



# COMMUNITY DEVELOPMENT AGENCY

## LONG RANGE PLANNING

---

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-4650, Fax (530) 642-0508

**Date:** October 16, 2014  
**To:** El Dorado County Planning Commissioners  
**From:** Brendan Ferry, Long Range Planning Division  
**Subject:** Staff Report - Meyers Area Plan Workshop

### **Workshop Purpose:**

The purpose of the October 16, 2014 Workshop is to identify preferred Draft Meyers Area Plan (Area Plan or Plan) language to be analyzed pursuant to the California Environmental Quality Act (CEQA).

Many stakeholders with differing viewpoints have requested additional opportunity for discussion and input prior to the environmental review process; this Workshop and the October 28, 2014 Board of Supervisors Meeting will provide a structured format for additional input on the remaining outstanding issues discussed below. Staff will provide a detailed overview of the Draft Area Plan and outstanding issues, answer questions, request opportunity for public input, and ultimately request feedback and direction from Planning Commissioners on the preferred Draft Area Plan language to be analyzed under CEQA.

Once staff receives input from the public and feedback and direction from the Planning Commissioners, the Draft Area Plan can be modified if necessary and moved into the CEQA process. Once the environmental analysis is complete, hearings with the Planning Commission, Board of Supervisors, and the Tahoe Regional Planning Agency (TRPA) will be scheduled to consider adoption of the Meyers Area Plan. Future amendments to the Area Plan are possible during these hearings.

### **Background:**

The Area Plan serves as the comprehensive land use and zoning plan for the community of Meyers, consistent with the Lake Tahoe Regional Plan (Regional Plan) and the El Dorado County General Plan (General Plan). The Plan is intended to realize the Meyers Community Vision, assist in achieving and maintaining TRPA's Environmental Threshold Carrying Capacities, implement the Tahoe Metropolitan Planning Organization's Sustainable Communities Strategy, and implement the policy direction of both the Regional Plan and General Plan. The Meyers Community Vision Statement was developed by residents of the Meyers community through a series of public workshops, and is stated below:

*"Meyers is an ideally situated, spacious, historic, and walkable mountain community that values sustainability, health, wellbeing and the natural environment. Uniquely concentrated with year-round*



# COMMUNITY DEVELOPMENT AGENCY

## LONG RANGE PLANNING

---

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-4650, Fax (530) 642-0508

*outdoor sport and recreational opportunities, the Meyers mountain culture is the hallmark of our thriving local-based economy boasting a diverse commercial and retail environment, welcoming visitors and providing residents with an extraordinary place to live, work and play.”*

Area Plans allow for planning that is responsive to the unique circumstances of communities within the Tahoe Region. TRPA and local governments, in close coordination with the local community, may prepare Plans for a specific area in conformance with the Regional Plan and General Plan. The authority and requirements for the Meyers Area Plan are provided in Chapter 13 (Area Plans) of the TRPA Code of Ordinances, and Chapter 17.22.XI (Specific Plan) of the El Dorado County Zoning Ordinance.

Upon adoption, the Area Plan replaces the Meyers Community Plan that was adopted in 1993, and all or a portion of TRPA Plan Area Statements 119, 122, 136, and 137. The Plan also revises the official zoning map of El Dorado County; and replaces Section 17.58.IV (Meyers Community Plan Districts) and makes revisions to Section 17.74.045 (Meyers Community Plan Design Review Process and Requirements) of the El Dorado County Zoning Ordinance.

Goals and Policies in Chapter 2 through 7 of the Plan supplement the TRPA Goals and Policies and the El Dorado County General Plan. The Zoning Ordinance included in the Plan, and the Meyers Design Standards and Guidelines, include both supplemental and substitute standards that apply to the Area Plan. The TRPA Code of Ordinances and El Dorado County Ordinances apply to all lands within the Area Plan, except in cases where they are specifically substituted or amended by standards in the Zoning Ordinance (Chapter 2, Section D), or Design Standards (Attachment A, Section 1) in the Plan. Where a conflict exists between a TRPA Ordinance and an El Dorado County Ordinance, the more stringent requirement applies.

The Meyers Area Plan builds upon the 1993 Meyers Community Plan and maintains much of the vision and many of the same priorities as the original Community Plan. However, the Area Plan includes lands not included in the Community Plan. It also updates the Community Plan to reflect current conditions and includes additional implementation measures to achieve the Plan's objectives.

The primary objectives for the Meyers Area Plan include:

- To respond to the unique circumstances and needs of the local community;
- To update and consolidate planning documents;
- To allow redevelopment of existing businesses and direct any future commercial or tourist-oriented development to the existing multi-use commercial core within the Meyers Community Center;



# COMMUNITY DEVELOPMENT AGENCY

## LONG RANGE PLANNING

---

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-4650, Fax (530) 642-0508

- To allow for mixing of land uses that results in pedestrian friendly, walkable and transit-oriented community;
- To encourage restoration of disturbed sensitive lands, preservation of natural open spaces, and implementation of projects that result in on the ground environmental improvements; and
- To identify conceptual capital improvements necessary to achieve the Meyers Vision, Environmental Thresholds, and other goals.

The Plan seeks to maintain and enhance Meyers' unique rural character by establishing a formal advisory council of local citizens to review future projects proposed in Meyers, and by making targeted revisions to building design standards and other development standards. The Plan simplifies permitting for small projects by consolidating County and TRPA permitting requirements to have one consistent set of regulations governing permitting in Meyers. The Plan also identifies needed improvements in the community such as bike trails, intersection improvements, and relocation of the agricultural inspection station.

The Area Plan includes approximately 669 acres of mixed-use, recreation, and conservation lands. The Area Plan recognizes Meyer's role as the hub of a much larger community that includes residential, recreation, and conservation lands surrounding the Area Plan. The Plan includes policy direction, zoning, and regulations that apply within the Plan area, as well as guidance on how the Area Plan should be integrated with surrounding areas.

The Area Plan incorporates both the Regional Plan and the General Plan by reference, including the respective implementing ordinances. The Area Plan integrates these Plans to the extent practical in order to simplify compliance with local and regional requirements, and improve the efficiency of Plan administration. The Area Plan also revises specific implementing provisions of the Regional Plan and General Plan to reflect Meyer's unique characteristics and support the local community's vision.

