



Board of Adjustment Staff Report

Meeting Date: April 5, 2018

Agenda Item: 9A

VARIANCE CASE NUMBER: WPVAR17-0007 (Izakaya Tahoe)

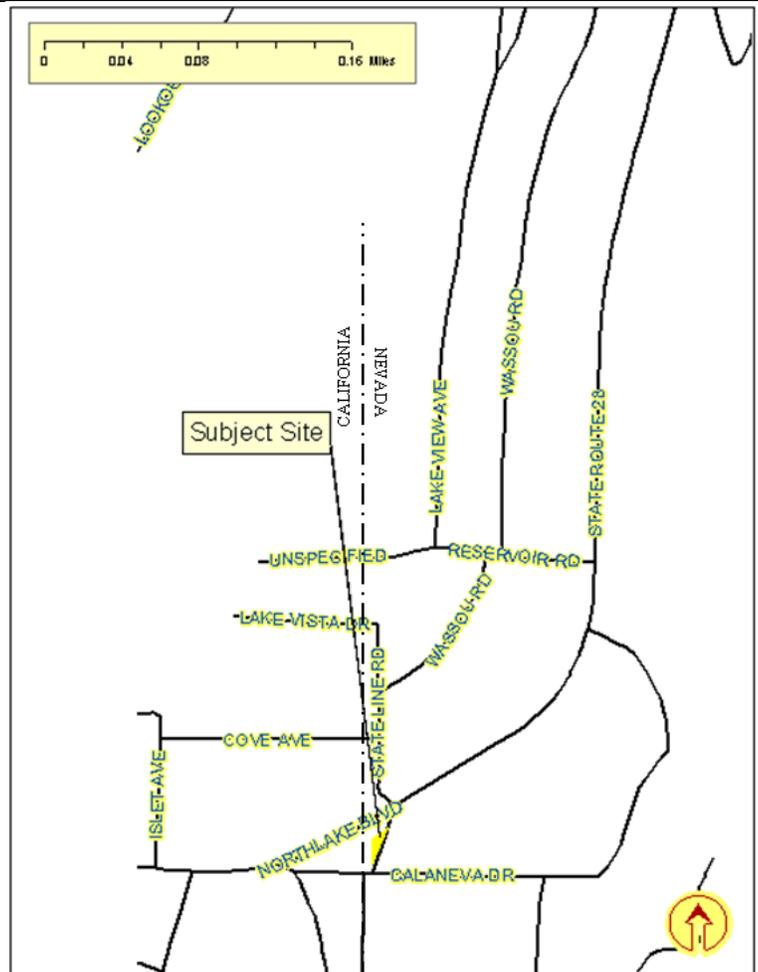
BRIEF SUMMARY OF REQUEST: Reduce the front and side yard setbacks

STAFF PLANNER: Planner's Name: Trevor Lloyd, Planning Manager
Phone Number: 775.328.3617
E-mail: tlloyd@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a variance to 1) reduce the front yard setback along State Line Road from 20 feet to 0 feet; 2) to reduce the front yard setback along State Route 28 from 20 feet to 8 feet and 3) to reduce the side yard setback from 10 feet to 3 feet to allow for a commercial building on a ±2,000 square foot property.

Property Owner: Evo Real Estate, Inc.
Location: 2 N. Lake Avenue, Crystal Bay
APN: 123-043-01
Parcel Size: ±0.04 Acres (±2,000 square feet)
Master Plan: Commercial
Regulatory Zone: Tourist Commercial (TC)
Area Plan: Tahoe
Citizen Advisory Board: Incline Village/Crystal Bay
Development Code: Authorized in Article 804
Commission District: 1 – Commissioner Berkgigler
Section/Township/Range: Sec 30, T16N, R18E, MDM, Washoe Co., NV



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment deny Variance Case Number WPVAR17-0007 for Izakaya Tahoe, being unable to make all of the required finding as required by Washoe County Code Section 110.804.25.

(Motion with Findings on Page 11)

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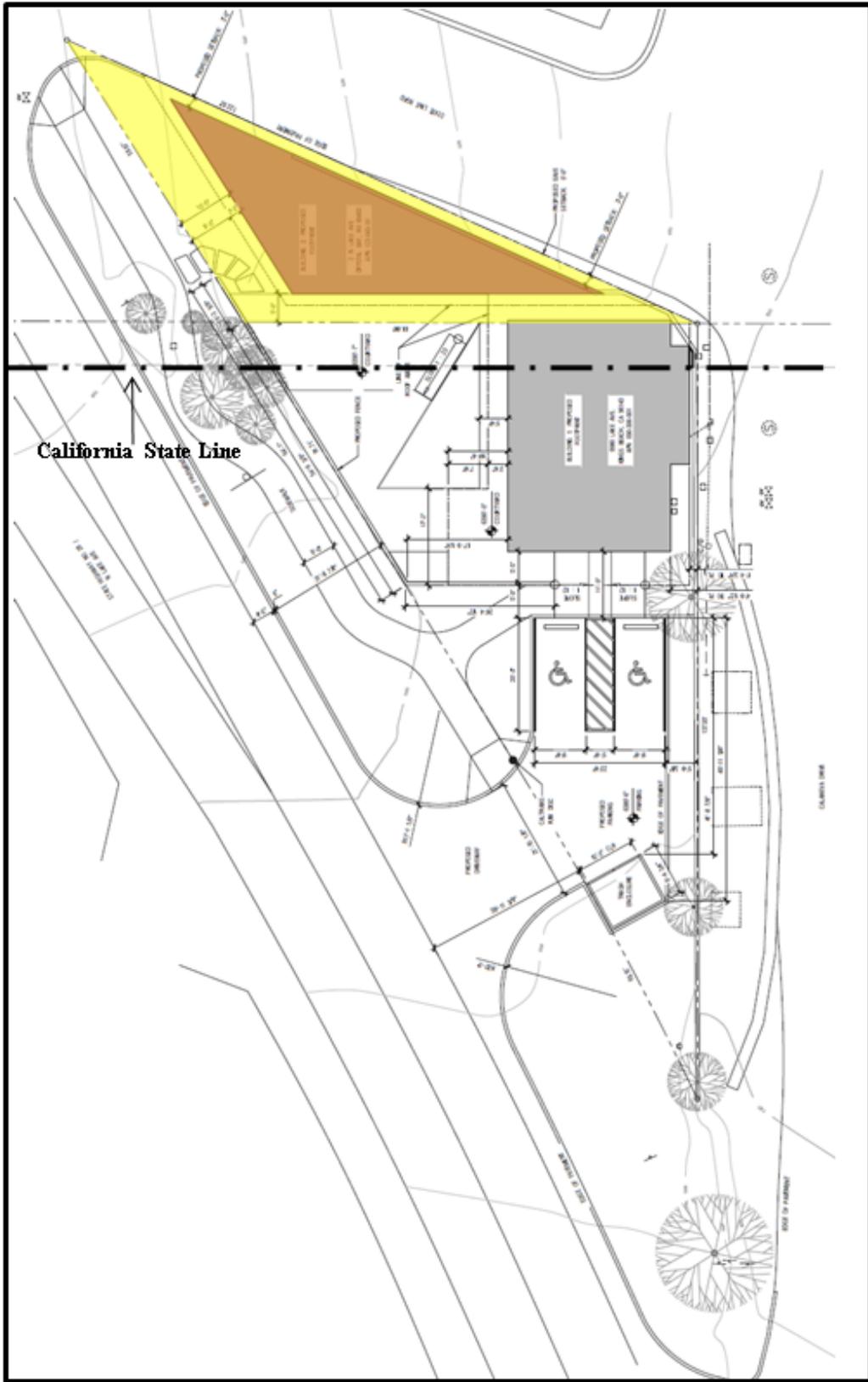
Variance Definition

The purpose of a Variance is to provide a means of altering the requirements in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the identical regulatory zone because of special features or constraints unique to the property involved; and to provide for a procedure whereby such alterations might be permitted by further restricting or conditioning the project so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Variance, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

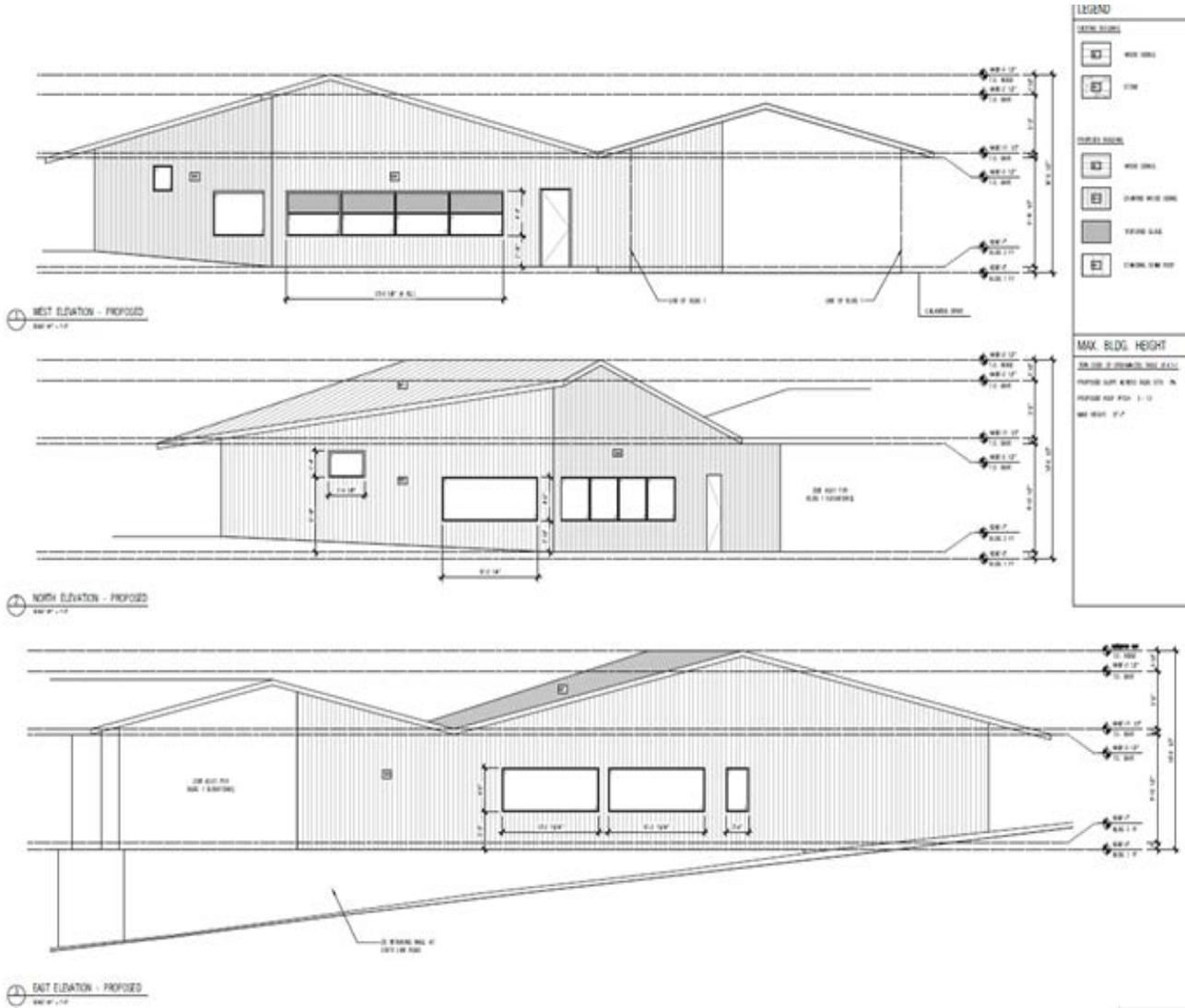
- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the business or project.

The Conditions of Approval for Variance Case Number WPVAR17-0007 are attached to this staff report and if granted approval, will be included with the Action Order.

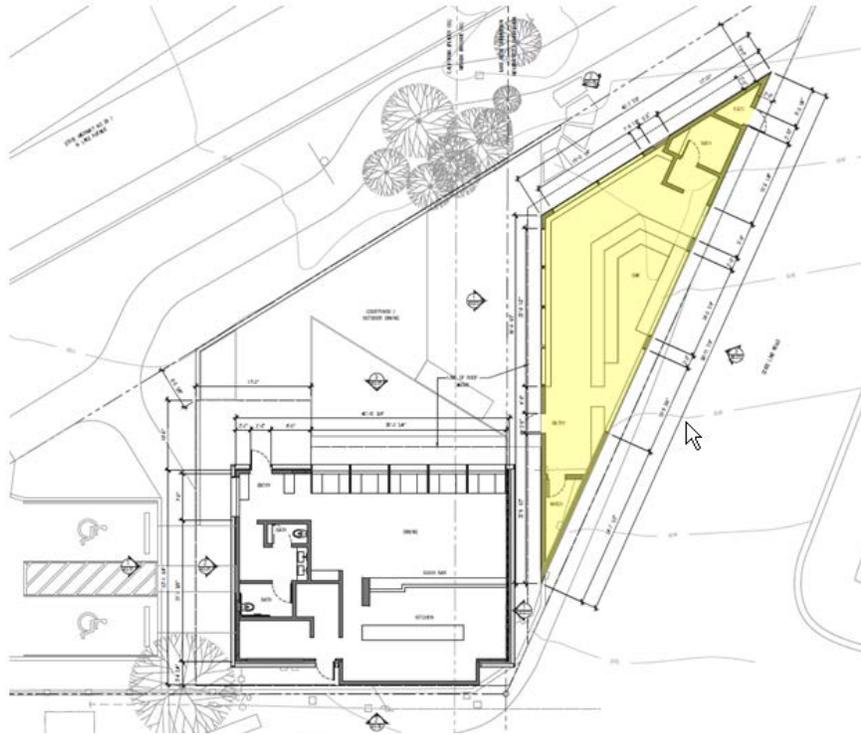
The subject property has a regulatory zone designation of Tourist Commercial (TC) and is in the Tahoe Area Plan. The applicant is asking for the variance to construct an eating/drinking establishment on a very small ($\pm 2,000$ s.f.) and oddly shaped. The proposed development is a commercial use type and is classified as an eating and drinking establishment, full service, under WCC Table 110.302.05.3. The proposed facility is an allowed use in the TC regulatory zone.



