

## Maywan Krach

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**From:** Rosman, Frank <frankrosman@sbcglobal.net>  
**Sent:** Thursday, July 23, 2015 3:33 PM  
**To:** Jennifer Montgomery; Steve Kastan; Placer County Environmental Coordination Services; lmaloney@trpa.org  
**Subject:** Placer County Tahoe Basin Area Plan and Tahoe City Lodge project  
**Attachments:** TC Nieghbors.docx

Dear Placer County Officials,

A few weeks ago I alerted you to a number of concerns that I have about the Placer County Tahoe Basin Area Plan and The Tahoe City Lodge project. Those concerns are outlined in the attached letter that I sent to a number of my Tahoe City neighbors. I have attended meetings and have met with developer Samir Tuma with regard to my questions and concerns. My greatest concern is that the Area Plan will open the door for town center projects such as the Tahoe City Lodge to get extraordinary exceptions to project height and density that no one else has been able to get. I have not been convinced that this will be beneficial to the revitalization of Tahoe City. Instead, in my opinion as a real estate professional, approving such projects will create so much additional congestion and hardships for residents and visitors that it will cause a negative impact and deter visitors from coming up to the area and contribute to property devaluation. In response to comments from a number of neighbors believing the Area Plan and TC Lodge project will simply be rubber stamped, Jennifer Montgomery assured me that all will be thoroughly reviewed. I am trusting that will be the case. Shouldn't the infrastructure of vehicular traffic, parking, water consumption, peak season tourist saturation, general congestion and town aesthetic character be maintained and remedied prior to exacerbating those issues with more height and density? Through my limited resources, I sent the attached letter to a number of neighbors. I was shocked to find out that most of my residential neighbors did not know of an Area Plan or of the alarming proposed height and density of the TC Lodge project. The NOP review period ends August 3, but the largest portion of "interested parties" (residential home owners) have no idea the NOP exists. What are you doing to make residential home owners aware and give an opportunity to comment? Many are second home owners? I sent some letters out, but shouldn't you be doing that? I think my attached letter brings up some very important and significant issues, however, no one from Placer County has made an effort to address them with me. How can we get a comfort level with what is being proposed if the questions and concerns are not being addressed?

Respectfully, Frank Rosman – 410 Fairway Drive, Tahoe City

### **Frank Rosman**

California BRE# 00875156

Coldwell Banker Residential Brokerage

PO Box 6183

Tahoe City, CA 96145

530-581-8879 office

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## Maywan Krach

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**From:** Rosman, Frank <frankrosman@sbcglobal.net>  
**Sent:** Thursday, July 09, 2015 10:40 AM  
**To:** Steve Kastan  
**Cc:** Steve Buelna; Maywan Krach; leah.lkplanning@sbcglobal.net; Placer County Environmental Coordination Services; preserve@ntpac.com; susan@friendswestshore.org  
**Subject:** Tahoe City Lodge

Steve,

I may not be able to attend the advisory council meeting this evening in Tahoe City and want to express my concerns and questions regarding the Area Plan proposal as it relates to the Tahoe City Lodge Pilot Project:

I have owned a home located at above the 6<sup>th</sup> fairway of the Tahoe City Golf Course for 28 years. I am a long time North Lake Tahoe real estate and community association professional. I was made aware of some startling details relevant to the proposed development plans of the Tahoe City Lodge Pilot Project. I am sure that you are aware that the blighted Henrikson Building was sold last summer. The new owner, Kila Tahoe LLC, is moving forward with a plan to construct a four story, 120 unit condo-hotel. The new code in the TRPA 2012 Regional Plan update focuses on redevelopment within town centers opening up opportunities for environmental redevelopment and revitalization. The update will allow exemptions on height and density when/if the Placer County Tahoe Basin Area Plan is approved. There is not enough acreage on the existing site to justify the proposed height and density. Kila Tahoe LLC and TCPUD have created a MOU that will provide an easement to Tahoe City Golf Course land in order to get enough acreage to qualify for the exemptions to height and density. TCPUD in return gets reconstruction of the golf course clubhouse, improved entryway and signage. All this is to be accomplished with the MOU and without actually owning the additional acreage. Is this a deal with the devil or a gift from heaven? Will the size of this project be good or bad for the character and experience quality of Tahoe City and North Lake Tahoe? This provokes the following additional questions and concerns:

1. Are the TCPUD rate payers aware that their public utility district has entered into a symbiotic deal to facilitate the development of a condo-hotel in order to get development benefit on the Tahoe City Golf Course that would not otherwise be available?
2. While I whole heartedly favor redeveloping the existing blighted old Henrikson buildings into a smaller scale project, the scope of the proposed project at four stories and 120 lodging units appears to me to be excessive when compared to existing and neighboring buildings. I understand the community's desire to increase visitor dollars spent in the area by providing upscale lodging accommodations. However, in consideration of the proposed height and density of the condo-hotel, is it not possible that the community will shoot itself in the foot by making Tahoe City less desirable to visit due to increased traffic, parking, view obstruction, water consumption and congestion issues?
3. We all experience the existing peak season traffic congestion in Tahoe City. How will the addition of 120 units, and all of the people that these units will bring, do anything but exacerbate the issue? When North Lake Boulevard gets congested with traffic, our residential neighborhood becomes a town center bypass with lots of speeding vehicles. Congestion at the Tahoe City Y causes the west shore traffic backup, and other neighborhood bypass concerns. Will the density of this project will only exacerbate this danger to all of us? Will this be detrimental to the quality of the Tahoe experience for both locals and visitors? Will visitors still want to come to North Tahoe?
4. Views of forested mountains from North Lake Boulevard will be blocked by imposing three and four story buildings. Views of Lake Tahoe will be blocked from the golf course and affected residential

neighborhoods. The tall new building would be seen from the lake. Will a four story tall building will look out of place and be inconsistent with the character of Tahoe City?

5. Shared parking for the Tahoe City Lodge Pilot Project and the golf course is part of the deal. How is this going to work when parking is needed most when both are at peak capacity? How will the project impact the existing challenges we all have to find a place to park in Tahoe City?
6. TCPUD is making an effort to comply with California drought water conservation mandates. Most of us are doing our part to conserve water. How will all the out of area people that 120 units will bring help in this effort should the draught continue or during future draughts? How much additional water will be needed to support the additional users?
7. The Tahoe City Lodge will be lit up at night. Vehicle lights could shine up to residential areas. How will that impact neighboring residential areas? Will construction practices be considerate to home owners that live nearby? Will nuisances be mitigated?
8. In addition to a long four story building, about 35 perpendicular parking spaces will line cars along the 3<sup>rd</sup> fairway. How will the Tahoe City Lodge impact the quality of visual and aesthetic experience for users of the Tahoe City Golf Course and Winter Sports Park?
9. Is there a bond or other protection in place should the developer not be able to complete the project?

Is it good for economic and environmental revitalization to allow this “pilot” project precedent to get extraordinary development exceptions that no one else has received, grossly exceeds the mass and density of existing buildings, become an out of place albatross, cause negative impacts that are counterproductive to the quality of the community, and cause hardship to neighboring residents?

Respectfully,  
Frank Rosman  
530-386-1205  
[frankrosman@sbcglobal.net](mailto:frankrosman@sbcglobal.net)

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**Frank & Diane Rosman  
PO Box 6183  
Tahoe City, CA 96145**

July, 2015

TO: Tahoe City Home Owners

RE: Tahoe City Lodge Pilot Project

Dear Tahoe City Neighbor,

I have owned a home located at above the 6<sup>th</sup> fairway of the Tahoe City Golf Course for 28 years. I am a long time North Lake Tahoe real estate and community association professional. I was made aware of some startling details relevant to the proposed development plans of the Tahoe City Lodge Pilot Project. I am sure that you are aware that the blighted Henrikson Building was sold last summer. The new owner, Kila Tahoe LLC, is moving forward with a plan to construct a four story, 120 unit condo-hotel. The new code in the TRPA 2012 Regional Plan update focuses on redevelopment within town centers opening up opportunities for environmental redevelopment and revitalization. The update will allow exemptions on height and density when/if the Placer County Tahoe Basin Area Plan is approved. There is not enough acreage on the existing site to justify the proposed height and density. Kila Tahoe LLC and TCPUD have created a MOU that will provide an easement to Tahoe City Golf Course land in order to get enough acreage to qualify for the exemptions to height and density. TCPUD in return gets reconstruction of the golf course clubhouse, improved entryway and signage. All this is to be accomplished with the MOU and without actually owning the additional acreage. Is this a deal with the devil or a gift from heaven? Will the size of this project be good or bad for the character and experience quality of Tahoe City and North Lake Tahoe? This provokes the following additional questions and concerns:

1. Are the TCPUD rate payers aware that their public utility district has entered into a symbiotic deal to facilitate the development of a condo-hotel in order to get development benefit on the Tahoe City Golf Course that would not otherwise be available?
2. While I whole heartedly favor redeveloping the existing blighted old Henrikson buildings into a smaller scale project, the scope of the proposed project at four stories and 120 lodging units appears to me to be excessive when compared to existing and neighboring buildings. I understand the community's desire to increase visitor dollars spent in the area by providing upscale lodging accommodations. However, in consideration of the proposed height and density of the condo-hotel, is it not possible that the community will shoot itself in the foot by making Tahoe City less desirable to visit due to increased traffic, parking, view obstruction, water consumption and congestion issues?
3. We all experience the existing peak season traffic congestion in Tahoe City. How will the addition of 120 units, and all of the people that these units will bring, do anything but exacerbate the issue? When North Lake Boulevard gets congested with traffic, our residential neighborhood becomes a town center bypass with lots of speeding vehicles. Congestion at the Tahoe City Y causes the west shore traffic backup, and other neighborhood bypass concerns. Will the density of this project will only exacerbate this danger to all of us? Will this be detrimental to the quality of the Tahoe experience for both locals and visitors? Will visitors still want to come to North Tahoe?

4. Views of forested mountains from North Lake Boulevard will be blocked. Views of Lake Tahoe will be blocked from the golf course and affected residential neighborhoods. The tall new building would be seen from the lake. Will a four story tall building will look out of place and be inconsistent with the character of Tahoe City?
5. Shared parking for the Tahoe City Lodge Pilot Project and the golf course is part of the deal. How is this going to work when parking is needed most when both are at peak capacity? How will the project impact the existing challenges we all have to find a place to park in Tahoe City?
6. TCPUD is making an effort to comply with California drought water conservation mandates. Most of us are doing our part to conserve water. How will all the out of area people that 120 units will bring help in this effort should the draught continue or during future droughts? How much additional water will be needed to support the additional users?
7. The Tahoe City Lodge will be lit up at night. Vehicle lights could shine up to residential areas. How will that impact neighboring residential areas? Will construction practices be considerate to home owners that live nearby? Will nuisances be mitigated?
8. In addition to a long four story building, about 35 perpendicular parking spaces will line cars along the 3<sup>rd</sup> fairway. How will the Tahoe City Lodge impact the quality of visual and aesthetic experience for users of the Tahoe City Golf Course and Winter Sports Park?
9. Is there a bond or other protection in place should the developer not be able to complete the project?

Is it good for economic and environmental revitalization to allow this “pilot” project precedent to get development exceptions that no one else has received, grossly exceeds the mass and density of existing buildings, become an out of place albatross, cause negative impacts that are counterproductive to the quality of the community, and cause hardship to neighboring residents? Please look into this project and express your concerns.

Respectfully,

Frank Rosman  
530-386-1205  
[frankrosman@sbcglobal.net](mailto:frankrosman@sbcglobal.net)

Questions or letters of concern can be directed to:  
Steve Kastan: [skastan@placer.ca.gov](mailto:skastan@placer.ca.gov)  
Jennifer Montgomery: [JMontgomery@placer.ca.gov](mailto:JMontgomery@placer.ca.gov)

Steve Buelna and Maywan Krach  
Placer County  
Environmental Coordination Services  
Community Development Resource Agency  
3091 County Center Drive, Suite 190  
Auburn, CA 95603 [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov)

**Frank & Diane Rosman  
PO Box 6183  
Tahoe City, CA 96145**

June 25, 2015

Environmental Coordination Services  
Community Development Resource Agency  
3091 County Center Dr. Suite 190  
Auburn, CA 95603