The Area Plan is implemented through a Zoning Ordinance and a series of Capital Improvement Projects. The Zoning Ordinance is included in Chapter 2, Land Use. The Ordinance is a supplement to both the TRPA Code of Ordinances and the El Dorado County Zoning Ordinance and it governs development within the Area Plan.

The Capital Improvement Projects are a series of projects necessary to implement the goals and policies of the Plan. The Capital Improvement Projects are described in Chapter 7, Implementation Element, and Attachment C, Project Summaries. The Area Plan identifies necessary projects and improvements at a conceptual level, but does not approve individual Projects. Attachment C includes summaries and relevant analysis of projects identified in the Area Plan. The Project summaries can serve as a starting point for the development of the identified projects. Projects identified in the Plan may be developed



# COMMUNITY DEVELOPMENT AGENCY

## LONG RANGE PLANNING

---

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-4650, Fax (530) 642-0508

by El Dorado County, TRPA, or other entities. Each Project will require additional planning, design and engineering, regulatory compliance, and funding prior to implementation.

Action is needed at this time because the Meyers Community Plan and other affected Plan Area Statements, which currently provides land use guidance in this area, are over 20 years old and have had only minor changes since adoption. Moreover, Goal 2.10 of the County's General Plan specifically calls for the County to coordinate the County's land use planning efforts in the Tahoe Basin with those of the Tahoe Regional Planning Agency. On December 12, 2012, TRPA adopted an update to its 1987 Regional Plan that provides opportunities for local governments to develop conforming Area Plans that consolidate inconsistent local and regional planning, streamline project review, and provide more specific objectives and standards that are adapted to the needs of the local communities. Furthermore, the Regional Plan provides the County with more flexibility in determining development standards necessary for the rehabilitation, redevelopment, and environmental improvements to aging infrastructure and commercial uses within Meyers, which are only available with an adopted conforming Area Plan.

The Area Plan, its Appendices and other supporting documentation can be viewed on the County website at <http://www.edcgov.us/Meyers/>.

### **Area Plan Process to Date:**

The update to the Meyers Community Plan was initiated in early 2012 at the request of several Meyers residents. Since that time, hundreds of community members have contributed to the update by providing input at seven community workshops and three public hearings, or by volunteering to work through the details of the Plan between workshops. An informal Meyers Community Advisory Council (MCAC) was formed which was comprised of Meyers residents representing different interests (business, recreation, etc.). The MCAC met essentially biweekly over the course of almost a year to work through updating the language in the existing Meyers Community Plan to produce a complete draft of the Area Plan. El Dorado County, TRPA staff and other stakeholders also participated in those MCAC meetings.

The first complete draft of the Area Plan was released in September 2013, and since that time approximately 200 written comments have been submitted. Staff reviewed and considered all of the comments and met with most of the individuals and groups that provided extensive comments. All comments received regarding the environmental analysis will be responded to during the CEQA process. Since September 2013, the Draft Plan has been revised twice to incorporate suggestions and address concerns identified by stakeholders and community members. The Plan revision process has modified



# COMMUNITY DEVELOPMENT AGENCY

## LONG RANGE PLANNING

---

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-4650, Fax (530) 642-0508

the Plan in response to feedback received in writing and during community workshops with a second Draft Area Plan released in January 2014 and a third Draft Area Plan released in June 2014.

This third Draft Area Plan was made available in a strikethrough/ underline format, identifying all changes from the second version in red text (available at <http://www.edcgov.us/Meyers/>). A table (Attachment A) was also provided summarizing the changes in response to comments on the second Draft Plan. Opportunities for public participation in the development of the Meyers Area Plan have been ongoing through the process, and have included the following public involvement opportunities:

- A community visioning workshop in May 2012
- Formal stakeholder interviews in June 2012
- A community workshop to select an informal Community Advisory Council in August 2012
- A series of public Community Advisory Council meetings from September 2012 - February 2013
- A community workshop to review Area Plan priorities in February 2013
- Bi-weekly meetings of the informal Community Advisory Council to address specific topic areas from February – September 2013
- A community workshop to review the Draft Area Plan in September 2013
- A public comment period on the Draft Area Plan from September 4 – October 11, 2013
- An informational Board of Supervisors meeting on October 7, 2013
- An informational Planning Commission meeting on November 14, 2013
- An Informational TRPA Regional Plan Implementation Committee meeting on January 29, 2014
- A community workshop to review the second Draft Area Plan in February 2014
- A community workshop to review the second Draft Area Plan in March 2014
- A community workshop to review the third Draft Area Plan in June 2014

Based on the comments and feedback to date, there are several outstanding issues that continue to generate significant comments from a variety of stakeholders. Those issues are discussed in more detail below and will be the focus of the October 16<sup>th</sup>, 2014 Workshop. As an example, two letters (one from the Lake Tahoe South Shore Chamber of Commerce and one from a Concerned Residents of Meyers Group) that represent varying viewpoints are attached to this Staff Report (Attachments B & C).

### **Area Plan Adoption Process Moving Forward:**

After the Workshop and any subsequent revisions to the Area Plan, the Plan will follow the adoption process outlined below:

- Informational Presentation to El Dorado County Board of Supervisors (scheduled for October 28, 2014 in South Lake Tahoe)
- CEQA Document released to CA State Clearinghouse
- CEQA 30 day comment period



# COMMUNITY DEVELOPMENT AGENCY

## LONG RANGE PLANNING

---

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-4650, Fax (530) 642-0508

- El Dorado County Planning Commission Hearing to Formulate Recommendation to the Board
- El Dorado County Board of Supervisors Adoption Hearing
- Tahoe Regional Planning Agency Advisory Planning Commission Recommendation
- Tahoe Regional Planning Agency Regional Plan Implementation Committee Recommendation
- Tahoe Regional Planning Agency Governing Board Approval
- Second El Dorado County Board of Supervisors Adoption Hearing (if necessary)

### **Outstanding Issues:**

As mentioned above, a few outstanding issues within the Area Plan remain. Stakeholders on all sides of the following issues have requested additional input, which is the main purpose of the Workshop. While the comments and feedback on the Plan have covered a wide range of topics, many comments to date have focused on the following themes:

- Building Heights
- Commercial Floor Area Allocations
- Density
- Land Use
- Meyers Advisory Council
- Community Incentive Program
- California Tahoe Conservancy Asset Lands
- Support for Small Local Businesses

The following changes were made to the second Draft Area Plan to produce the third Draft Area Plan based upon predominant feedback from stakeholders at the community workshops. Generally, we increased restrictions on new development and reduced allowable density and height between the second and third Draft Plans.