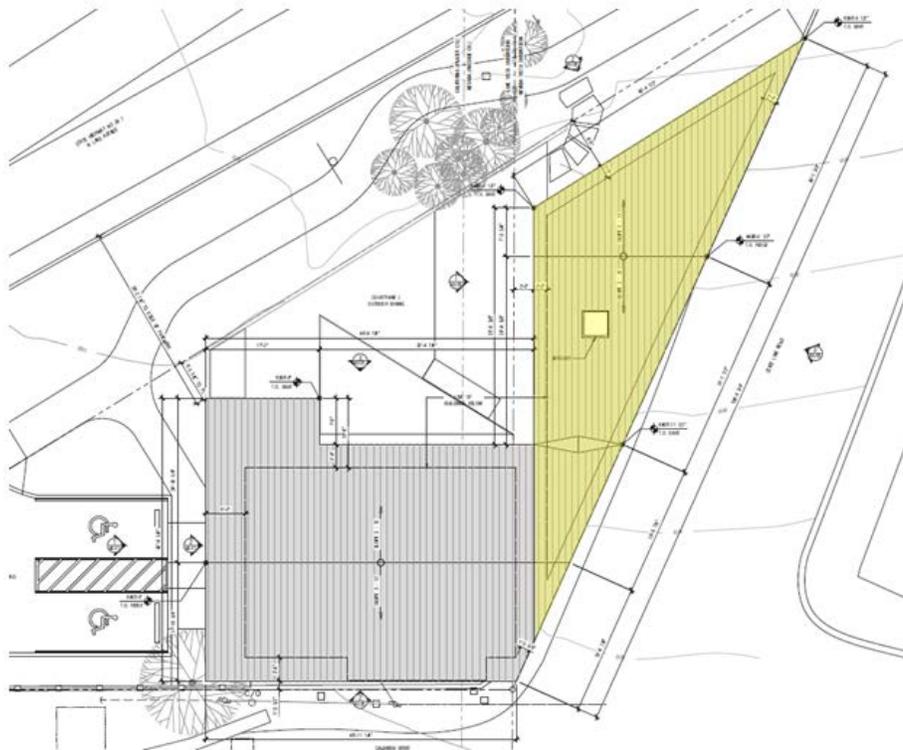
Site Plan



Elevations



Floor Plan



Roof Plan

Project Evaluation

The applicants are requesting a variance to reduce the setbacks along all (two front and one side) property lines in order to place a ±949 square foot building on a ±2,003 square foot property. If approved, the proposed building would cover a large percentage of the area of the property in order to accommodate the construction of a small eating and drinking establishment. There is currently an existing building adjacent to the subject site that is located within California but extends across the state line into Nevada and its walls will be separated by several feet from the newly proposed building, however the proposed building will share a common roofline with the existing building to the west. The applicant owns both properties, straddling the state border and it is anticipated that the two properties will be constructed simultaneously to establish one overall development.

The subject property and the adjoining property to the west (which is located in California) are under the same ownership and represent the gateway to Nevada for travelers along State Route 28. Currently these properties are blighted and the redevelopment of the site will result in a significant improvement to the Crystal Bay community.

Staff is recommending denial at this time but hopes that the applicant can work with staff from Engineering as well as Planning prior to the April 3, 2018 Board of Adjustment meeting to resolve the concerns specifically related to the intersection improvements at State Line Road and State Route 28. Currently, the impacts and potential mitigation measures to Stateline Road have not been adequately addressed and the applicants are preparing the necessary details and exhibits as requested by staff. Staff can make all the required findings necessary for approval of the variance with the exception of the second finding of no detriment due to the current inability to adequately assess the impacts to Stateline Road as well as the intersection with St. Route 28. However, with the appropriate intersection design along with possible conditions to mitigate potential traffic concerns, it is staff’s hope that a recommendation for approval can be obtained.



View of the property looking north



View of the property looking west

The property is currently vacant but is nearly entirely paved with asphalt and there are several mature trees on the property. A portion of the property is used as a travel way for vehicles using Stateline Road. There is a ±10 percent slope, sloping in a north south direction over the property. The property is located adjacent to the California border however; there is a ±10 foot right of way strip between the western boundary of the property and the California state line.



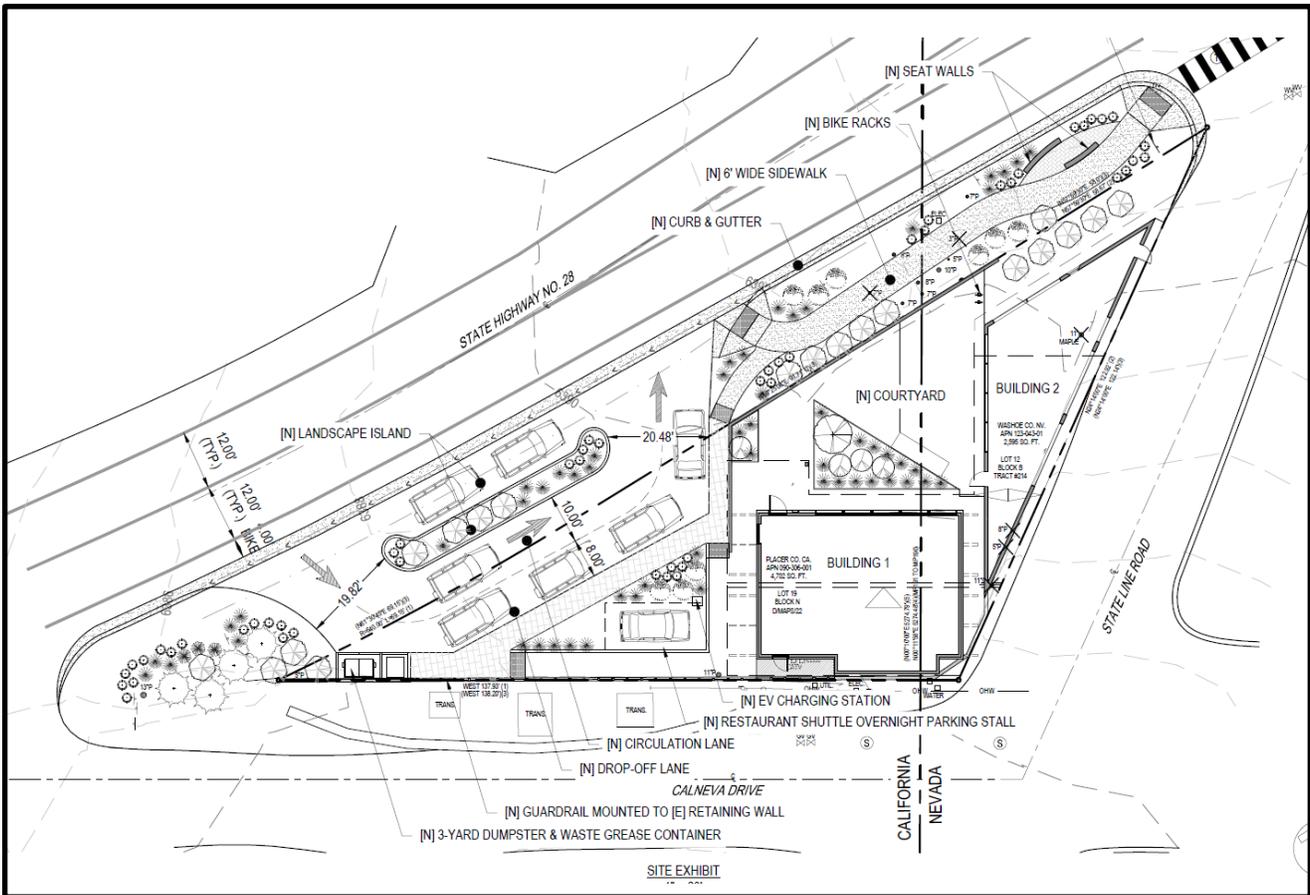
Overhead Photo

As shown on the overhead photo above, Stateline Road runs through a portion of the property and the construction of the proposed building may require a change to the roadway and intersection with State Route 28. The applicant is currently working on exhibits to address this issue; the applicant and staff hope to resolve the matter prior to the April 5, 2018 BOA meeting.

Staff has identified other concerns specifically involving the required parking needed to serve the project. According to Article 410 (Parking) of the Washoe County Development Code, the proposed use requires 11 parking spaces including one ADA parking space. Given the small lot size and triangle shape of the parcel as well as the limited availability for additional coverage in the Tahoe Basin, it is impossible to accommodate the 11 parking spaces required by code on the subject parcel. Therefore, the applicant has provided a list of strategies to mitigate the lack of parking on site. Below are some of the strategies proposed by the applicant to help mitigate the lack of proposed parking:

- 1) Improve pedestrian access: The applicants propose pedestrian improvements along the front of their property that will include a 6 foot wide meandering sidewalk along both California and Nevada properties. Several hotel redevelopments are located within a ¼ mile distance from the subject site and pedestrian improvements are greatly needed within this part of the Crystal Bay area.

- 2) Encourage Public Transportation: There are two existing bus stops within 350 feet of the restaurant location. The East bound stop serving Kings Beach and points further West will be directly accessible by the proposed sidewalk and crosswalk improvements. The West bound bus stop serving Incline Village and points East of Crystal Bay is directly across the street from the project site.
- 3) Provide Valet Parking Service: During summertime peaks and holidays, the restaurant will provide valet service to customers, as required. Vehicles will be managed in offsite locations procured by the restaurant.
- 4) Shuttle Service: During summertime peaks and holidays the restaurant will provide a complimentary Shuttle Service to customers, as required.
- 5) Bicycle Parking: The restaurant will provide parking for bicycles and e-bicycles. The topography of the surrounding area will likely limit frequent use of standard bicycles, but the popularity of e-bikes is growing. A secure location for short term storage of bicycles will be provided.
- 6) Off Street Parking for Employees: The restaurant will provide parking for employees via short term lease or other parking agreements.



Design Concept for both buildings

Citizen Advisory Board

The proposed project was presented by the applicant’s representative at the September 25, 2017 Incline Village/Crystal Bay Citizen Advisory Board meeting. The CAB expressed support for the development and voted unanimously to approve the request.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
 - Planning and Building Division
 - Planning and Building Division – Parks and Open Spaces
 - Engineering and Capital Projects – Land Development
 - Parks and Open Spaces
- Washoe County Health District
- North Lake Tahoe Fire Protection District
- Incline Village General Improvement District
- Tahoe Regional Planning Agency

Five out of the eight above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Washoe County Planning and Building Division addressed permitting and operational conditions.
Contact: Trevor Lloyd, 775.328.3617, tlloyd@washoecounty.us
- Washoe County Engineering and Capital Projects – Engineering Program has asked for a hold harmless agreement from the applicants.
Contact: Leo Vesely, 775.328.2313, ivesely@washoecounty.us
- Washoe County Engineering and Capital Projects – Traffic Program recommends denial of the request because the 5' side yard setback doesn't allow for a clear zone or snow storage on Stateline Road and that snow may fall on the sidewalk and roadway. Also, if there is widening of the State Route 28 roadway, there may not be enough right-of-way to accommodate the roadway expansion.
Contact: Clara Lawson, 775.328.3603, clawson@washoecounty.us
- Incline Village General Improvement District requests that the owner stake all property corners on the property and locate all IVGID owned utility lines to determine if the variance can be approved.
Contact: 775.832.1246
- Nevada Department of Transportation requires an occupancy permit for any work within NDOT's right of way and the restriction of any driveways along St. Route 28, submittal of a drainage report, a traffic study and the need to provide parking on site or within close proximity.
Contact: Jae Pullen, 775.834.8300, jpullen@dot.nv.gov

Staff Comment on Required Findings

Washoe County Development Code Section 110.804.25, Article 804, *Variances*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the variance application and has determined that the proposal is in compliance with the required findings as follows.

1. Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property.

Staff Comment: The property is burdened by exceptional narrowness, exceptionally small size and an exceptionally challenging shape with two fronts and one side yard. Additionally, the parcel has slopes around 10 percent requiring the use of a large retaining wall along the east and south sides of the property that varies in height from 6 inches to ten feet. The property is also surrounded on three side by street frontages that intersect in an oblique manner.

2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted.

Staff Comment: Stateline Road currently extends over a portion of the subject property where the applicants intend to construct their proposed building. The roadway/intersection design and potential impacts have not been clearly detailed in the application and therefore staff cannot make the finding of no detriment at this time. However, the applicant has been working with staff and has committed to completing the necessary designs for the roadway in hopes to resolve the matter prior to the Board of Adjustment meeting on April 5, 2018.

3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated.

Staff Comment: Granting of the variance will not constitute a grant of special privileges not enjoyed by similarly situated properties. All of the surrounding/adjacent properties within the Nevada side of the boundary have the identical regulatory zone designation (TC).

4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

Staff Comment: The proposed use is allowed within the TC regulatory zone.

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There are no military bases within close proximity of the subject site.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Variance Case Number WPVAR17-0007 is being recommended for denial. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment deny Variance Case Number WPVAR17-0007 for Izakaya Tahoe, being unable to make the following required finding in accordance with Washoe County Development Code Section 110.804.25:

1. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Owner: Evo Real Estate Inc.
Attn: Michael Lerch
703 Champagne Rd
Incline Village, NV 89451

Applicant: Evo Real Estate Inc.
Attn: Brent Norton

Representative: PRDEI
Attn: Andrew Ryan

Representative: Studio Terpeluk
Attn: Michelle



Incline Village Crystal Bay Citizens Advisory Board

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB.

Minutes of the Incline Village Crystal Bay Citizens Advisory Board meeting held at Incline Village General Improvement District, 893 Southwood Blvd, Incline Village, NV 89451 on September 25, 2017, 5:30 P.M.

1. *CALL TO ORDER/ PLEDGE OF ALLEGIANCE – Gerry Eick called the meeting to order at 5:30 P.M.

2. *ROLL CALL/DETERMINATION OF A QUORUM - Tom Cardinale (alternate filling in for Kevin Lyons), Andrew Wolf, Gerry Eick. A quorum was determined.

Absent: Mike Sullivan, Pete Todoroff. Excused: Kevin Lyons, Judy Miller

3. *PUBLIC COMMENT – No Public Comment

4. APPROVAL OF AGENDA FOR THE MEETING OF SEPTEMBER 25, 2017 – Andy Wolf moved to approve the agenda. Tom Cardinale seconded the motion to approve the agenda. Motion carried unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JULY 24, 2017 – Tom Cardinale moved to approve the minutes of **JULY 24, 2017**. Andy Wolf seconded the motion to approve the minutes of **JULY 24, 2017**. The motion carried unanimously.

6. ELECTION OF OFFICERS – Citizen Advisory Board members will select and appoint members for Chair and Vice Chair. Officer positions are one year terms. Officers will assume their role immediately after appointment.

Nominations for CHAIR:

Andy Wolf nominated Gerry Eick as Chair. Tom Cardinale nominated Pete Todoroff as Chair. Gerry Eick nominated Andy Wolf – Andy seconded nomination. Gerry withdrew his nomination of Andy.

MOTION: Tom Cardinale nominated Pete Todoroff for Chair. Gerry Seconded the motion to nominate Pete Todoroff to be appointed as Chair of the IV/CB CAB, pending his acceptance. Motion carried unanimously.

