

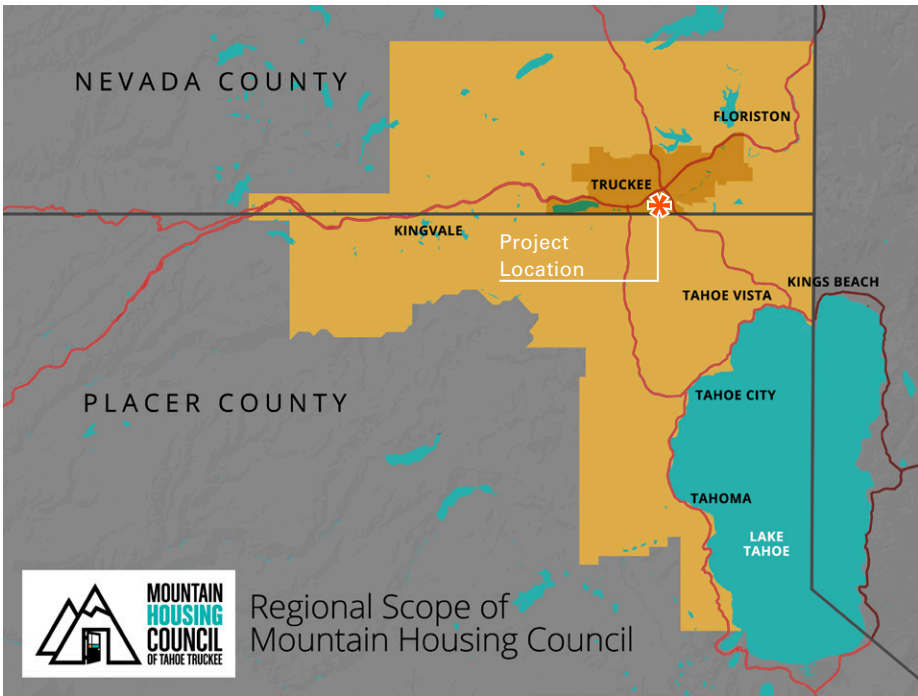
KINGS BEACH PARCEL

GENERAL SITE INFORMATION

Parcel APNs	090-304-[012-014] & 090-304-001
Parcel Address	9937 & 9981 N. Lake Blvd, 9954 Cove Ave & 380 Islet Way
Acreage	approx. 2.78 acres (120,922 SF)
Zoning	Mixed-Use Tourist (MU-TOR), North Stateline Special Planning Area (NS-SPA)
General Plan	Tahoe Basin Area Plan (Placer County)
Fire District	North Tahoe Fire Protection District
Water District	North Tahoe Public Utility District
Public Utility (Gas)	Southwest Gas
Public Utility (Electric)	Liberty Utilities
Park District	North Tahoe Public Utility District
Regulatory Agencies	Placer County, Tahoe Regional Planning Agency (TRPA)

SPECIFIC SITE INFORMATION

Minimum Setback Requirements	
Highway Frontage	20 feet from planned edge of pavement
Side Yard	10 feet landscape setback
Rear Yard	10 feet from edge of ultimate pavement frontage



INCENTIVES AND FINANCING

Incentives	Financing
Limit studies to state requirements	Deed Restriction Purchase Programs
Density bonus	Down payment assistance programs
Inclusionary housing standards	Publicly financed land donations
Dwelling unit equivalency calculation	Publicly financed off site improvements
Parking standards	Low interest public financing
Set back standards	Low interest private financing (community capital)
Road width standards	
Increase Floor Area Ratio (or coverage in the Basin)	
Fee waivers	
Process streamlining	



KINGS BEACH PARCEL

MULTI FAMILY DWELLING UNITS DENSITY

25 units per acre	Area Plan Town Centers
15 units per acre	Plan Area Statement
Total Units Allowed	69 (2.78 acres x 25 per acre)
Additional Density Units	42
Total Units	111

Additional Density (Bonus Units)

- Bonus units can be requested from TRPA for affordable/moderate/achievable housing.
- If more than 10 bonus units are requested, approval by the TRPA Governing Board is required.
- There is not a maximum amount of bonus units for a particular project, but there is a finite amount in TRPA's residential bonus unit pool. (Obtain a current bonus unit inventory)

PARKING REQUIREMENTS

- 1 Space for Studio and One Bedroom
- 2 Spaces for Two and Three Bedrooms

SITE PLAN PROGRAM

Unit Type		Parking Requirements
Studio	60	100%
One Bedroom	23	23
Two Bedroom	22	44
Three Bedroom	6	12
Parking Requirements		139
Parking Reduction (20% for One, Two and Three Bedrooms Only)		(16)
Total Parking Required		123

Total Units	111
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ADDITIONAL CONSIDERATIONS

- Maximum Building Height is determined by the slope of the land yet not to exceed 38'-0"
- Land Coverage up to 70% in the NS-SPA yet land coverage mitigation funds needed to obtain the maximum coverage
- Land Classifications will need to be considered since they may limit the location of development on site
- Scenic requirements will need to be considered since the property is located along a designated scenic corridor



DISCLAIMER: The AHA Process Pitch Sheets reflect the best available information to date to guide optimal site planning discussions. The Pitch Sheets do not constitute a commitment on behalf of local jurisdictions.