- Building Heights – Building height limits were reduced from up to 45 feet down to 35 feet in all Land Use Districts. This is a reduction from the up to 42 foot height limits in the existing 1993 Meyers Community Plan.
- Commercial Floor Area Allocations – The amount of commercial floor area (CFA) reserved for small projects was increased from 15,000 SF to 18,650 SF and revised CFA allocation criteria to preclude a single larger project on multiple parcels from receiving multiple allocations of CFA reserved for small projects. The four sections of the ordinance governing CFA allocations were combined into three sections and some text was revised to make the ordinance easier to understand.



# COMMUNITY DEVELOPMENT AGENCY

## LONG RANGE PLANNING

---

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-4650, Fax (530) 642-0508

- Density – The Area Plan was revised to reduce the density of Tourist Accommodation Units (aside from Bed & Breakfasts) from a maximum of 30 rooms per acre (and up to a maximum of 40 rooms per acre in the Community Incentive Program – discussed later) to 15 rooms per acre. Multi-Family Housing Density was increased in the Meyers Area Plan to 20 units per acre from 15 units per acre in the Meyers Community Plan. The Area Plan also prohibits timeshares anywhere in Meyers, which were allowed under the existing Meyers Community Plan.
- Land Use – The Area Plan combined three “Special Areas” (Yank’s Station, Lake Valley and West Meyers) in the Meyers Community Plan into one Zoning District (Community Center) in the Meyers Area Plan due to the similarities of special areas and to apply more consistent standards to properties in the existing commercial core.
- Meyers Advisory Council – The Area Plan proposes to formalize a Meyers Advisory Council to provide recommendations to the County on the consistency of proposed projects with the adopted policies, standards, and guidelines in the Area Plan, and to recommend updates to the Area Plan. The revised Draft Area Plan included language to potentially create a Community Services District or other appropriate special district, or if no appropriate entity exists, the MAC members may be appointed by the El Dorado County Board of Supervisors. Subsequent discussions at community workshops have identified an elected Municipal Advisory Council as a potentially preferable structure for the Meyers Advisory Council.
- Community Incentive Program – The Area Plan includes an incentive program to encourage private projects to incorporate additional community or environmental benefits. The Top Tier of the Community Incentive Program was removed between the second and third Drafts of the Area Plan. That Top Tier would have allowed additional height (from 35 to 45 feet) and additional tourist accommodation density (from 30 to 40 rooms per acre) for projects implementing significant environmental and community benefits.
- California Tahoe Conservancy (CTC) Asset Lands – The CTC previously purchased nine commercially-zoned, developable parcels as potential sites for an inter-agency visitor Center in Meyers. The CTC is no longer pursuing the visitor center and is considering future sale of these “asset lands”. The third draft Area Plan changed four CTC owned parcels and three adjacent Forest Service parcels (approx. 10 acres) from the Upper Truckee Residential/Tourist zoning district to the Recreation zoning district. This includes CTC asset lands on the west side of SR 89 at the SR 89/US 50 intersection, and reduces the development potential for these parcels. The remaining five CTC asset lands within the Meyers Community Center are proposed to remain as they are currently zoned.
- Small Local Businesses – The Area Plan includes policies promoting small local businesses and improvements to existing business over new development. It does not change the total amount of commercial space available under the existing Community Plan, rather it reserves over half of that commercial space for small businesses (i.e. up to 2,500 SF of commercial space per project).



# COMMUNITY DEVELOPMENT AGENCY

## LONG RANGE PLANNING

---

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-4650, Fax (530) 642-0508

### **Conclusion:**

The purpose of the Workshop is for staff to provide information and obtain feedback and direction from Planning Commissioners on the Draft Meyers Area Plan to be analyzed under CEQA. It is critical that El Dorado County puts forth the best Plan for the Meyers Community, representing all stakeholder interests as equitably as possible. Staff requests the Planning Commission consider the information contained in this Report and public input received prior to and during the Workshop, and offer feedback and direction to the extent possible on the outstanding issues described above. Once staff receives input from the public and feedback and direction from the Planning Commissioners, the Draft Area Plan can be modified, if necessary, and moved into the CEQA process. Once the environmental analysis is complete, hearings with the Planning Commission, Board of Supervisors, and the Tahoe Regional Planning Agency will be scheduled to consider adoption of the Draft Meyers Area Plan. Future amendments to the Area Plan are possible during these hearings.