Nominations for VICE CHAIR:

Tom Cardinale nominated Andy Wolfe.

MOTION: Andy Nominated Gerry, Gerry Seconded. Motion carried unanimously.

7. PUBLIC OFFICIALS REPORT

A. *COUNTY UPDATE – A representative from the Office of the County Manager will provide an update on County services and is available to answer questions and concerns. Please feel free to contact the Office of the County Manager at (775) 328-2000. To sign up to receive email updates from the County visit www.washoecounty.us/cmail. *(This item is for information only and no action will be taken by the CAB).*

Dave Solaro, Assistant County Manager, gave an update:

CAB program: He said they have been speaking with the Commissioners about the CAB program and how the CABs have been beneficial to the community as well as planning and development and area plans. He said we

have dedicated staff person for the CAB program, Alice McQuone. We are bolstering the support in community services. You will see changes over the next couple of months. We will be asking for feedback. Your role on the CAB board will be a good source of information and input from citizens.

He gave informational handouts:

- Community/Senior center: Senior services, Library, IVGID, and the Community Services Department are collaborating on this project. You will see construction work at the old library building. They will be working on creating a better entrance.
- Free microchip clinic for Seniors – September 26
- Kids to Seniors Korner – Free immunizations for all ages.
- Senior Center/Community Center Survey
- Human Services participated in the Sheriff's picnic and received good feedback

Questions/comments:

Andy Wolf asked about the drainage project; there have been revisions for it to be safer. Dave said we received complaints of unsafe conditions, and sent out our engineers and contractors to re-design the portions of the project to include the highway safety initiatives. It has been completed; it meets water quality and roadway safety. There are further conversations of pedestrian work adjacent to the work. They are exploring how to work it into the water quality project. He said they have applied for grants. Andy suggested that the Washoe County PIO or a Washoe County Roads/public works official send letter to the local paper about the mitigation and project completion.

Tom Cardinale said he lives in the project area. He said he recommends that curbs or an abutment be installed on Country Club (north to south) so vehicles don't straddle that ditch during high season.

Gerry Eick said the project was remediated before school was in session, which was appreciated. He also mentioned the topic of dirt versus parking spots. Gerry thanked Dave for the follow up and response. It needs to be communicated if the project is completed.

Bill Devine asked how the remediation will be paid for. Dave said Washoe County will pay for it, but will work with designer on who is responsible.

8. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page:

https://www.washoecounty.us/csd/planning_and_development/index.php

8.A. Variance Case Number WPVAR 17-0007 (Izakaya Tahoe) – Request for community feedback, discussion and possible recommendation to the Washoe County Board of Adjustment to permit a variance to reduce the front yard setbacks along State Line Road from 20 feet to 2 feet, to reduce the front yard setbacks along SR 28 from 20 feet to 10 feet, and to reduce the side yard setback from 10 feet to 5 feet to allow the new construction of a 949 square foot building.

- Applicant/ Property Owner: Evo Real Estate Opportunities Inc., Michael Lerch
- Location: 2 N. Lake Ave., Crystal Bay, NV 89402, Intersection of SR 28 and State Line Road
- Assessor's Parcel Number: 123-043-01
- Staff: Trevor Lloyd, 777-328-3617, tlloyd@washoecounty.us
- Reviewing Body: Tentatively scheduled for Board of Adjustment, October 5, 2017.

Trevor Lloyd, Planning Manager, Washoe County Planning and Development, gave an overview:

- Request for variance in Crystal Bay.
- Small piece of property, triangle shape.
- It has constraints, slope, amount of set-back, 2,000 square feet in space.

Andrew Ryan, PR Design and Engineering:

- This project will go before the Board of Adjustment in December instead of October.
- He gave a powerpoint of the variance request
- The property was formally Straddles and Mellowfellow
- Stateline runs through the building – multiple jurisdictions for services/counties
- He showed pictures - Retaining wall is 10.5 feet; road descends with grade adjustment

Gerry Eick asked about the shape of the corner which may affect the view of the driver on the frontage road. Andrew said part of that triangle has been paved and people are driving over the private property to the road. Gerry said that has been a high profile intersection during the Boulder Bay discussion. He said he is concerned from a traffic safety standpoint. Trevor said there are a number of findings that need to be identified including this discussion of safety. Andrew said this doesn't preclude the discussion of safety. We are moving through the process.

He showed a site plan of existing and proposed: The building is on the property line at existing condition. We are not contained in one entity, so we have to go to each jurisdiction for variance request.

Andrew said they want a nice entry or gateway into Nevada. He proposed an accessory building to compliment the building. Whatever seems reasonable with a site with this many constraints. He showed a rough draft of a floor plan of a bar with rough configuration of site. He said they would like a breeze way to marry the two buildings.

He showed existing building with elevation and a rendering of the proposed building with elevation.

Questions/Comments:

Andy Wolf said he was impressed with development packet. He said it addresses sight-line issues. Gerry said the staff report was good; it addresses the detourment questions. He said it establishes the criteria. He said the intersection was a high profile discussion with other developments. Andrew said they could remove that pavement and put vegetation, but that's not their intent. He said they are excited for the next step. Andy asked if it would eliminate the pavement. Andrew said yes, it could depending on the size. Tom Cardinale said he is concerned about the traffic safety as well. He said he would recommend prohibiting a left turn. Trevor Lloyd said he can't speak for the traffic engineer, but we can have this discussion with traffic experts and NDOT. That question is still pending.

Andy asked if you cannot construct a structure over a boundary or stateline; is there a scenario a building can be built contiguously. Ryan said yes, as long as we followed fire safety. The state line runs through the wall. It's subject to Placer County as well.

Bill Devine asked about parking; do you have to have a certain amount of parking. Andrew said yes, parking is required. Andrew said they will explore off site or alternate parking; they are here to hear if a building is palatable.

Gerry asked if the 949 ft is being depicted, and if that still up for discussion. Andrew said yes.

MOTION: Andy Wolf moved to recommend the project as presented. Tom Cardinale seconded the motion to approve the project as presented. The motion passed unanimously.

8B. Special Use Permit Case Number WSUP 17-0017 (IVGID Bike Park) – Request for community feedback, discussion and possible recommendation to the Washoe County Board of Adjustment to allow earthen structures that are taller than 6 feet in height to support the proposed grading for the new Incline Bike Park. The proposed earthen structures will be used for jumps and landings for the new bike park. • Applicant/

Property Owner: Brad Johnson

- Location: 969 Tahoe Boulevard, Incline Village, NV; Incline Way between Southwood Blvd. and Country Club Drive.
- Assessor’s Parcel Number: 127-030-31
- Staff: Trevor Lloyd, 777-328-3617, tlloyd@washoecounty.us
- Reviewing Body: Tentatively scheduled for Board of Adjustment, October 5, 2017.

Gerry Eick stated he is an IVGID employee, but doesn’t have a conflict of interest with this project.

Trevor Lloyd gave an overview:

- Asking to construct bike park on IVGID property
- Proposing permanent earthen structures over 6 feet in height. We are hearing and reviewing the earthen structure, not about the park.

Andrew Ryan: PR engineers and Charley Miller, IVGID, gave an overview of the project:

- Earthen structures, ‘jumps’; 18 inches taller than code
- 7 features to exceed the 6’ height
- Existing grade results in certain velocities.
- 1 acre parcel
- TRPA is ok with this project; we have stabilization; they approved this project.
- Andrew showed an area map

Features for height variance:

- Pump track – on grade
- Intermediate and advance flow lines
- Natural screening which are taller than the features proposed

Charley Miller, Principle Engineer, IVGID:

- Public/private donor project
- It’s an EIP project recognized by TRPA – air quality and recreation
- Progression features (beginner to intermediate and advance).
- There are no gaps; safety aspects.

- Andy Wolf asked about the Disc Golf course. Charley said two holes have already been moved.

MOTION: Tom Cardinale moved to approve the project. Andy Wolf seconded the motion to approve the project. The motion passes unanimously.

9. *CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas. *(This item is for information only and no action will be taken by the CAB).*

- October 2016 minutes need approval; need to be distributed and approved at the next meeting.
- Provide information about alternative parking and red or green days.
- Blight and garbage in community – effort and enforcement
- Dog owners: leash law enforcement – who and how to enforce. Concerns about dogs off leash and erosion of dog park. Communication needs to increase.
- Tahoe Area plan status

10. *PUBLIC COMMENT – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a Request to Speak form to the Board Chairman. Comments are to be addressed to the Board as a whole.

Dave Solaro spoke about Washoe311 to provide answers to the community with a call center and after hour call service. Two staff people are dedicated with information to answer questions. He said they can answer questions and pass along info to the appropriate department.

Dave spoke about community forums; the community wants to hear from partnering agencies such as NDOT, Waste Management, RTC, etc. He said we are discussing a Washoe County fair with seasonal topics to bring info and gather info from the community. He said he will work with community for the ‘agenda’ of the meeting.

Michelle Bello thanked community, IVGID, Washoe County, and fire district for participating in Washoe County Sheriff’s Picnic. Please provide us with feedback.

ADJOURNMENT- Meeting adjourned at 6:43 p.m.

Number of CAB members present: 3

Number of Public Present: 6

Presence of Elected Officials: 0

Number of staff present: 2

Submitted By: Misty Moga



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: August 30, 2017
TO: Trevor Lloyd, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: **WPVAR17-0007**
APN 123-043-01
IZAKAYA TAHOE

I have reviewed the referenced variance case and recommend the following condition:

1. Provide a hold-harmless agreement to the satisfaction of the District Attorney and the Engineering Division.

LRV/lrv

WPVAR17-0007
EXHIBIT B



STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

District II
310 Galletti Way
Sparks, Nevada 89431
(775) 834-8300 FAX (775) 834-8319

September 6, 2017

BRIAN SANDOVAL
Governor

RUDY MALFABON, P.E., Director

Washoe County
Planning and Development Division
P.O. Box 11130
Reno, NV 89520-0027

WPVAR17-0007
Izakaya Tahoe
2 N. Lake Ave Crystal Bay

Attention: Mr. Trevor Lloyd, Senior Planner

Dear Mr. Lloyd:

Nevada Department of Transportation (NDOT), District II has reviewed the request to approve a variance to 1) reduce the front yard setback along State Line Road from 20 feet to 2 feet and 2) reduce the side yard setback from 10 feet to 5 feet to allow for the commercial building on a ±2,000 square feet property. District has the following comments:

1. The parcel is unique as it sets ½ in Nevada and ½ in California. The driveway is located in California. Since the site is proposing to construct a sidewalk adjacent to State Route (SR) 28 in Washoe County, NV, an occupancy permit is required (Category VI- Miscellaneous). Based on the site plan submitted for this application, no additional driveways on SR 28 will be allowed (in Nevada). The applicant shall be responsible for maintenance and upkeep of the sidewalk.
2. An occupancy permit is required for facilities within the NDOT Right-of-Way. Please see the *Terms and Conditions Relating to Right of Way Occupancy Permits* booklet available online at nevadadot.com. Contact the Permit Office at (775) 834-8330 for more information regarding an occupancy permit.
3. For any non-permanent activities or temporary traffic control such as placement of cones, static signs, and portable electronic signs within NDOT Right-of-Way will require a temporary permit. Please submit temporary permit applications at least 4 weeks prior to the scheduled activity or work. Contact the Permit Office for more information.
4. Prior to any grading adjacent to NDOT Right-of-Way, a Drainage Report, including a grading plan, and a Drainage Form must be submitted to the Permit office. Please contact the Permit Office at (775) 834-8330 for more information.
 - a. A Drainage Report shall be submitted for any development or construction that impacts flow to or within NDOT Right-of-Way.
 - b. Please contact the Permit Office to coordinate with NDOT’s Hydraulic Design Division. It is beneficial to the developer to work with the Hydraulic Design Division early in the design process to answer questions and give guidance.
 - c. The Drainage Information Form shall be stamped by a professional engineer, unless waived at the discretion of the District Engineer. To request for a waiver, please

submit the following:

- Submit a signed letter addressed to the District Engineer on official letterhead describing the development or construction activities and provide supporting reasons to approve the waiver.
 - Include FEMA flood maps pertaining to the proposed project location.
 - Include construction plans or any other supporting documentation.
5. Applicant is responsible for mitigating any project site drainage within the property. Drainage facilities within NDOT Right-of-Way is not recommended. Any proposal with facilities within the NDOT Right-of-Way will require a license or lease.
 6. NDOT will not require a traffic study for this development.
 7. The Nevada Revised Statutes (NRS) prohibits advertising within NDOT Right-of-Way. Please refer to NRS 405.110 Unlawful advertising on or near a highway or on bridge. Signs for advertising will not be allowed within NDOT Right-of-Way. Please ensure sign base, post and sign edge is outside of NDOT Right-of-Way.
 8. The property owner must provide adequate parking on the property or in the vicinity. NDOT does not issue permits for long term parking for business use. If needed, NDOT will post NO PARKING signs to mitigate any parking concerns. NDOT recommends not depending on State Right-of-Way to accommodate parking.
 9. The state defers to municipal government for land use development decisions. Public involvement for Development related improvements within the NDOT Right-of-Way should be considered during the municipal land use development public involvement process. Significant public improvements within the NDOT Right-of-Way developed after the municipal land use development public involvement process may require additional public involvement. It is the responsibility of the permit applicant to perform such additional public involvement. We would encourage such public involvement to be part of a municipal land use development process.
 10. No other comments at this time.

Thank you for the opportunity to review this development proposal. NDOT reserves the right to incorporate further changes and/or comments as the design review advances. I look forward to working with you and your team and completing a successful project. Please feel free to contact me at (775)834-8300, if you have any further questions or comments.

Sincerely,

DocuSigned by:

DC6D2FB6D946439... 09/07/2017

Jae Pullen, PE, PTOE
District II Engineering Services

JEP/rmo

cc: Thor Dyson, NDOT District Engineer
Richard Oujevolk, NDOT District Traffic
Trevor Lloyd, WACO Community Services
File

DS


09/07/2017



Development Review Status Sheet

Date: 2-23-17

Attention: Tlloyd@washoecounty.us

RE: Variances WPVAR17-0007
APN: 123-043-01
Service Address: 2 North Lake Avenue Crystal Bay NV 89402
Crystal Bay NV 89402
Owner: Evo Real Estates Inc

Phone: Fax: Email:

Mailing Address: N/A

Variance Case Number WPVAR17-0007 (Izakaya Tahoe) - For possible action, hearing, and discussion to approve a variance to 1) reduce the front yard setback along State Line Road from 20 feet to 2 feet and 2) to reduce the side yard setback from 10 feet to 5 feet to allow for the commercial building on a +/-2,000 square foot property.
Owner/Applicant: Evo Real Estate, Inc.
Location: 2 N. Lake Avenue, Crystal Bay, NV 89402
Assessor's Parcel Number: 123-043-01
Parcel Size: +/-0.04 Acres (+/-2,000 square feet)
Master Plan Category: Commercial (C)
Regulatory Zone: Tourist Commercial (TC)
Area Plan: Tahoe
Citizen Advisory Board: Incline Village/Crystal Bay
Development Code: Authorized in Article 804
Commission District: 1 - Commissioner Berkbigler
Section/Township/Range: Section 30, T16N, R18E, MDM, Washoe County, NV
Staff: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Building Division
Phone: 775-328-3620
Email: tlloyd@washoecounty.us

Comments: Before IVGID can approve this variance, IVGID request the owner to stake all property corners on this property. Once the owner stakes/locates all property corners of said property, IVGID will locate all IVGID owed utilities lines to determine if variance can be approved.

