activity centers, transit-oriented services, multi-family housing, and SEZ restoration.
3. Uses incompatible with the scenic restoration plan should be encouraged to relocate off of Highways 50 and 89.
4. Properties in Special Area #1 should be considered a preferred area for industrial type uses. Properties in Special Area #2 should be considered a preferred area for multi-residential, professional offices and hospital-related uses.
5. The TRPA and the City of South Lake Tahoe Redevelopment Agency will evaluate all or portions of this Plan Area for a Special Designation as Eligible for Redevelopment Plans after substantial progress has been made toward implementation of the redevelopment plan in PAS 089, 091 and 092.
6. Light industrial, wholesale/storage and other similar uses should be located in the industrial area north of the "Y" (Special Area #1) and residential and medical uses should be located by Barton Hospital (Special Area #2).
7. Senior citizen housing should be encouraged in this area.
8. Should the smaller, discontinuous portion of Special Area #2 (APN 32-191-05) be proposed for a residential use, that use must be mixed with a public service use. In addition, it may not be a 'low effective mobility occupancy' because such occupancies are restricted by the safety zones of the Lake Tahoe Airport's Comprehensive Land Use Plan.<sup>§</sup>

**PERMISSIBLE USES:** Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

**General List:** The following list of permissible uses is applicable throughout the Plan Area (except as noted in Special Areas #1 and #2).

<b>Residential</b>	Employee housing (S) and multiple family dwelling (S).
<b>Tourist Accommodation</b>	Bed and breakfast facilities (A), hotel, motels Accommodation and other transient dwelling units (A), and timeshare (hotel/motel design) (S).
<b>Commercial</b>	Auto, mobile home and vehicle dealers (S), building materials and hardware (S), eating and drinking places

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<sup>§</sup> Amended 08/25/-4

(A), food and beverage retail sales (A), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A), nursery (A), outdoor retail sales (S) service stations (A), amusements and recreation services (A), privately owned assembly and entertainment (S), outdoor amusements (S), animal husbandry services (S), broadcasting studios (A), business support services (A), contract construction services (S), financial services (A), health care services (A), laundries and dry cleaning plant (S), personal services (A), professional offices (A), repair services (A), sales lots (S), schools - business and vocational (S), secondary storage (S), printing and publishing (S), small scale manufacturing (S), vehicle storage and parking (S), and warehousing (S).

**Public Service**

Churches (A), cultural facilities (A), day care centers/pre-schools (A), government offices (A), local assembly and entertainment (A), local post office (A), local public health and safety facilities (A), membership organizations (A), publicly owned assembly and entertainment (S), public utility centers (S), regional public health and safety facilities (S), schools - kindergarten through secondary (S), social service organizations (A), pipelines and power transmission (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving facilities (S).

**Recreation**

Day use areas (A), participant sports facilities (S), outdoor recreation concessions (S), riding and hiking trails (S), and visitor information center (S).

**Resource Management**

Reforestation (A), sanitation salvage cut (A), thinning (A), timber stand improvement (A), tree farms (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A), and SEZ restoration (A).

**Special Area #1:** The following list of permissible uses is applicable in Special Area #1.

**Residential**

Mobile home dwelling (S).

**Commercial**

Auto, mobile home and vehicle dealers (A), building materials and hardware (A), eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A), nursery (A), outdoor retail sales (A), service stations (A), animal husbandry services (A), auto repair and service (A), broadcasting studios (A), business support services (A),

contract construction services (A), financial services (A), health care services (A), laundries and dry cleaning plant (A), personal services (A), professional offices (A), repair services (A), sales lots (A), schools - business and vocational (S), secondary storage (A), food and kindred products (A), fuel and ice dealers (A), industrial services (A), industrial services (A), printing and publishing (A), small scale manufacturing (A), storage yards (A), vehicle and freight terminals (A), vehicle storage and parking (A), warehousing (A), and wholesale and distribution (A).

**Public Service**

Churches (S), collection stations (A), cultural facilities (A), day care centers/pre-schools (A), government offices (S), local assembly and entertainment (S), local post office (A), local public health and safety facilities (A), membership organizations (S), public utility centers (A), regional public health and safety facilities (S), social service organizations (S), pipelines and power transmission (A), transit stations and terminals (A), transportation routes (S), and transmission and receiving facilities (A).

**Recreation**

Day use areas (A) and participant sports facilities (S).

**Resource Management**

Same as General List.

**Special Area #2:** The following list of permissible uses is applicable in Special Area #2.

**Residential**

Employee housing (A), mobile home dwelling (S), multiple family dwelling (A), multi-person dwelling (A), nursing and personal care (A), residential care (A), and single family dwelling (S).

**Tourist Accommodation**

Bed and breakfast facilities (S).

**Commercial**

Nursery (S), animal husbandry services (S), health care services (A), professional offices (A), schools - business and vocational (S), secondary storage (S), and vehicle storage and parking (S).

**Public Service**

Airfields, landing strips and heliports (new non-emergency sites prohibited) (S), churches (S), cultural facilities (S), day care centers/pre-schools (A), government offices (S), hospitals (A), local assembly and entertainment (S), local post office (A), local public health and safety facilities (A), membership organizations (S), schools - kindergarten through secondary (S), social service organizations (S), pipelines and power transmission (S), transit stations and terminals (S), and transportation routes (S).

**Recreation**

Day use areas (S), recreation center (S), and participant sports facilities (S).

**Resource Management**

Same as General List.

**MAXIMUM DENSITIES:** Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

<b>USE</b>	<b>MAXIMUM DENSITY</b>
<b>Residential</b>	
Single Family Dwelling	1 unit per parcel
Multiple Family Dwelling	15 units per acre
Mobile Home Dwelling	8 units per acre
Multi-Person Dwelling	25 people per acre
Nursing and Personal Care	25 people per acre
Residential Care	25 people per acre
Employee Housing	As per limitations above
<b>Tourist Accommodation</b>	
Bed and Breakfast	10 units per acre
Hotel, Motel and Other Transient Units	
• with less than 10% of units with kitchens	40 units per acre
• with 10% or more units with kitchens	15 units per acre
Timeshare	As per the limitations set forth in this table

**MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL:** The maximum community noise equivalent level for this Plan Area is 65 except for Special Area #2 which is 55 CNEL. The maximum community noise equivalent level for the Highway 89 and 50 corridors is 65 CNEL.

**ADDITIONAL DEVELOPED OUTDOOR RECREATION:** The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time.

SUMMER DAY USES **0 PAOT** WINTER DAY USES **0 PAOT** OVERNIGHT USES **0 PAOT**

**ENVIRONMENTAL IMPROVEMENT PROGRAMS:** The capital improvement and other improvement programs required by the Regional Goals and Policies Plan and Environmental Improvement Plan (EIP) for this area shall be implemented.<sup>§</sup>

<sup>§</sup> Amended 5/22/02