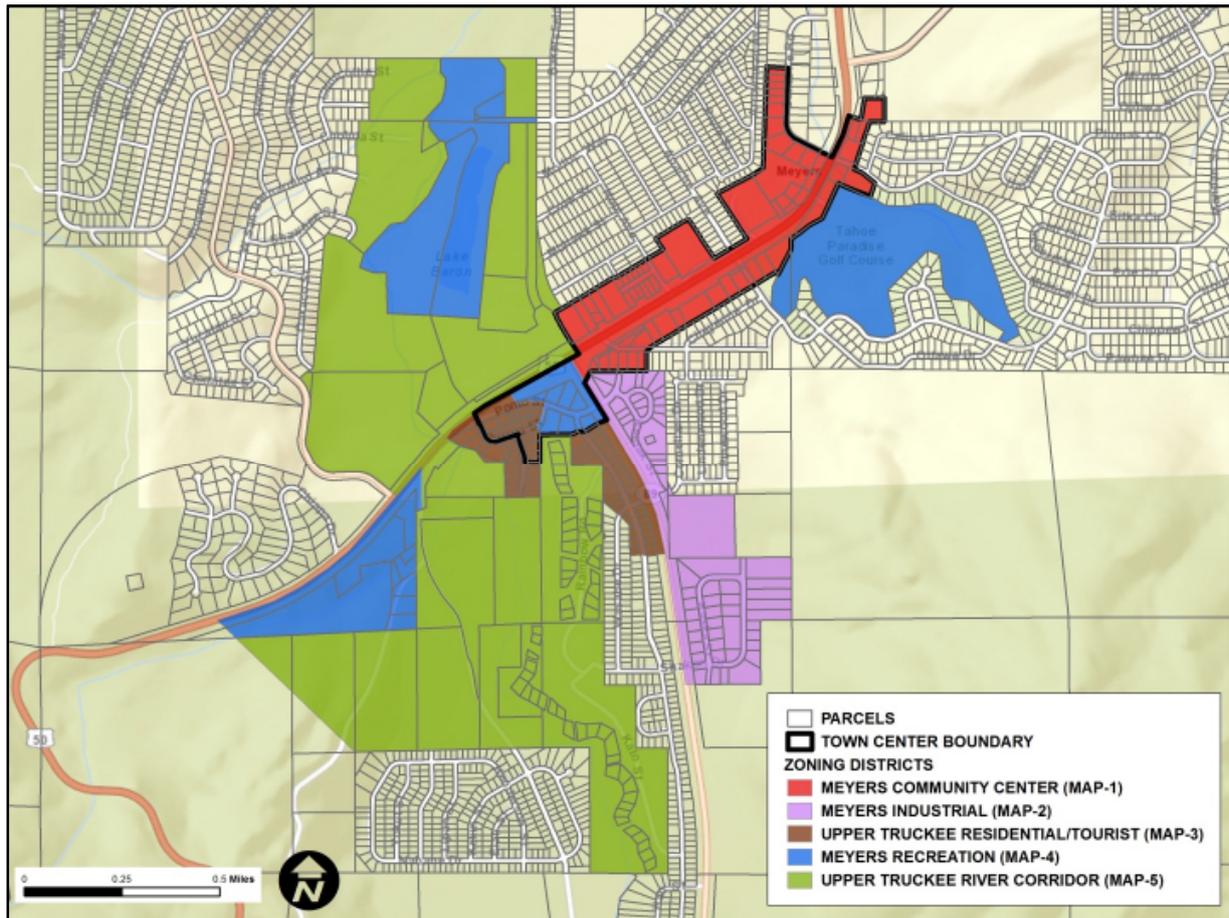
# COMMUNITY DEVELOPMENT AGENCY

## LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-4650, Fax (530) 642-0508

### Supplemental Information for Quick Reference:

#### Zoning Districts Figure





# COMMUNITY DEVELOPMENT AGENCY

## LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667  
 Phone (530) 621-4650, Fax (530) 642-0508

### Area Plan Permitted, Conditional Uses and Prohibited Uses Table

USE	MAP 1 (Center)	MAP-2 (Ind)	MAP-3 (Res/T)	MAP-4 (Rec)	MAP-5 (River)
<b><i>Residential</i></b>					
Employee Housing	CUP <sup>(3)</sup>	—	CUP	CUP	—
Multiple Family Dwelling	p <sup>(6)</sup>	—	P	—	—
Multiple Person Dwelling (i.e., dormitories, etc.)	CUP	—	—	—	—
Nursing and Personal Care	CUP	—	—	—	—
Single Family Dwelling	p <sup>(4)(6)</sup>	—	P	—	—
<b><i>Tourist Accommodation</i></b>					
Time-share units	—	—	—	—	—
Bed and Breakfast Facilities	P	—	P	—	—
Hotels/Motels	CUP	—	CUP	—	—
<b><i>Commercial (Retail)</i></b>					
Auto/Mobile Homes/Vehicle Dealers	—	CUP	—	—	—
Building Materials/Hardware	P	P	—	—	—
Eating and Drinking Places	P	P	—	—	—
Food and Beverage Sales	P	P	—	—	—
Furniture/Home Furnishings/Equipment	P	P	—	—	—
General Merchandise Stores	P	P	—	—	—
Mail Order and Vending	P	P	—	—	—



# COMMUNITY DEVELOPMENT AGENCY

## LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667  
 Phone (530) 621-4650, Fax (530) 642-0508

Nursery	P	P	—	CUP	—
Outdoor Retail Sales	CUP	CUP	—	—	—
Service Stations	CUP	CUP	—	—	—
<b>Commercial (Entertainment)</b>					
Amusements and Recreation Services	P	—	—	CUP	—
Privately Owned Assembly and Entertainment	CUP	—	—	—	—
Outdoor Amusements	CUP	—	—	CUP	—
<b>Commercial (Services)</b>					
Animal Husbandry Services	CUP	P	—	—	—
Broadcasting Studios	P	P	—	—	—
Business Support Services	P	P	—	—	—
Contract Construction Services	CUP	P	—	—	—
Financial Services	P	P	—	—	—
Health Care Services	P	P	—	—	—
Personal Services	P	P	—	—	—
Professional Offices	P	P	—	—	—
Repair Services	CUP	P	—	—	—
Schools-Business and Vocational	CUP	—	—	—	—
Sales Lots	—	CUP	—	—	—
Secondary Storage	CUP <sup>(1)</sup>	CUP	—	—	—
Auto Repair and Service	CUP	P	—	—	—



# COMMUNITY DEVELOPMENT AGENCY

## LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667  
 Phone (530) 621-4650, Fax (530) 642-0508

USE	MAP – 1 (Center)	MAP-2 (Ind)	MAP-3 (Res/T)	MAP-4 (Rec)	MAP-5 (River)
Laundries and Dry Cleaning	CUP	P	—	—	—
<b>Commercial (Light Industrial)</b>					
Food and Kindred Products	CUP <sup>(6)</sup>	P	—	—	—
Fuel and Ice Dealers	—	P	—	—	—
Industrial Services	—	CUP	—	—	—
Printing and Publishing	CUP <sup>(6)</sup>	P	—	—	—
<b>Commercial (Wholesale/Storage)</b>					
Recycling and Scrap	—	CUP	—	—	—
Small Scale Manufacturing	CUP <sup>(6)</sup>	CUP	—	—	—
Storage Yards	—	CUP	—	—	—
Vehicle/Freight Terminals	—	CUP	—	—	—
Vehicle Storage and Parking	CUP <sup>(6)</sup>	P	—	—	—
Warehousing	CUP <sup>(6)</sup>	P	—	—	—
Wholesale and Distribution	CUP <sup>(6)</sup>	P	—	—	—
<b>Public Services (General)</b>					
Churches	P	—	CUP	—	—
Collections Stations	CUP <sup>(6)</sup>	P	—	—	—
Child Day Care Facilities and Preschools	P	CUP	CUP	CUP	—
Government Offices	P	CUP	CUP	—	—