Completed by: Tim Buxton, Chief Inspector

Phone: (775) 832-1246 Fax: (775) 832-1260

Incline Village General Improvement District, 1220 Sweetwater Road, Incline Village NV 89451

The contents of this transmission are intended only for the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you receive this communication in error, please notify us immediately by telephone and return the original to us at the above address via US Postal Service. We will reimburse you for your postage. Thank you.

Note: Send information to the case planner as prescribed on the memo from Dawn or the Washoe County Development. TLB

OFFICIAL NOTICE OF PUBLIC HEARING

DATE: September 22, 2017

You are hereby notified that the **Washoe County Board of Adjustment** will conduct a public hearing at the following time and location:

1:30 p.m., Thursday, October 5, 2017

County Commission Chambers, 1001 East Ninth Street, Reno, NV 89512

RE: Variance Case Number WPVAR17-0007 (Izakaya Tahoe) – For possible action, hearing, and discussion to approve a variance to 1) reduce the front yard setback along State Line Road from 20 feet to 0 feet. 2) to reduce the front yard setback along State Route 28 from 20 feet to 8 feet, and 3) to reduce the side yard setback from 10 feet to 3 feet to allow for a commercial building on a ±2,000 square foot property.

- Owner/Applicant: Evo Real Estate, Inc., Attn: Brent Norton
- Location: 2 N. Lake Avenue
Crystal Bay, NV 89402
- Assessor's Parcel Number: 123-043-01
- Parcel Size: ±0.04 Acres (±2,000 square feet)
- Master Plan Category: Commercial (C)
- Regulatory Zone: Tourist Commercial (TC)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorize in Article 804, Variances
- Commission District: 1 – Commissioner Berkgigler
- Section/Township/Range: Section 30, T16N, R18E, MDM,
Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3620
- E-mail: tlloyd@washoecounty.us

As an owner of property in the vicinity, you are invited to present testimony relative to these matters.

To access additional information about this item, please visit our website at www.washoecounty.us/csd/planning_and_development/, choose **Boards and Commissions**, then **Board of Adjustment, Meetings, +2017**. Then click on the above referenced meeting date.

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: IZAKAYA TAHOE			
Project Description: New Construction of Accessory Use Building 949 SF			
Project Address: 2 N Lake Ave., Crystal Bay, NV 89402			
Project Area (acres or square feet): 1,778 SF			
Project Location (with point of reference to major cross streets AND area locator): Int of SR 28 and State Line Rd. Crystal Bay, NV			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
123-043-01	0.04		
Section(s)/Township/Range: T16 R18 S30			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). Addition to Nevada Subdivision Tract Map No. 214			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Evo Real Estate Inc.		Professional Consultant: PRDEI	
Name: Michael Lerch		Name: Andrew T. Ryan, PE	
Address: 703 Champagne Rd., Incline Village, NV		Address: 8889 N. Lake Blvd. Box 1847, Kings Beach, CA	
Zip: 89451		Zip: 96143	
Phone:	Fax:	Phone: 530-546-4500	Fax:
Email:		Email: andrew@prdei.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer: Evo Real Estate Inc.		Other Persons to be Contacted:	
Name: Brent Norton		Name: Studio Terpeluk	
Address: 2425 Olympic Blvd. Santa Monica, CA		Address: 148 Townsend Street, San Francisco	
Zip: 90404		Zip: 94107	
Phone: 310-283-2855	Fax:	Phone: 415-335-3512	Fax:
Email: bn@evofund.com		Email: michelle@studioterpeluk.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: EVO REAL ESTATE OPPORTUNITIES LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, MICHAEL LEZCA
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 123-043-01

Printed Name MICHAEL LEZCA

Signed [Signature]

Address 703 CHAMPAGNE RD

INCLINE VILLAGE, NV 89451

(Notary Stamp)

Subscribed and sworn to before me this _____ day of _____, _____.

Notary Public in and for said county and state

My commission expires: _____

*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

see attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

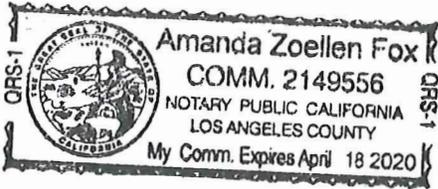
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On Aug 10, 2017 before me, Michael Amanda Zoellen Fox, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Michael Lerch
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

Variance Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to variances may be found in Article 804, Variances.

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

There are two items requested under this variance:

1. Setbacks- Along State Line Road the request is to match existing condition of 2 ft for proposed building. Along SR 28 the variance is requesting 10 ft from property line to building.

2. Lot Standards - Because of the State Line the applicant is not able to perform a voluntary merger and build an accessory structure to support the existing building to be remodeled. As such, the applicant is requesting a waiver of the minimum lot size of 10,000 SF to 2,595 SF.

You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

See attached findings dated 8/14/2017 prepared by PR Design and Engineering, INC

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

Due to the nature and intent of the improvements substantial negative impacts are not anticipated and the proposed development is complimentary to nearby established uses. See Findings for No Detriment.

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

The project is urban-infill redevelopment that is consistent with the goals and environmental policies of the TRPA Regional Plan that intends to redevelop a blighted site and a time-worn structure. The proposed project includes new facades, new buildings, new landscape, and improved access for pedestrians and vehicles. The project is both centrally located in a blighted area and at a gateway to Nevada.

5. What enjoyment or use of your property would you be denied that is common to other properties in your neighborhood?

The requested variance will allow:

1. An irregular, topographically challenged, and difficult to access site to enjoy redevelopment opportunities regularly available to conforming parcels.
2. The property owner to actively participate in environmental threshold attainment.
3. The value of the property to increase over time; thereby increase tax revenue.
4. The owner to experience pride in ownership and provide community benefit through removal of blight.

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
------------------------------	--	-------------------------------

7. What is your type of water service provided?

To be provided by IVGID

8. What is your type of sewer service provided?

To be provided by IVGID

Evo Real Estate Inc.
Izakaya Tahoe
2 N. Lake Blvd.
Crystal Bay, NV 89402
APN: 123-043-01

August 14, 2017

Project Description:

The proposed project includes the construction of a 949 SF accessory use building in conjunction with the eating and drinking establishment on the adjacent property 9980 N. Lake Blvd, Kings Beach, CA 96143. This property is the Gateway to NV and Washoe County for eastbound traffic on SR 28.

Required Findings per Section 110.804.25

- a) Special Circumstances. The parcel meets all three categories for special circumstance:
- Exceptional narrowness, shallowness or shape of the specific property. *The existing parcel is an obtuse triangle with three street frontages, SR 28, Cal Neva Dr. and State Line Rd. A three-sided parcel of this size is inherently more difficult to meet standard development codes.*
 - Exceptional topographic conditions. *The site has an existing retaining wall used to create flat frontage along SR 28. The elevation change from the South property line to Cal Neva Dr. below is approximately 10.5 feet. The height of the retaining wall parallel to State Line Dr. varies from 6 inches to 10 feet. This topographic condition allows for egress along SR 28 only.*
 - Other Extraordinary and exceptional situation or condition of the property and/or location of surroundings. *The property has 3 roadway frontages that intersect in an oblique manner. Additionally, recent development of the parcel east of State Line Road included the installation of curb, gutter, sidewalk within the 40-foot public R.O.W. This resulted in the vehicular travel way shifting west instead of being centered in R.O.W. This limits the ability to have longer “runs” to resolve steps in grade with acceptable slopes. As can be seen on the site survey, the State Line and the Subdivision Boundary are offset by approximately 8 feet. This has resulted in more extensive permit and development efforts as it has doubled the number of Agencies Having Jurisdiction (AHJ). Specifically, this limits the owner from a voluntary merger to resolve lot standards and setbacks.*

The findings above demonstrate that the property has been found to have special circumstances and that strict application of lot standards, setbacks, and typical requirements result in exceptional and undue hardships for the owner of the property.

- b) No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted. *The existing parcel is previously developed and impacted from development. The proposed urban infill redevelopment is consistent with the goals of TRPA Regional Plan Update and is expected to be compliant with the forthcoming Washoe County Area Plan (a specific plan subset of TRPA Regional Plan). Furthermore,*

redevelopment will encourage attainment of environmental thresholds as required by TRPA and Washoe County. Specific thresholds that are expected to benefit from this redevelopment include:

- *Water Quality* – through installation of permanent Best Management Practices - treatment
- *Water Quantity* – through installation of BMPs – infiltration
- *Soil Conservation* – through stabilization of disturbed areas, improved stormwater conveyance, and revegetation
- *Air Quality* – location of eating and drinking establishments within walking distance of Casino Core and transit facilities encourages a “park once” strategy and helps to reduce vehicle miles traveled. Any reduction in VMTs is beneficial to air quality.
- *Vegetation Preservation* – due to the previously developed nature of the site, there is limited native landscape. The proposed project is committed to landscaping consistent with TRPA and Washoe County standards that includes native vegetation.
- *Noise* – SR 28 is generally out of attainment for noise due to volume, speed, and type of traffic. Small projects typically do not improve noise threshold attainment; however, the project’s location to transit and surrounding hotel uses will encourage alternate forms of travel: walking, cycling, and public transportation. Any reduction to vehicle trips is beneficial for noise threshold attainment.
- *Recreation*- The Crystal Bay Casino core is a recreation hub for gaming and nightlife activities. A quality eating and drinking establishment is complimentary to the present and future plans for the immediate area.
- *Scenic Resources* – The project is a gateway location within a scenic corridor. The project proposes new façades on existing structures, new buildings, new landscaping, new sidewalks, and general beautification of a dilapidated site with time-worn structure. There is opportunity for significant improvement to the Roadway Scenic Unit as the project is centrally located and nearly surrounded by blight. To the northwest is the boarded-up and chain link fenced former Tahoe Inn. To the south is the closed and chain link fenced historic Cal Neva. To the east is the former Lake Tahoe Brewing location that is closed and now rooms operated by Crystal Bay Casino.

Based upon the analysis above the project is expected to have environmental benefit as related to TRPA thresholds of attainment and is expected to improve the public good through removal of blight.

- c) No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone. *There appears to be no findings that support relaxation of lot standards and setbacks as being unique and/or a special granting of privileges. Lot setbacks are regularly modified through the variance process and the existing building setbacks for this lot, as a result of prior development, are consistent with the requested variance.*
- d) Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of the property. *The proposed use is permissible.*
- e) Effect on Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation. *There is no nearby military facility.*

Findings prepared by Andrew Ryan PRDEI 8/14/2017
andrew@prdei.com 530.546.4500 x 105

TECHNICAL MEMORANDUM

1

PROJECT NAME: KAZ42 RESTAURANT – 9980 NORTH LAKE BLVD
PREPARED FOR: PLACER COUNTY; WASHOE COUNTY
PREPARED BY: PR DESIGN & ENGINEERING INC.
SUBJECT: SITE CIRCULATION PATTERNS
DATE: 2/12/2018

PROJECT DESCRIPTION:

The proposed project area includes two parcels: APN: 090-306-001 located in Placer County, CA and APN: 123-043-01 located in Washoe County, NV. The CA-NV Stateline runs through a portion of the existing building which is currently undergoing tenant improvements (PLN17-00217). The lot areas, subdivision boundaries, property lines, and Stateline are shown on the existing site survey.

The permitted and under construction Placer County tenant improvement will create a 1,231 SF restaurant with 31 indoor seats. The applicant is seeking to permit an approximately 949 SF accessory building located on the Washoe County parcel. Accessory uses to support the restaurant will include reception/waiting area, bar, storage, and small office. The proposed use is permissible.

The existing site allowed for five non-conforming parking stalls and was parked in an ad-hoc manner. The parking demand for the proposed project Tenant Improvements per Tahoe Basin Area Plan and within Placer County is 11 spaces. The parking demand for the pending Washoe County accessory building may require up to 11 spaces.

The existing site is a gateway property for Westbound traffic traveling from Crystal Bay, NV to Kings Beach, CA and vice-versa for Eastbound traffic. The property has declined since the late 1970s and has not received significant investment from the original building permit circa 1952. It is a well-known and blighted property in a highly visible location.

The purpose of this memo is to discuss potential solutions to access and parking that will allow this property to become a successful and redeveloped dual gateway property. The memo is being shared with Placer County and Washoe County to include both Agency's in the discussion. The applicant is requesting preliminary feedback to inform the following applications:

- Improvement Plan Permit for Placer County
- Board of Adjustment application for Washoe County

APPROACH TO ACCESS AND PARKING:

TECHNICAL MEMORANDUM

The approach to access and parking will be a multi-faceted approach and includes the following goals:

- Ingress and egress will be improved to allow vehicles to leave in a head-out manner. Existing parking and access encourages vehicles to back into or make turning movements within the SR 28 shoulder.
- Parking and access will comply with ADA. Existing site is non-ADA compliant.
- The project will demonstrate multi-modal transportation options and encourage other modes of transportation to reduce impacts of the automobile.

The project will employ the following strategies to effectively manage access and parking. While no single strategy would be sufficient as a standalone solution, it is the intent to utilize the following strategies in a comprehensive manner to capitalize on the summation of the benefits. The strategies to be implemented are as follows:

Near and Mid-Term Strategies (0-5 years)

1. **Improve Pedestrian Access:** There is approximately 400 year round residents and approximately 150 active Tourist Accommodation in the North Stateline and Crystal Bay area. With the Boulder Bay project 275 new hotel rooms and 59 luxury residences are expected within the next 5 years. The recently sold Cal Neva is expected to re-open 219 newly remodeled units within the next 3 years. These hotel redevelopments are located within a ¼ mile from the project location. The project includes pedestrian improvements consistent with TRPA Regional Plan Update and local community plans. The intended community amenity improvements include a 6ft wide meandering sidewalk along SR 28 and a new striped crosswalk on Stateline Dr., connecting the restaurant location to the Casino Core. Walking times from the new hotel locations to the restaurant are less than 5 minutes.
2. **Encourage Public Transportation Use:** There are two existing bus stops within 350ft of the restaurant location. The East bound stop serving Kings Beach and points further West will be directly accessible by the proposed sidewalk and crosswalk improvements noted above. The West bound bus stop serving Incline Village and points East of Crystal Bay is directly across the street from the restaurant location.
3. **Provide Valet Parking Service:** During summertime peaks and holidays the restaurant will provide valet service to customers as required. Vehicles will be managed in offsite locations procured by the restaurant.
4. **Operate Shuttle Service:** During summertime peaks and holidays the restaurant will provide a complimentary Shuttle Service to customers as required. The service area boundary will be limited by National Ave./ SR28 to the West, North Ave./SR267 to North and Country Club Dr./ SR 28 to the East.
5. **Provide Bicycle Parking:** Consistent with community plan requirements, the restaurant will provide parking for bicycles and e-bicycles. The topography of the surrounding area will likely limit frequent use of standard bicycles, but the popularity of e-bikes is growing. A secure location for short term storage of bicycles will be provided.

