

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



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.



- 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 5th 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 RPI 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.*

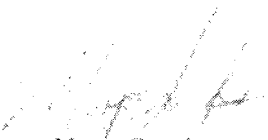
Sincerely,



Angela Olson



Jennifer Quashaick



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