# COMMUNITY DEVELOPMENT AGENCY

## LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667  
 Phone (530) 621-4650, Fax (530) 642-0508

Hospitals	CUP	—	—	—	—
Local Assembly and Entertainment	P	CUP	CUP	P	—
Local Post Office	P	—	—	—	—
Local Public Health and Safety Facilities	P	P	CUP	CUP	CUP
Membership Organizations	P	—	—	—	—
Publicly Owned Assembly and Entertainment	CUP	—	—	CUP	—
Public Utility Centers	CUP <sup>(6)</sup>	CUP	—	CUP	CUP
Regional Public Health and Safety Facilities	CUP	CUP	—	—	—
Social Service Organizations	P	CUP	CUP	—	—
Schools (K-12)	CUP	—	—	—	—
Cultural Facilities	P	CUP	P	P	—
Schools/Colleges	CUP	—	—	—	—
<b>Public Service (Linear Facilities)</b>					
Pipelines and Power Transmission	CUP	CUP	CUP	CUP	CUP
Transit Stations and Terminals	P	P	CUP	CUP	CUP
Transportation Routes	CUP <sup>(5)</sup>				
Transmission and Receiving Facilities	CUP	CUP	CUP	CUP	CUP
<b>Recreation</b>					
Cross Country Ski Courses	P	P	P	P	P
Day Use Areas	P	—	P	P	P



# COMMUNITY DEVELOPMENT AGENCY

## LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667  
 Phone (530) 621-4650, Fax (530) 642-0508

Golf Courses	—	—	—	CUP	—
Group Facilities	CUP	—	CUP	P	—
<b>USE</b>	<b>MAP – 1 (Center)</b>	<b>MAP-2 (Ind)</b>	<b>MAP-3 (Res/T)</b>	<b>MAP-4 (Rec)</b>	<b>MAP-5 (River)</b>
Outdoor Recreation Concessions	P	CUP	CUP	P	—
Participant Sport Facilities	CUP	CUP	—	P	—
Recreation Centers	P	—	CUP	CUP	—
Riding and Hiking Trails	P	P	P	P	P
Rural Sports	—	CUP	CUP	P	—
Snowmobile Courses	—	—	—	CUP	—
Sport Assembly	CUP	—	—	—	—
Visitor Information Center	P	—	CUP	P	—
Developed Campgrounds	—	—	—	P	CUP
Undeveloped Campgrounds	—	—	—	P	CUP
Recreational Vehicle Parks	—	—	—	CUP	—

- <sup>(1)</sup> Applies only to parcels on Santa Fe Road.
- <sup>(2)</sup> Maintenance facilities not allowed within any new transit facilities.
- <sup>(3)</sup> One employee housing unit allowed without a CUP per commercial building with at least 1000 sq. ft. of CFA.
- <sup>(4)</sup> Single family dwellings in Meyers Community Center limited to condominiums or townhouses with at least 3 attached units.
- <sup>(5)</sup> Non-motorized public trails are a permitted use.
- <sup>(6)</sup> These uses are not allowed within the portion of the ground floor of a structure that faces the primary entry point for projects adjacent to US 50. This restriction may be waived if the Meyers Advisory Council and the Planning Commission find that the use is otherwise consistent with the intent of the Meyers Area Plan.



# COMMUNITY DEVELOPMENT AGENCY

## LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667  
 Phone (530) 621-4650, Fax (530) 642-0508

**Area Plan Development Standards Table**

		MAP – 1 (Center)	MAP-2 (Ind)	MAP-3 (Res/T)	MAP-4 (Rec)	MAP-5 (River)
<b>Maximum Height and Density for All Uses</b>	Maximum Height (Ft.)	35	35	35	35	35
	Density, Single Family Residential	NA	NA	1 unit/ parcel (parcels less than 1 acre); 2 units if greater than one acre	NA	NA
	Density, Multiple Family <sup>(4)</sup>	20 units/ acre	NA	15 units/ acre	NA	NA
	Density, Multi-person/ Nursing & personal care	25 persons/ acre	NA	NA	NA	NA
	Density, Bed and Breakfast	10 units/ acre	NA	10 units/acre	NA	NA
	Density, all other Tourist accommodation	15 units/ acre	NA	15 units/ acre	NA	NA
	Density, Group facilities	25 persons/ acre	NA	25 persons/ acre	25 persons/ acre	NA



# COMMUNITY DEVELOPMENT AGENCY

## LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667  
 Phone (530) 621-4650, Fax (530) 642-0508

	Density, Campgrounds & Recreational Vehicle Parks	NA	NA	NA	8 sites/ acre for camp- grounds, 10 sites/ acre for RV Parks.	8 sites/ acre for camp grounds
--	--	----	----	----	---	--------------------------------------

### Current Area Plan Allocation of Commercial Floor Area Language

- A. No person shall construct a project or commence a use that creates additional commercial floor area without first receiving an allocation of Commercial Floor Area (CFA) approved by the El Dorado County Planning Commission (Planning Commission), or an allocation of new or transferred CFA approved by TRPA consistent with Chapters 50 or 51 of the TRPA Code of Ordinances. As of June 1, 2014, a total of 33,650 square feet of additional CFA is available for allocation by the Planning Commission within the MAP Zone. Allocations of CFA authorized by the Planning Commission must be consistent with this Ordinance and with TRPA Code Section 50.6.1 subsections A and B, and 50.6.5 subsections A and B.
- B. Of the CFA available for allocation by the Planning Commission, 18,650 square feet shall be reserved to ensure sufficient CFA is available for a variety of small businesses. The Planning Commission may allocate this reserved CFA as follows: a maximum of 2,500 square feet of CFA or an amount equal to 40% of the project area, whichever is less, may be allocated to a proposed project. Only one project is eligible for this allocation of CFA on each legally created parcel.
- C. The Planning Commission may allocate the remaining CFA that is not reserved under section B, above, to a project using either of the following approaches:
  - 1. CFA may be allocated to a project for a fee equal to the most recently advertised market rate for CFA available from the California Tahoe Conservancy. The funds received from this fee shall be collected by El Dorado County and placed in an interest bearing account. Use of these funds shall be reserved for implementation and maintenance of Capital Improvement Projects within the Meyers Area Plan.
  - 2. CFA may be allocated to the MAP Zone as a match for transfers of existing CFA from sensitive lands consistent with Chapter 51 (Transfer of Development) of the TRPA Code of Ordinances, in the event that TRPA has no CFA available to provide as a match.