TECHNICAL MEMORANDUM

6. Provide Offsite Parking for Employees: The restaurant will provide parking for employees via short term lease or other parking agreements.

Long Term Strategies (5+ years)

7. Procure Permanent Parking Solutions: Given the blighted condition of the North Stateline and Crystal Bay commercial areas, it is expected that opportunities to procure permanent offsite parking will occur with the pending redevelopment projects of Cal Neva, Boulder Bay and Homewood (Tahoe Inn).
8. Improve the Site for the Future: Site improvements as proposed are intended to function now and in the future. Most import and domestic car manufacturers are set to have autonomous vehicle offerings by 2020. It is expected that by 2025 vehicles will be fully autonomous. The site access as proposed will encourage use by autonomous vehicles and include infrastructure for EV charging.

The following concepts are provided for review and comment. Included in the back of the package is the existing site survey and site photos for reference. Landscape elements that comply with the requirements of Area Plan(s) are shown in each concept. The location and access to the proposed solid waste enclosure meets the base requirements of the disposal company.

CONCEPT A - PAVER ISLAND:

- Vehicles egress in head out manner
- Provides 10ft pull thru lane for access
- Provides 10ft loading and unloading lane for vehicles and shuttle
- Flush paver island demarcates desired circulation and accommodates snow removal
- Flush paver walks facilitate loading and access
- EV Charger and parking spot

CONCEPT B – LANDSCAPE ISLAND:

- Vehicles egress in head out manner
- Provides 10ft pull thru lane for access
- Provides 8ft loading and unloading lane for vehicles and shuttle
- Raised island demarcates desired circulation and provides landscape

TECHNICAL MEMORANDUM

- Flush paver walks facilitate loading and access
- EV Charger and parking spot for overnight use

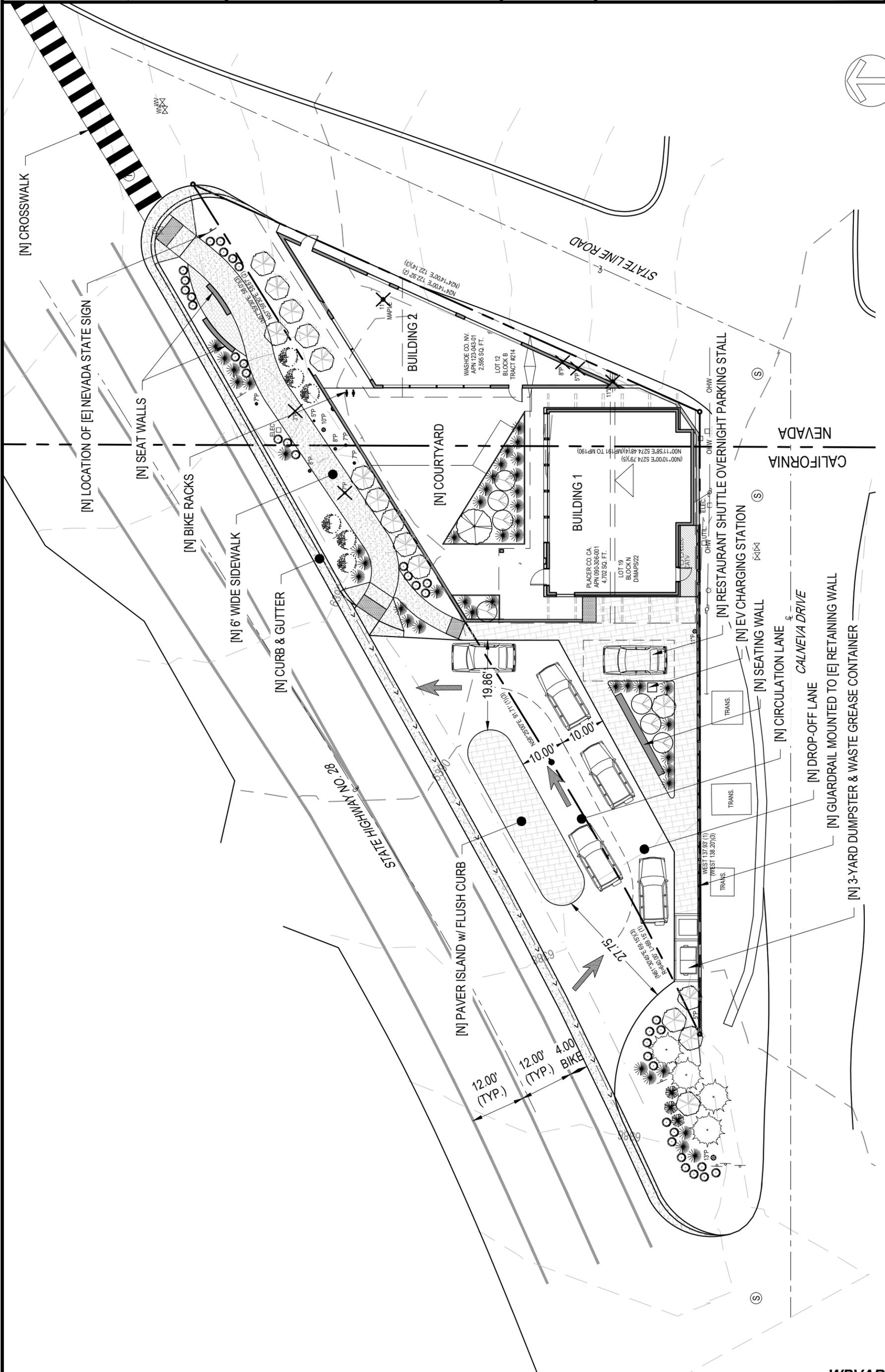
CONCEPT C – PARALLEL PARKING WITH LANDSCAPE ISLAND:

- Vehicles egress in head out manner
- Provides 10ft pull thru lane for access
- Provides 8ft loading and unloading lane for vehicles and shuttle
- Raised island demarcates desired circulation and provides landscape
- Flush paver walks facilitate loading and access
- EV Charger and parking spot

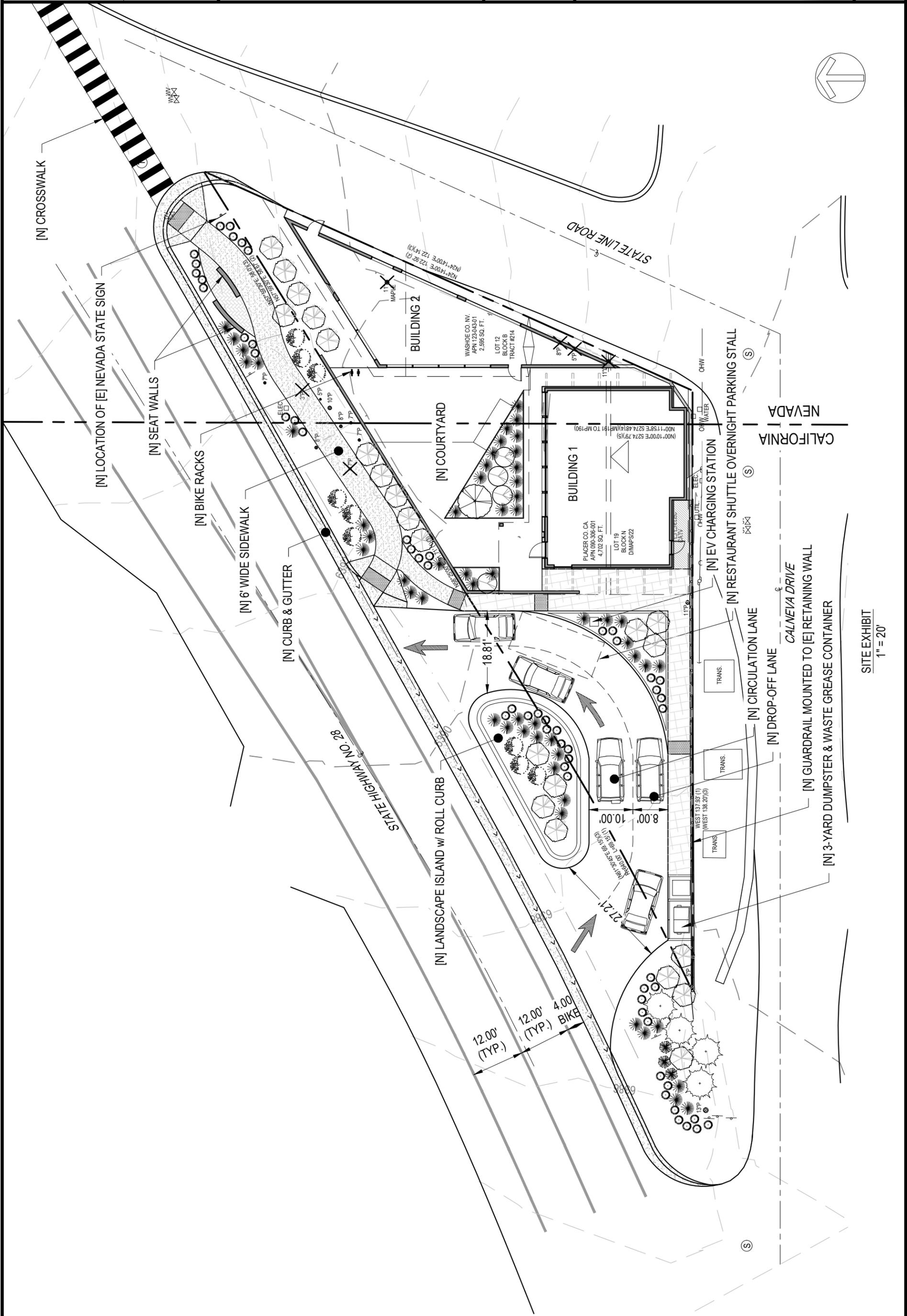
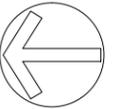
CONCEPT D – EXISTING CONDITION FORMALIZED:

- Vehicles do not egress in head out manner
- Provides most onsite parking spots
- Provides ADA parking stop
- Provides 8ft loading and unloading lane for vehicles and shuttle
- Flush paver walks facilitate loading and access

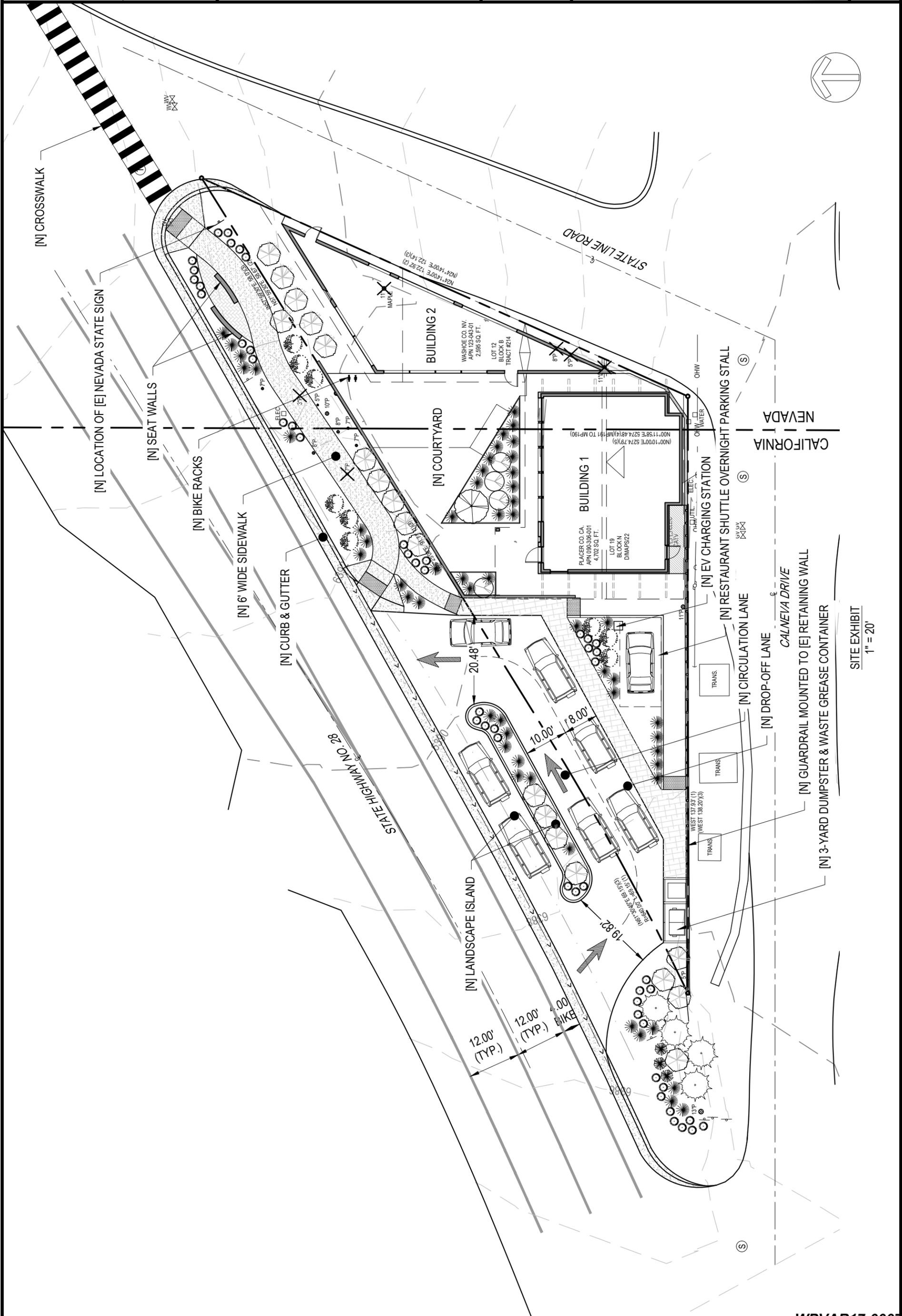
We are requesting feedback from Agencies by 3/1/2018 as that will allow the project applicant to stay on the plan development schedule.