RE: Tahoe City Lodge Pilot Project

Dear Sir/Madam,

I have been a full time Tahoe City resident for over 42 years. I have owned a home located at 410 Fairway Drive above the 6<sup>th</sup> fairway of the Tahoe City Golf Course for 28 years. I am a long time North Lake Tahoe real estate and community association professional. I was just made aware of some startling details relevant to the proposed development plans of the Tahoe City Lodge Pilot Project. While I favor redeveloping the existing blighted old buildings into a smaller and less massive project, the scope of the proposed project at four stories and 120 lodging units is excessive and exceeds the density capability of Tahoe City. I understand the business community's desire to increase visitor dollars spent in the area by providing an upscale boutique hotel. However, at the proposed scope of the hotel, I believe they will shoot themselves in the foot and make Tahoe City less desirable to visit because of increased traffic, parking, water consumption and congestion issues. What about the visual impact of a four story building? Would it not look out of place and stick out like a sore thumb? Has anyone involved with the project reached out to home owners and other neighboring properties to mitigate impacts to them? I know that no one has contacted me. Some potential impacts to my property include view obstruction, noise, night time lighting and increased bypass traffic on Fairway Drive, a residential neighborhood, due to North Lake Boulevard downtown congestion. What impacts would a massive building have on the desirability to users of the Tahoe City Golf Course/Winter Sports Park? The existing buildings do not exceed two stories. It is a bad idea to allow this "pilot" project precedent to exceed existing limits and become an out of place albatross. I will attend the June 29 presentation at TCPUD. Please include me on any mailing list relevant to this project.

Respectfully,



Frank Rosman

530-386-1205

[frankrosman@sbcglobal.net](mailto:frankrosman@sbcglobal.net)

## Maywan Krach

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**From:** Crystal Jacobsen  
**Sent:** Monday, June 29, 2015 8:35 AM  
**To:** Rosman, Frank  
**Cc:** Steve Buelna; Maywan Krach  
**Subject:** RE: Tahoe City Lodge

Hi Frank,

Thanks for your email. The project planner for the Tahoe City Lodge project is Steve Buelna in our Tahoe City office, so I've cc'd him on this email. I've also cc'd Maywan Krach as she is handing the public file for the Tahoe City Lodge environmental review.

We will be providing a presentation on the County's Area Plan and the Tahoe City Lodge project at tonight's meeting so it is good that you will be attending. With regard to your question related to impacts, the project will be undergoing environmental review and all impacts will be analyzed, including impacts to nearby residents and users of the Golf Course site. All comments regarding the project need to be addressed to Steve Buelna and Maywan Krach. Written comments can be sent to:

Placer County  
Environmental Coordination Services  
Community Development Resource Agency  
3091 County Center Drive, Suite 190  
Auburn, CA 95603  
530.745.3132 | Fax: 530.745.3080  
[cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov)

Thank you and see you tonight.  
Crystal

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**Crystal Jacobsen** | Principal Planner, Advanced Planning | Environmental Coordinator  
Placer County Community Development Resource Agency  
Planning Services Division  
3091 County Center Drive Ste. 140, Auburn, CA 95603  
530.745.3000 (main) | 530.745.3085 (direct) | 530.745.3080 (fax) | [cjacobse@placer.ca.gov](mailto:cjacobse@placer.ca.gov)

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**From:** Rosman, Frank [<mailto:frankrosman@sbcglobal.net>]  
**Sent:** Wednesday, June 24, 2015 1:49 PM  
**To:** Crystal Jacobsen  
**Subject:** Tahoe City Lodge

Crystal,  
I have been a Tahoe City resident for over 42 years and have lived next to the 6<sup>th</sup> fairway of the Tahoe City golf course for 28 years. I was just made aware of details relevant to the development of the Tahoe City Lodge. My property is impacted by the project and I would like to be included on the mailing list regarding any information or hearings on this project. I will attend the June 29 presentation at TCPUD. With regard to public review, who should I address concerns to? While I favor redeveloping the existing blighted old buildings and would support a development project about half

the proposed size, I feel that the proposed four stories and 120 units will far exceed the density capability of the area. I hate to see an over-zealous desire from the business community shooting itself in the foot with making Tahoe City and North Lake Tahoe less desirable to visit because of increased traffic, parking, and congestion issues. Additionally, does anyone consider the impact to nearby residents and users of the Tahoe City Golf Course/Winter Sports Park?  
Frank Rosman, 410 Fairway Drive, Tahoe City

**Frank Rosman**

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