# COMMUNITY DEVELOPMENT AGENCY

## LONG RANGE PLANNING

---

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-4650, Fax (530) 642-0508

### Current Area Plan Community Incentive Projects Language

- A. The fee for allocations of additional CFA, as described in section 80.D.1, above, may be waived if the Planning Commission makes written findings certifying that the project meets all of the following:
1. Include passive solar, alternative energy features, or other design components that the Meyers Advisory Council and Planning Commission find will result in reduced greenhouse gas emissions.
  2. Exceed State and regional green building standards for energy efficiency.
  3. Be consistent with the *Meyers Design Standards and Guidelines*, and contribute to an increase in the numeric scenic rating of Roadway unit 36C (US 50 through Meyers).
  4. Include a minimum of 10% of the project area or 800 square feet, whichever is less, of landscaped outdoor public areas including pedestrian amenities such as benches, tables, drinking fountains, public art, and/or informational kiosks. Public areas must be available to any member of the public regardless of whether they are engaged in commercial activity on the site.
  5. Exceed stormwater quality standards by 10%. This requirement is defined as sizing on-site stormwater facilities to accept 110% of the required stormwater volume, treating off-site stormwater from an area equal to at least 10% of the project area, or contributing 110% of the required financial or in-kind contributions to an area-wide stormwater management project.

# **Staff Report - Meyers Area Plan Workshop**

## **Attachments**

# Attachment A

## June 2014 Revisions to the second draft Meyers Area Plan

Page	Change
1-4, 2-4, 4-1, and Appendix D	Changed 7 publically-owned parcels (approx. 10 acres) from the Upper Truckee Residential/Tourist zoning district to Recreation zoning district. This includes CTC asset lands on the west side of SR 89 at the SR 89/US 50 intersection, and would reduce the development potential for these parcels. Figure 2-2, Appendix D (list of parcels within each zoning district) and text in the Introduction and Conservation chapters were updated to reflect the change.
2-4	Added language to Policy 1.1 promoting unique local businesses at the same size and scale as existing businesses.
2-4	Added a new policy 1.8 to encourage redevelopment of existing developed parcels over the development of vacant parcels.
2-5	Policy 2.2 was revised to remove the mention of bonus height and density as an incentive.
2-10	Removed "time-share units" as an allowable use anywhere in the Plan area
2-10 to 2-13	Added several new allowable uses in the Recreation district in response to comments from the Tahoe Paradise Resort Improvement District.
2-13	Reduced maximum tourist density to 15 units/acre and removed height and density bonuses for incentive program.
2-15	Revised ordinance section 70.B to clarify that any project requiring a design review permit other than a single family residence requires the review of the Meyers Community Advisory Council.
2-15	Increased the amount of commercial floor area reserved for small projects to 18,650 and revised CFA allocation criteria to preclude a single larger project on multiple parcels from receiving multiple allocations of CFA reserved for small projects. The four sections of the ordinance governing CFA allocations were combined into three sections and some text was revised to make the ordinance easier to understand.
2-16	Deleted ordinance section listing criteria for height and density incentives. Revised criteria in section 90.A.1 to remove incentive for public parking and replace it with incentive for greenhouse gas reduction.
2-17	Section 100 (Special events and temporary uses) was revised to clarify which requirements apply within the designated special events area (Tahoe Paradise Park), and which apply in the rest of the plan area. Section 100.A.1 was also revised to allow the entity managing a property to approve a special event in the event that the property manager is different than the property owner. The requirement that special events get a permit if they include amplified outdoor sound systems was replaced with noise standards.
2-18	Section 130.A.1 was deleted because it references scenic requirements for buildings over 35', which are not allowed based on other revisions.
7-2	Revised policy 1.2 to provide additional detail on the makeup, selection, and organization of the Meyers Community Advisory Council. In particular, the policy calls for the MAC to be comprised of locally elected representatives of a Community Services District, if such a district is

	formed.
7-4	Rearranged projects listed in table 7-1 to put them in order of priority.
7-6	Rearranged projects listed in table 7-2 to put them in order of priority.
7-7	Revised the description of the Community Incentive program to remove references to extra height and density as an incentive.
A-8 to A-9 and A-20	Building form and building façade guidelines were relocated to section B.2 to make them required standards rather than guidelines. This includes mandatory standards for roof slope and building facades.
A-15	The description of the trailhead and chain-up area was slightly modified to include the vacant gas station parcel at the intersection of 50 & 89, rather than calling for it west of the intersection.
C-12 to C-13	Identified the “Tveten property” as the preferred location for the trailhead, and identified the Tahoe Resort Improvement District as a participating agency.
C-19	Identified the Tahoe Paradise Resort Improvement District as a possible participating agency in the Upper Truckee River Enhancement Project
General	Changed Meyers Community Advisory Council to Meyers Advisory Council

# Attachment B



TahoeChamber.org

October 7, 2014

Mr. Walter Matthews, Chair  
Members, El Dorado County Planning Commission  
2850 Fairlane Court  
Placerville, CA 95667

**Re: Comments on the Third Draft, Meyers Area Plan (June 2014)**

Dear Chair Matthews and Members:

The Lake Tahoe South Chamber of Commerce (TahoeChamber) respectfully submits these comments for Commission consideration as part of your scheduled October 16 meeting in South Lake Tahoe to hear presentations, take public testimony, and discuss the draft Meyers Area Plan.

Over the course of the last several months, TahoeChamber leaders have met on multiple occasions with our member business owners and operators in the Meyers community to review and discuss the draft Area Plan. Together, these owners and operators represent 15 Meyers-based businesses and approximately 300 jobs.

This letter is a summary of the comments and concerns we have heard directly from our members in the Meyers community.

There is strong support for the following elements of the draft Area Plan:

- The Meyers Community Vision
  - Introduction, Page 1-1
- Transportation Goals & Policies
- Transportation & Circulation Vision
- Transportation & Circulation Implementation Actions
  - Chapter 3, Pages 3-3 through 3-8
- Provisions Establishing Landmark Tree Protection (Sierra Junipers)
  - Chapter 4, Environmental Conservation, Pages 4-4 and 4-6
- Recreation Vision
- Recreation Goals & Policies
- Recreation Implementation Actions
  - Chapter 5, Pages 5-3 through 5-5
- Public Services Vision
- Public Services Goals & Policies
- Public Service Improvements
  - Chapter 6, Pages 6-3 through 6-5

Areas of Concern:

In terms of Chapter 2, Land Use Element, our Meyers members are concerned with the changes made in the Third Draft Plan as compared with provisions that were in the Second Draft Plan. Specifically:



- **Reduction in maximum allowable height from 42 to 35 feet.**

Among other concerns, this limits flexibility in architectural design, potentially leading to flat roof design and/or lack of architectural character.