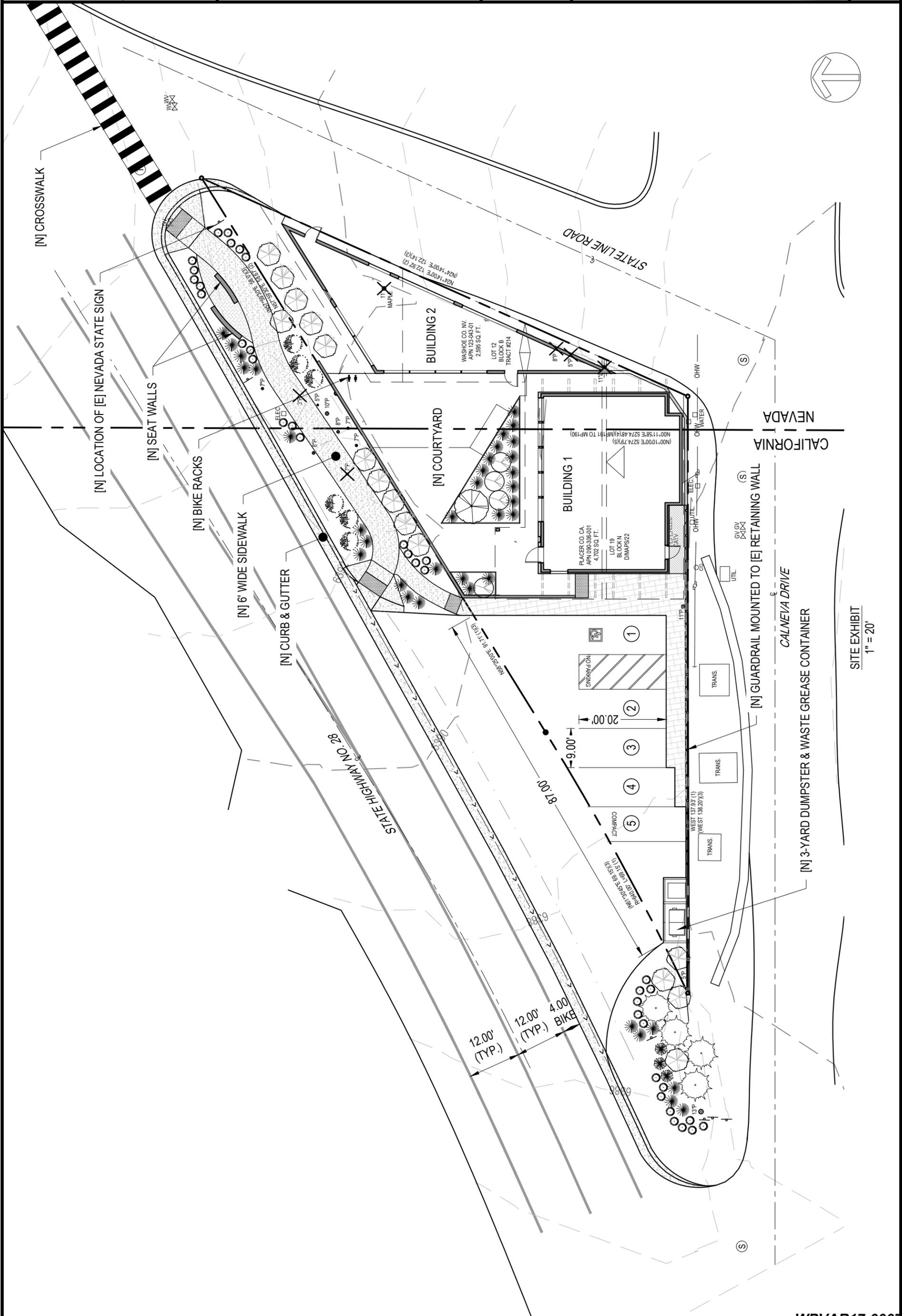
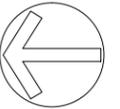
SITE EXHIBIT
 1" = 20'



SITE EXHIBIT
1" = 20'



SITE EXHIBIT
1" = 20'



SITE EXHIBIT
 1" = 20'

SURVEY

PLACER COUNTY

9980 NORTH LAKE BLVD.

KINGS BEACH, CA

EXISTING SURVEY

KAZ 42



8889 North Lake Blvd, P.O. Box 1847
Kings Beach, California 96143-1847
Tel 530-546-4500 www.prdel.com

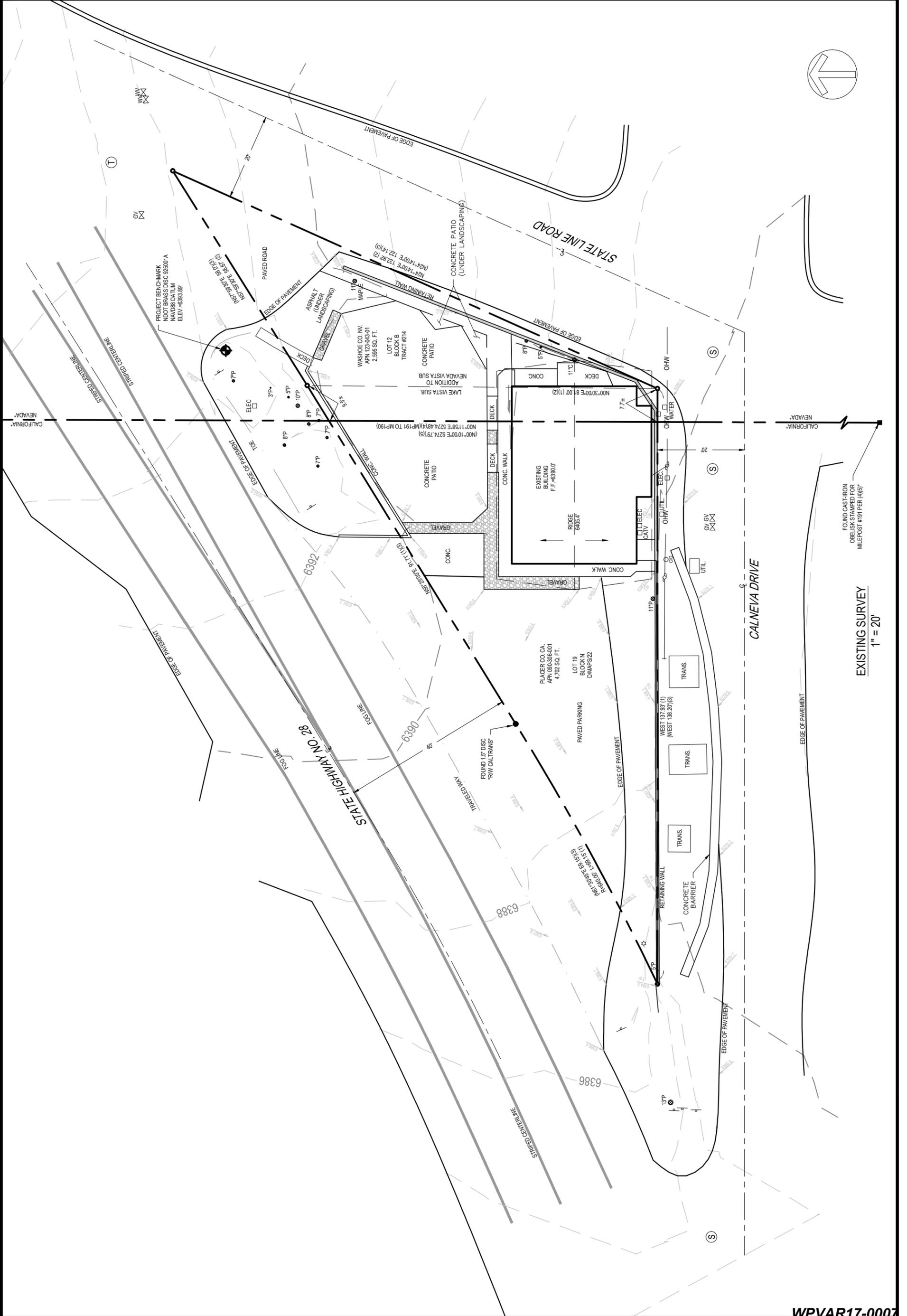
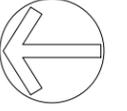
FILE: P:\KAZ 42

SCALE: AS NOTED

DATE: 02/09/2018

PRJ. ENG.: ATR

DRWN.: JRL



EXISTING SURVEY
1" = 20'

PHOTOS

KAZ 42
EXISTING SITE PHOTOS
9980 NORTH LAKE BLVD.
PLACER COUNTY
KINGS BEACH, CA

PDR DESIGN & ENGINEERING INC.
8889 North Lake Blvd, P.O. Box 1847
Kings Beach, California 96143-1847
Tel 530-546-4500 www.pdrdel.com

PRJ. ENG.: ATR
DRWN.: JRL
DATE: 02/12/2018
SCALE: AS NOTED
FILE: P:\KAZ 42



VIEW FROM (E) DRIVEWAY TOWARDS OUTDOOR DINING, (E) BLDG, (E) UTILITY AND (E) TOWN CENTER SIGNS, AND TO TOWN CENTER BEYOND. (E) STRING LIGHTS AND WOODEN FENCE VISIBLE AT OUTDOOR DINING.

3 VIEW FM (E) DRIVEWAY
SCALE: N/A



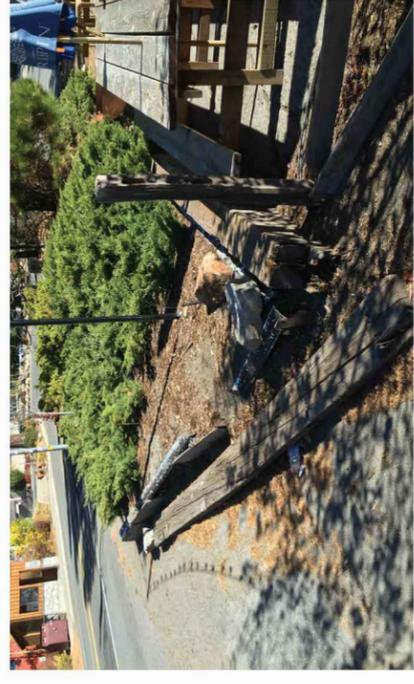
VIEW FM ADJACENT BLDG PARKING LOT ACROSS STATE LINE RD TOWARDS EAST SIDE OF SITE. RETAINING WALL VISIBLE ALONG EASTERN PROPERTY LINE OF WISDOE COUNTY PARCEL.

6 VIEW TOWARDS EAST SIDE OF SITE
SCALE: N/A



VIEW FM STATE LINE RD TOWARDS SW CORNER OF SITE.

9 VIEW FM STATE LINE RD
SCALE: N/A



EDGE OF PAVEMENT AT DRIVEWAY ADJACENT TO OUTDOOR DINING.

12 DRIVEWAY AT PARKING LOT
SCALE: N/A



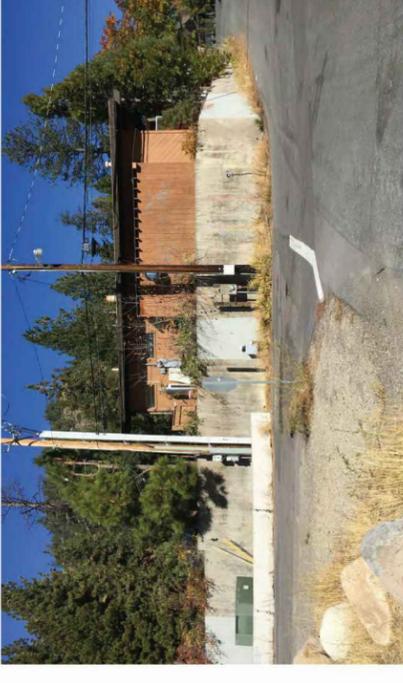
(E) BLDG AT 9980 LAKE AVE VISIBLE WITH LARGE PAVED DRIVEWAY AND (E) RECEPTACLE IN FOREGROUND. OUTDOOR DINING, (E) TREES, AND "WELCOME TO NEVADA" SIGN TO LEFT OF BUILDING.

2 VIEW FM LAKE AVE SHOULDER
SCALE: N/A



VIEW TOWARDS SITE SHOWING (E) TREES, RETAINING WALL AT STATE LINE RD, AND OUTDOOR DINING AREA.

5 VIEW FM N LAKE AVE AND STATE LINE RD
SCALE: N/A



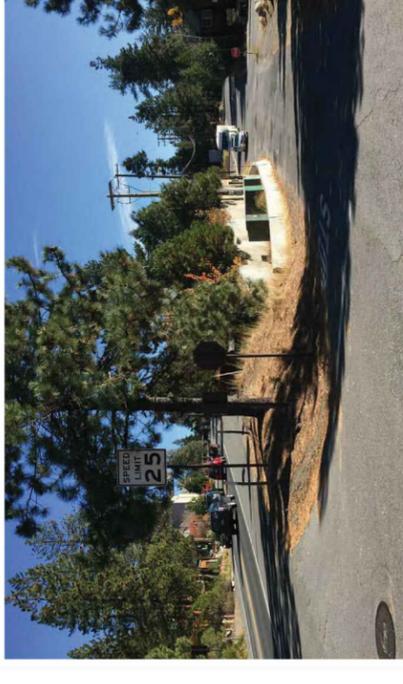
VIEW TOWARDS SOUTHERN FACADE OF (E) BLDG FM STATE LINE RD. (E) UTILITIES AND RETAINING WALLS VISIBLE.

8 VIEW FM STATE LINE RD
SCALE: N/A



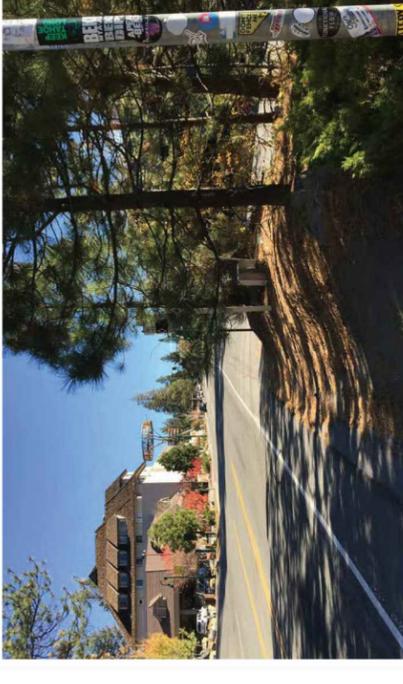
VIEW TOWARDS (E) PAVED OUTDOOR DINING FM PAVED PARKING LOT. (E) TREES VISIBLE IN CALTRAVIS ROW.

11 VIEW FM PARKING LOT
SCALE: N/A



VIEW TOWARDS SITE SHOWING (E) TREES, SIGNS, AND (E) UTILITIES. ELEVATION DROP AT RETAINING WALL AT SOUTHERN PROPERTY LINE VISIBLE.

1 VIEW FM LAKE AVE AND CALANEVA DR
SCALE: N/A



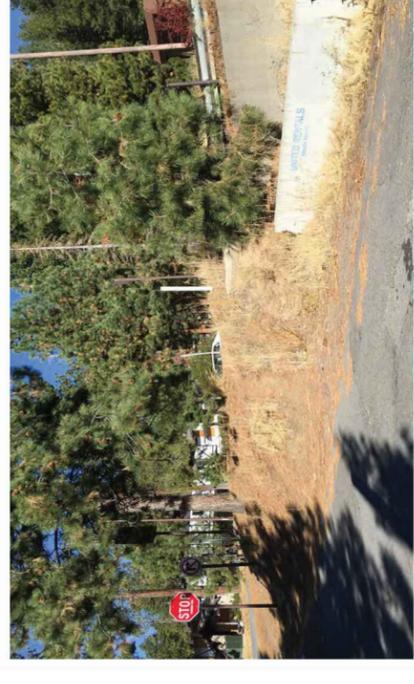
VIEW FROM "WELCOME TO NEVADA" SIGN TOWARDS NE CORNER OF WISDOE COUNTY PARCEL. TOWARDS CENTER SIDE BEYOND. (E) TREES TO RIGHT.

4 VIEW FM LAKE AVE
SCALE: N/A



VIEW TOWARDS SE CORNER OF SITE SHOWING (E) RETAINING WALL, (E) UTILITIES, AND SOUTH AND EAST FACADES OF (E) BLDG. LAKE AVE VISIBLE AT END OF CALANEVA DR.

7 VIEW FM STATE LINE RD AND CALANEVA DR
SCALE: N/A



VIEW FM CALANEVA DR TOWARDS SW CORNER OF PLACER CO. PARCEL. TERMINATION OF RETAINING WALLS, (E) STREET SIGNS, AND (E) TREES VISIBLE. LAKE AVE TRAFFIC VISIBLE OVER LANDSCAPING.

10 VIEW FM CALANEVA DR
SCALE: N/A

BUILDING 1: PLACER CO.
PROJECT INFORMATION
 OWNER: MICHAEL LERCH
 ADDRESS: 5930 LAKE AVE, KINGS BEACH, PLACER CO., CA 95143
 APN: 003-305-001
 BLOCK/LOT: N19
 ZONING DISTRICT: 022 NORTH STATELINE COMMUNITY PLAN
 CONSTRUCTION TYPE: V-B
 OCCUPANCY: A-2
 EXISTING USE: RESTAURANT
 PROPOSED USE: RESTAURANT
 PARCEL AREA: 5,300 SF
 EXISTING BLDG AREA: 1,231 SF
 PROPOSED BLDG AREA: 1,231 SF

VERIFICATION OF LAND CAPABILITY
 TRPA FILE NOS: VRC02017-0052 & LCP2017-0059
 DISTRICT: CLASS 4 - 20% COVERAGE ALLOWED
 BASE ALLOWABLE COVERAGE: 5,300 SF * 0.20 = 1,060 SF
 VERIFIED EXIST COVERAGE: 1,231 SF
 PAVED PARKING: 1,462 SF
 CONCRETE PATIO: 1,403 SF
 DECKING: 35 SF
 TOTAL EXIST COVERAGE: 4,231 SF
 ALLOWABLE COVERAGE: 4,231 SF
 *PER TRPA CODE OF ORDINANCES. ALL EXIST COVERAGE WILL BE CONSIDERED LEGAL (OR "GRANDFATHERED-IN")
 TOTAL PROPOSED COVERAGE: 4,195 SF (SEE A1.04 FOR COVERAGE CALCS)

BUILDING 2: WASHOE CO.
PROJECT INFORMATION
 OWNER: MICHAEL LERCH
 ADDRESS: 2 N LAKE AVE, CRYSTAL BAY, WASHOE CO., NV 89402
 APN: 023-045-01
 BLOCK/LOT: B12
 ZONING DISTRICT: TC (TOURIST COMMERCIAL)
 CONSTRUCTION TYPE: V-B
 OCCUPANCY: B
 EXISTING USE: NONE
 PROPOSED USE: BOM
 PARCEL AREA: 1,997 SF
 EXISTING BLDG AREA: 0 SF
 PROPOSED BLDG AREA: 715 SF

VERIFICATION OF LAND CAPABILITY
 TRPA FILE NOS: VRC02017-0053 & LCP2017-0059
 DISTRICT: CLASS 4 - 20% COVERAGE ALLOWED
 BASE ALLOWABLE COVERAGE: 1,997 SF * 0.20 = 399 SF
 VERIFIED EXIST COVERAGE: 14 SF
 PAVED PARKING: 494 SF
 CONCRETE PATIO: 1,195 SF
 DECKING: 75 SF
 TOTAL EXIST COVERAGE: 1,778 SF
 ALLOWABLE COVERAGE: 1,778 SF
 *PER TRPA CODE OF ORDINANCES. ALL EXIST COVERAGE WILL BE CONSIDERED LEGAL (OR "GRANDFATHERED-IN")
 TOTAL PROPOSED COVERAGE: 1,325 SF (SEE A1.04 FOR COVERAGE CALCS)

APPLICABLE CODES
 TRPA CODE OF ORDINANCES
 WASHOE BASIN AREA PLAN - IMPLEMENTING REGULATIONS
 PLACER CO. ZONING ORDINANCES
 2012 CALIFORNIA BUILDING CODE
 2012 CALIFORNIA PLANNING CODE
 2013 CALIFORNIA ELECTRICAL CODE
 2013 CALIFORNIA MECHANICAL CODE
 2013 CALIFORNIA PLUMBING CODE

SCOPE OF WORK
 1. DEMO INTERIOR
 2. REPLACE FACADE
 3. STREET FRONTAGE IMPROVEMENTS
 4. NEW DRIVEWAY AND PARKING
 5. TRPA BMP
 6. LANDSCAPE COURTYARD



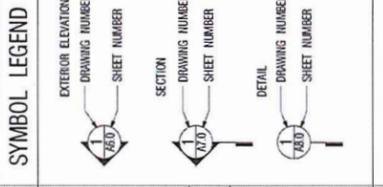
APPLICABLE CODES
 TRPA CODE OF ORDINANCES
 WASHOE CO. DEVELOPMENT CODE
 2012 INTERNATIONAL BUILDING CODE
 2012 ELECTRIC CODE
 2012 UNIFORM MECHANICAL CODE
 2012 UNIFORM PLUMBING CODE

SCOPE OF WORK
 1. NEW CONSTRUCTION OF HISTORY COMMERCIAL SPACE
 2. STREET FRONTAGE IMPROVEMENTS
 3. TRPA BMP



ABBREVIATIONS

A AND AT NUMBER	EJ EXPANSION JOINT ELEVATION(S)	L LAMINATE LAMINANT	S SELF-ADHERED SHEET FLASHING
A AIR CONDITIONING	ELEC ELECTRICAL	LAM MANUFACTURER	SASF SELF-ADHERING SHEET MEMBRANE
ACT ACROUSTIC CUNG TILE	ENIP EQUIPMENT	LAV MANUFACTURER	
ADD ADJUSTABLE	EXT EXTERIOR	MAX MANUFACTURER	
ADJ ABOVE FINISH FLOOR	F FIRE DEPARTMENT CONNECTION	M MANUFACTURER	
ALT ALTERNATE	FF FINISH FLOOR	MACH MANUFACTURER	
AL ALUMINUM	FFR FINISH FLOOR FINISHES, FIXTURES & EQUIPMENT	MCH MANUFACTURER	
ARCH ARCHITECTURE	FR FIBER REINFORCED PLASTIC FOOTPRINT	MINI MANUFACTURER	
B BUILDING	G GAUGE	MTL METAL	
BM BOTTOM OF	GALS GALLONS	N NEW IN CONTRACT	
BOM BACK OF HOUSE	GALV GALVANIZED	NO NOT TO SCALE	
BWH BETWEEN	GC GENERAL CONTRACTOR	NTS NOT TO SCALE	
C CABINET	GGL GLASS	O OVER	
CAB CAST IN PLACE	GPM GALLONS PER MINUTE	OF OFF CENTER	
CP CLEARANCE	GWSH GYPSUM WALLBOARD	OP OUTLINE	
CIA CURB	H HOSE BIB	OPH OPPOSITE DIMENSION	
CL COLLAR	HR HORIZONTAL	OPH OPPOSITE DIMENSION	
CLG COLLUM	HRZ HORIZONTAL	OPH OPPOSITE DIMENSION	
CONC CONCRETE	HP HIGH POINT	P PLASTIC LAMINATE	
CONC CONCRETE	HP HIGH POINT	PART PARTITION	
COORD COORDINATE	HSS HOLLOW STRUCTURAL SECTIONS	PERF PERFORATED	
D DEPTH	HVAC HEAVY VENTILATION/VACUUM	PL PROPERTY LINE	
DBL DOUBLE	I INSIDE DIMENSION	PLYWD PLYWOOD	
DET DETAIL	IGU INSULATED GLASS UNIT	PT PAINTED	
DG DIAMETER	IN INCHES	PSL PRESSURE TREATED	
DR DOOR	INCL INCLUDING	REF REINFORCED	
DR(S) DRAWER	INS INSULATION	REQ REQUIRED, REQUIREMENT(S)	
E EXISTING	INT INTERIOR	RM ROOM	
EA EACH	J JOINT(S)	RND ROUGH OPENING	
		REDWOOD REDWOOD	



BL SCHED BASE FINISH	CT SCHED CEILING FINISH	ET SCHED FRAE ITEM	FT SCHED FLOOR FINISH	PT SCHED PLUMBING FIXTURE	ST SCHED STORAGE. SEE A2.3	TT SCHED COUNTERTOP FINISH	WT SCHED WALL FINISH	XT SCHED EXT WALL FINISH
BL SCHED BASE FINISH	CT SCHED CEILING FINISH	ET SCHED FRAE ITEM	FT SCHED FLOOR FINISH	PT SCHED PLUMBING FIXTURE	ST SCHED STORAGE. SEE A2.3	TT SCHED COUNTERTOP FINISH	WT SCHED WALL FINISH	XT SCHED EXT WALL FINISH

SHEET INDEX

SHEET NO.	SCALE	DESCRIPTION
ARCHITECTURAL		
A0.00	1/4"	SHEET INDEX & PROJECT INFO
A0.01	1/4"	EXISTING SITE PHOTOS
A0.02	1/4"	PRELIMINARY REBERINGS
A1.00	1/8"	SURVEY (FOR REFERENCE ONLY)
A1.01	1/8"	SITE PLAN: EXISTING
A1.02	1/8"	SITE PLAN: PROPOSED
A1.03	1/8"	OFFSITE PARKING DIAGRAM
A1.04	1/8"	LAND COVERAGE DIAGRAM
A1.05	3/16"	SITE ACCESSIBILITY DIAGRAM
A2.00	3/16"	FLOOR PLAN: EXISTING
A2.01	3/16"	FLOOR PLAN: PROPOSED
A2.02	3/16"	ROOF PLAN: EXISTING
A2.03	3/16"	ROOF PLAN: PROPOSED
A3.00	1/4"	EXTERIOR ELEV: BUILDING 1
A3.01	1/4"	EXTERIOR ELEV: BUILDING 1
A3.02	1/4"	EXTERIOR ELEV: BUILDING 1
A3.03	1/4"	EXTERIOR ELEV: BUILDING 2

SCHEDULED
 SQUARE FEET
 SEE GRAPHICS DWGS
 SIMILAR
 SEE KITCHEN DWGS
 SEE LIGHTING DWGS
 SEE MECH DWGS
 SPECIFICATIONS
 SEE STRUCTURAL DWGS
 STEEL
 STRUCTURAL
 TONGUE AND GROOVE
 TO BE DETERMINED
 TELEPHONE
 THICK
 TOP OF
 TUBE STEEL
 TYPICAL
 ULTRAVIOLET LIGHT
 VERIFY IN FIELD
 VERTICAL
 WITH
 WATER CLOSET
 WOOD
 WATER HEATER
 WINDOW
 WINDOW
 WATER JET CUT
 WATER PROOFING

PROJECT LEAD
 Andrew T. Ryan PE
 PR-Design and
 Engineering, Inc.
 8889 Kings Beach, CA
 95143 - 1817
 Tel: 530.546.4500 x 105

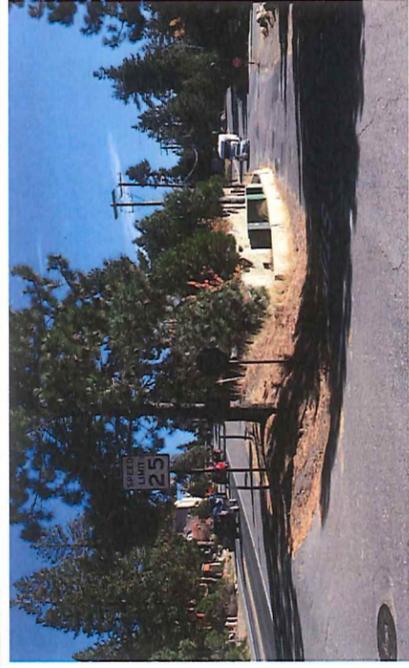
IZAKAYA TAHOE
 9980 LAKE AVE, KINGS BEACH, CA 95143
 2 N LAKE AVE, CRYSTAL BAY, NV 89402



DATE	BY	SCALE	DESCRIPTION

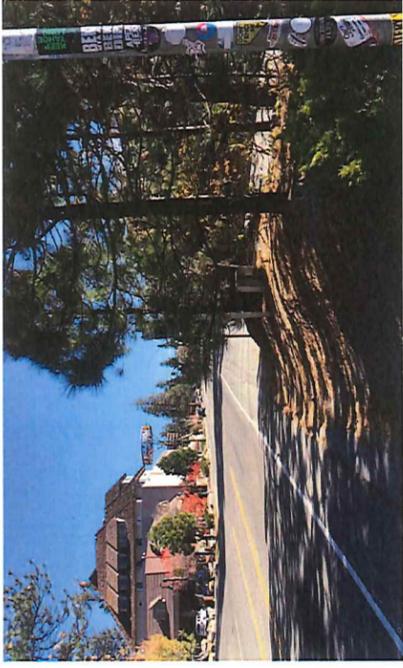
SHEET INDEX & PROJECT INFO

A0.10



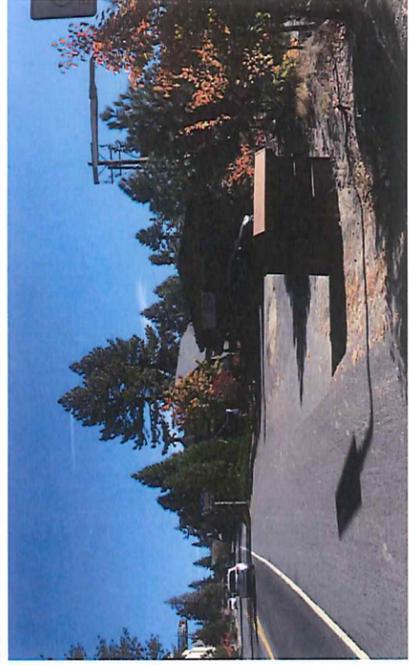
1 VIEW FM LAKE AVE AND CALANEVA DR
SCALE: N/A

VIEW TOWARDS SITE SHOWING (E) TREES, SCORPUS, AND UTILITIES. ELEVATION DROP AT RETAINING WALL AT SOUTHERN PROPERTY LINE VISIBLE.