  - This change is inconsistent with **Goal 5**. “Improve the physical appearance of all areas within the Area Plan. Encourage rehabilitation through the remodeling, upgrading, landscaping, and aesthetic improvements of buildings, other structures and signage.”
  
- **Reduction in allowable density for tourist accommodation units from 40 to 15.** Among other concerns, this all but eliminates any possibility that tourism accommodation properties will be constructed in allowable Meyers zoning districts.
  - This change is inconsistent with **Goal 1**. “Maintain the long term economic health and stability of the Area Plan by providing a diverse mix of commercial, recreational, tourist accommodation, residential and public service land uses in five separate land use district which serve both residents and tourists.” (underline added for emphasis).
  - This also fails to recognize the reality that there are minimal lots available in Meyers. Those that are available are considerably smaller than one full acre resulting in the unintended consequence of making those smaller lots undesirable due to economic considerations for any development.
  
- **Change in CFA allocation.** While well-intentioned, the change to reserve 18,650 in Commercial Floor Area (CFA) for “a variety of small businesses” ignores the reality of how projects are typically financed.
  - This change is inconsistent with **Policy 2.1**. “Allocate a portion of additional commercial floor area in a manner that will result in capital improvements that implement the Area Plan.”
  
- **Elimination of most provisions under Section 90, Community Incentive Projects.** From a practical standpoint, there are no longer any meaningful property owner/project incentives contained in the draft Meyers Area Plan.
  - This change is inconsistent with **Goal 2**. “Incentive programs should promote commercial development projects which meet plan objectives.”
  - It is also inconsistent with a number of goals and policies in Chapter 7, Implementation Element. See more detailed comments on the Implementation Chapter, below.



- **New Policy 1.8: Encourage redevelopment of existing parcels over the development of vacant parcels**
  - In the judgment of our Meyers members, this policy is unfair to owners of vacant parcels, certainly parcels in the Meyers Community Center who may wish to develop their holdings consistent with the Meyers Community Vision and supported provisions of the Area Plan.
- **Chapter 7, Implementation Element, is vague and weak, yet implementation is the key to achieving Plan Goals, Policies and desired outcomes identified in the Plan.** This element was made weaker by the specific changes referenced in this letter that represent a significant departure from the Second Draft of the Area Plan.

Goals and Policies that were weakened or rendered moot in the Third Draft include:

- **Goal 2.** “Fund and implement a portion of the improvements necessary to achieve the Plan’s goals and policies through private sector projects.” (emphasis added).
- **Policy 2.2.** “Provide incentives to privately-funded projects that result in measureable progress toward achieving Plan goals and policies.”
- **Policy 3.1.** Actively pursue funding to implement this plan from federal, state, and local grant sources, philanthropic organizations, and private-public partnerships.” (emphasis added).
- **Goal 4.** “Achieve a sustainable and compact land use pattern by directing future commercial, tourist, and multi-family residential uses to appropriate areas within the Plan Area.” (emphasis added – the potential for “future tourist” has been functionally eliminated with changes from the second to third drafts of the Area Plan).
- **Policy 4.2.** “Identify and encourage opportunities to relocate and consolidate existing commercial uses within the Plan Area.” The third Draft Plan does not incorporate adequate incentives to support this policy.
  - Funding strategies identified in the Implementation Element are weak and do not generate confidence in timely Plan implementation.

**In addition to addressing the specific Third Draft weaknesses cited above, there are additional steps El Dorado County can take to strengthen Plan implementation:**

- To ensure the implementation of transportation, circulation and mobility improvements, the County and TRPA/TMPO must bring Caltrans to the table as a partner with the community.



TahoeChamber.org

- The Chamber supports a partnership between the County, Tahoe Transportation District, and TRPA/TMPO to work with the community to prepare a responsive, effective Meyers Area Mobility Plan with the On Our Way grant funds already approved by TRPA/TMPO. The mobility planning process should get underway as soon as possible and outcomes must be implementation-oriented.
- Pedestrian and Bicycle Trail improvements should be assigned a high priority, including the need to connect gaps in the existing network. Trail improvements benefit community mobility and access to the diverse recreational attractions and opportunities in the Meyers area.

The County should do everything it can to bring the California Department of Food & Agriculture (Division of Pest Exclusion) to the table as a partner with the community to address safety, mobility and scenic concerns with the existing, outdated Meyers Agricultural Inspection Station. Among numerous deficiencies, the existing station is not consistent with Meyers Area Plan Design Standards and Guidelines, scenic goals and objectives, or with community character objectives.

In summary, the Meyers community members of TahoeChamber believe the Second Draft of the Meyers Area Plan was superior to the current Third Draft. In support of our members, we the undersigned TahoeChamber leaders respectfully request that Planning Commission provide direction to staff to use the Second Draft of the Plan as the basis for moving the Meyers Area Plan forward.

Sincerely,

Tamara Hollingsworth  
Board Chair

Jason Drew  
Chair, Government Affairs Committee

cc: Mr. Brendan Ferry, El Dorado County

# Attachment C

## **CONCERNED RESIDENTS OF MEYERS**

c/o P.O. Box 8066  
South Lake Tahoe, California 96158

### **Sent Via Electronic and U.S. Mail**

July 28, 2014

The Honorable Norma Santiago, Chair and  
Members of the Board of Supervisors  
County of El Dorado  
333 Fair Lane  
Placerville, California 95667

### **Re: Meyers Area Plan – Request for Support and Action**

#### **Dear Chair Santiago and Members of the Board of Supervisors:**

We are writing to you to express our concerns about the Meyers Area Plan process. We are writing not as land speculators seeking project approvals. We are not writing as paid consultants advocating land use changes to benefit clients. We are not writing to you as out-of-area advocacy groups seeking favors for large corporate interests. We are writing to you as people who live and work in Meyers and ones who care about the community's character and future.

Our concerns and comments about the Meyers planning process and outcomes are not new. We want the community plan for Meyers to be one that is acceptable to a majority of the community and the result of a plan update process that actively engages the entire community in arriving at a plan acceptable to them. We do not want a staff-driven plan where deals are made behind closed doors between small groups of invitees in a non-transparent process. We want a community plan that is acceptable to a majority of the community that we can live with over the next 20 years. We want a Plan that is our Plan not a special interest and self-serving document for development interests in or outside our community.

We acknowledge that there is a great diversity of opinion regarding how residents, property owners, and business owners and operators view the future of Meyers as well as great confusion and lack of understanding of proposed land-use changes. This diversity of opinion about the future is in itself the core condition that must be assessed and evaluated in a manner that helps County officials to arrive at a verifiable and democratically-based decision on land use and restores faith that the entire community has had its voice heard.

Specifically, we continue asking for the following:

1. **To be placed on the agenda of the Board of Supervisors on an item to discuss our concerns below at a time that is convenient for the Board and those of us who work for a living;**
2. **A verifiable method for the County to determine that it has gained a wide-range view *from the community within and directly impacted by the proposed Meyers Area Plan.*** A “validated” community-wide survey of all residents and property owners is needed to guide and shape the final Meyers Area Plan. Such a survey would allow all interested parties in Meyers to have a voice in this 20-Year Plan. It would also provide the opportunity for all community voices to be heard. This request has been made in the past and is reiterated herein. We are researching the cost of such a survey by a nationally- recognized survey company at this time.
3. **Defer any final action on the Plan until a new County Supervisor is elected and seated to allow him or her input on the new 20-year Plan.** The voters of the 5<sup>th</sup> District will elect a new Supervisor in November and the man or woman elected should have an opportunity to be heard and decide on a final area plan. Our new Supervisor will have the benefit of being recently elected and accountable to the people of the District.
4. **Verification in the plan document that available incentives provided under the Plan will be applicable to existing business and property owners.**
5. **Specifically define height limitations in all planning areas.** The previously staff agreed height standard of 35 feet should be made part of any final. Include specific language in the Meyers Plan that limits height and density to those selected by the Meyers Community. In other words, variances allowed by TRPA’s Code, but not discussed in the Meyers Plan, cannot be used to exceed the maximum heights desired by the Meyers Community. This request is of course subject to the results of a validated community survey that we are requesting.
6. **Affirm in writing in any adopted plan verbal assurances made by staff to make available to all existing business and property owners incentive allowed under an Area Plan.**
7. **Eliminate mixed land-use additions to the Plan that could compromise existing business uses (e.g. motel next to an industrial use).** Do not allow the creation of uses near existing businesses that compromise the ability of owners to conduct their businesses.
8. **Ensure in language of the Plan that all existing business will be permitted uses in any new Plan adopted and that the owners of the businesses can sell their property for the same use to a subsequent owner.**

9. **Include in specific language in the Plan that the County does not support and will not use eminent domain** (acquisition of private property over the objection of the property owner) to achieve Plan goals and objectives nor will the County support the use of this extraordinary confiscatory power by other agencies.
10. **Include specific language in the Plan that maximum new Commercial Floor Area will not exceed the 33,650 sq. ft. noted in the Meyers Plan, period.** We have been told by TRPA staff that although the community discussions and presentations have centered on a 33,650 sq. ft. limit, in reality, the TRPA would not prohibit CFA above this limit if it were transferred or converted per TRPA's Code, Chapter 50. If the community wants a limit, it should be a true limit.
11. **Define in the Plan that County and TRPA officials must carefully explore with Caltrans alternative ways to ensure safe passage of pedestrians and cyclists across SR 50 including installation of a traffic signal.**
12. **Maintain community character while striving for community improvements.** Community members do not oppose new development in Meyers. They do want to retain the rural character of the community and help existing and new small businesses flourish.
13. **Write the language of the Plan in plain English,** not "planners speak." Make the document user-friendly and informative.
14. **Let the people of Meyers decide if current open space lands owned by the California Tahoe Conservancy should remain open space or sold for development. We have been told that CTC officials have made this commitment in the past.**
15. **Formation of a community-selected advisory council or group that operates under California's Open Meeting Law and is subject to the Brown Act.** The existing Meyers Community Advisory Council is not subject to the Brown Act. This lack of public notice requirement in the past has helped to create the lack of awareness of the community to date about important issues relating to Plan development. The currently comprised MCAC Board is made up of good people but not structured in a way commonly accepted to conduct the public's business.
16. **Let the people of Meyers decide their future.** Comments have been made to Meyers' owners and operators over the course of the current planning process by certain policy makers and planners that Meyers should be changed and allowed to develop like "cities" in Europe living and working in a "Pack & Stack" world. Meyers is of course not a city. This "Pack & Stack" notion and "European" future scenario needs to be tested against what the people who live and work there think and want. It is the people of the community's future that is being planned, and they need the ultimate say in the decision.

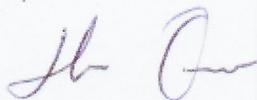
It came to our attention during our community-led meeting last February, and in subsequent meetings, that many community members are unaware of the land use/zoning changes plugged into the Meyers Plan through the 2012 RPU Update, including this mixed-use/pack & stack concept and changes to boundaries and special districts in the plan. We believe the community should have the opportunity to be adequately informed of any changes, and to discuss and decide upon them, before any land uses not prescribed in the **1993 Meyers Community Plan** are adopted or implemented.

The Board of Supervisors needs to hear from the community in a verifiable and inclusive way before making changes that impacts them. *We look forward to hearing from you on our request for a meeting date before the Board of Supervisors and for the remedies we seek in the Meyers Area Planning process.*

Sincerely,



Angela Olson



Jennifer Quashnick



Moya Sanders



Diane Verwoest

- c: The Honorable Edmund G. Brown, Jr., Governor  
The Honorable Shelly Aldean, Chair and Board of Directors, Tahoe Regional Planning Agency  
The Honorable Members of the Board of Directors, California Tahoe Conservancy  
South Tahoe Chamber of Commerce Board President George Alm and Directors  
Joanne Marchetta, TRPA Executive Director  
Terri Daly, El Dorado County Chief Administrative Officer  
Patrick Wright, Executive Director, CTC  
Brendan Ferry, Principal Planner, El Dorado County  
Interested parties