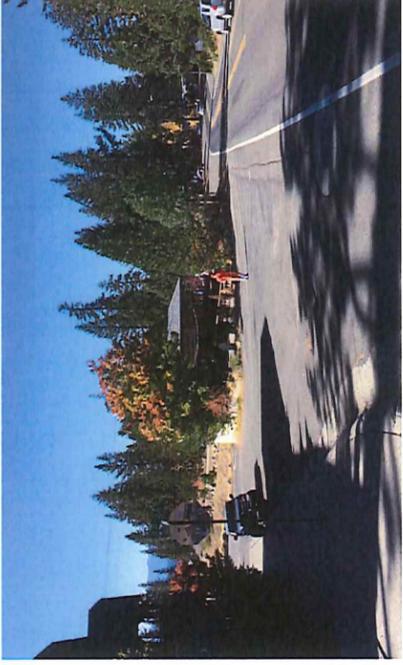
4 VIEW FM LAKE AVE
SCALE: N/A

VIEW FROM "WELCOME TO WASHOE COUNTY" SIGN. TOWN CENTER VISIBLE BEYOND. (E) TREES TO RIGHT.



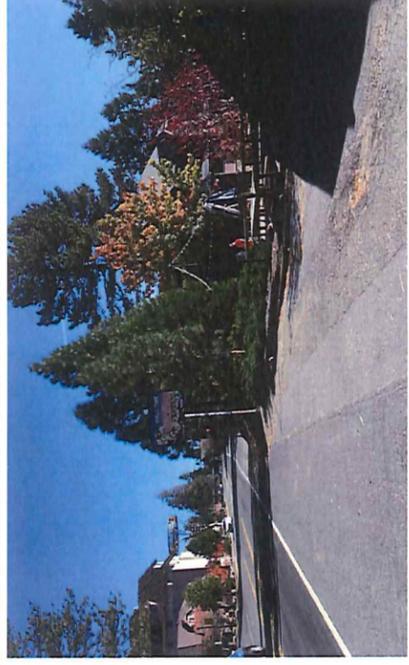
2 VIEW FM LAKE AVE SHOULDER
SCALE: N/A

(E) BLDG AT 9980 LAKE AVE VISIBLE WITH LARGE PARKING RECEPTACLE IN FOREGROUND. OUTDOOR DINING, (E) TREES, AND "WELCOME TO NEVADA" SIGN TO LEFT OF BUILDING.



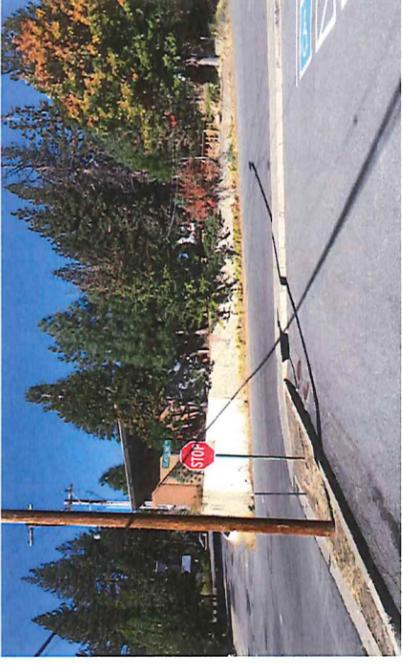
5 VIEW FM N LAKE AVE AND STATE LINE RD
SCALE: N/A

VIEW TOWARDS SITE SHOWING (E) BLDG FM STATE LINE RD, AND OUTDOOR DINING AREA.



3 VIEW FM (E) DRIVEWAY
SCALE: N/A

VIEW FROM (E) DRIVEWAY TOWARDS BUILDING. (E) TREES, (E) "WELCOME TO NEVADA" SIGN, AND TO TOWN CENTER BEYOND. (E) STREET LIGHTS AND WOODEN FENCE VISIBLE AT OUTDOOR DINING.



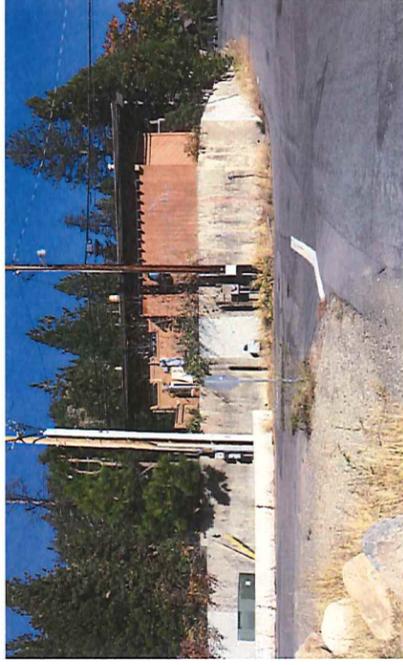
6 VIEW TOWARDS EAST SIDE OF SITE
SCALE: N/A

VIEW FM ADJACENT BLDG PARKING LOT ACROSS STATE LINE RD TOWARDS EAST SIDE OF SITE. RETAINING WALL VISIBLE ACROSS STATE LINE RD. PROPERTY LINE OF WASHOE COUNTY PARCEL.



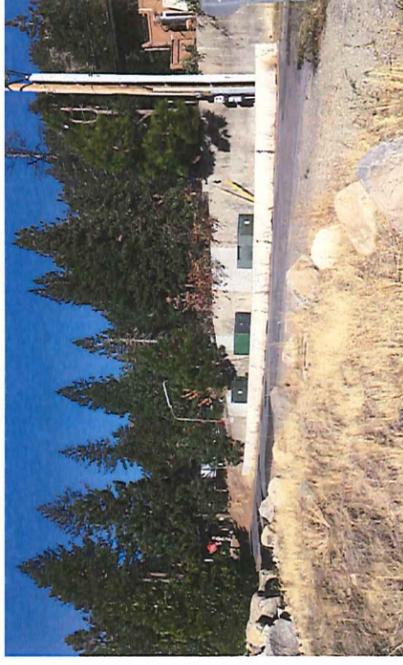
7 VIEW FM STATE LINE RD AND CALANEVA DR
SCALE: N/A

VIEW TOWARDS SE CORNER OF SITE SHOWING (E) RETAINING WALL AND ELEVATION CHANGE. (E) UTILITIES, AND SOUTH AND EAST FACADES OF (E) BLDG. LAKE AVE VISIBLE AT END OF CALANEVA DR.



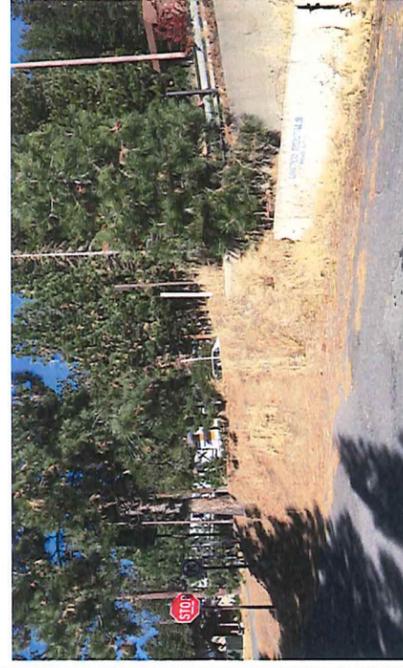
8 VIEW FM STATE LINE RD
SCALE: N/A

VIEW TOWARDS SOUTHERN FACADE OF (E) BLDG FM STATE LINE RD. (E) UTILITIES AND RETAINING WALLS VISIBLE.



9 VIEW FM STATE LINE RD
SCALE: N/A

VIEW FM STATE LINE RD TOWARDS SW CORNER OF SITE.



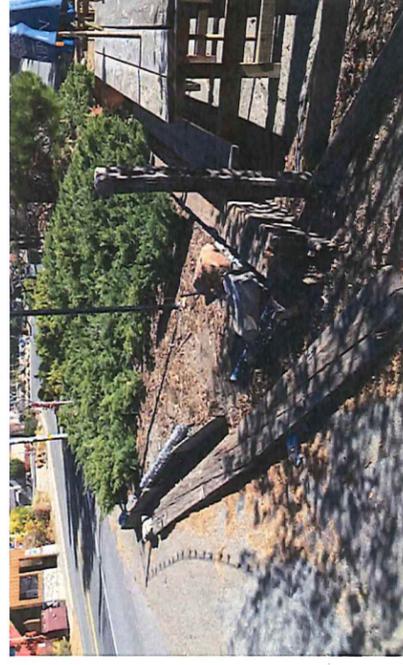
10 VIEW FM CALANEVA DR
SCALE: N/A

VIEW FM CALANEVA DR TOWARDS SW CORNER OF PLACER CO. PARCEL. TERMINATION OF RETAINING WALLS, (E) STREET SIGNS, AND (E) TREES VISIBLE LAKE AVE TRAFFIC VISIBLE OVER LANDSCAPING.



11 VIEW FM PARKING LOT
SCALE: N/A

VIEW TOWARDS (E) PAVED OUTDOOR DINING FM PAVED PARKING LOT. (E) TREES VISIBLE IN CALTRANS ROW.



12 DRIVEWAY AT PARKING LOT
SCALE: N/A

EDGE OF PAVEMENT AT DRIVEWAY ADJACENT TO OUTDOOR DINING.

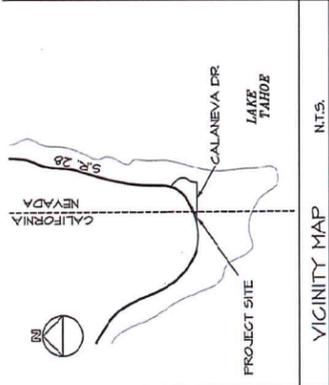
IZAKAYA TAHOE
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PR Design and
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8889 Kings Beach, CA
96143 - 1847
Tel: 530.546.4500 x 105

EXISTING
SITE PHOTOS

A0.50



P:\16-10-04\dwg\TDPD.dwg 11/17/2016 8:36:43 AM PST

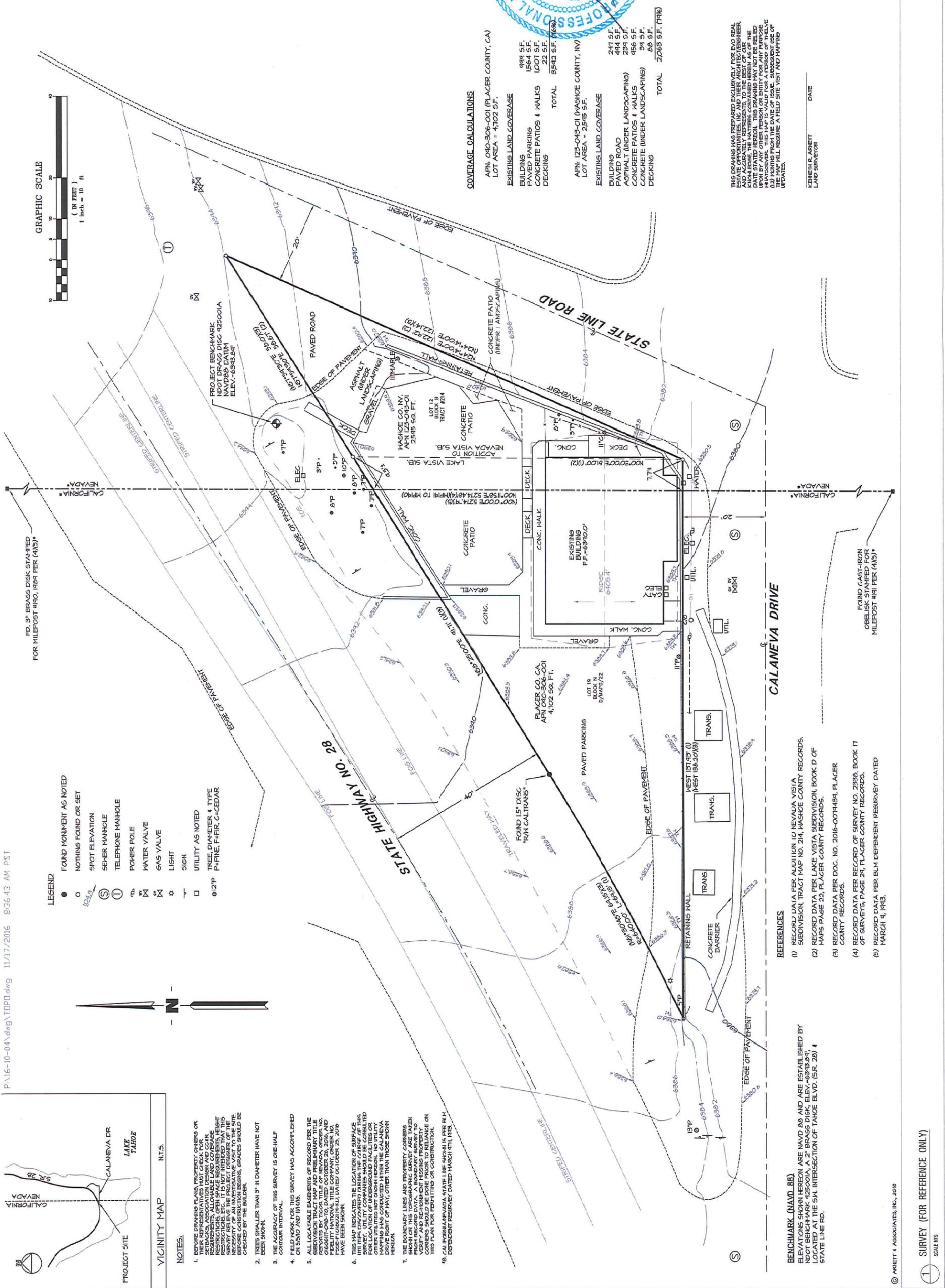
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IZAKAYA TAHOE
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 9980 LAKE AVE, KINGS BEACH, CA 96143

PROFESSIONAL ENGINEER - STATE OF NEVADA
 ANDREW T. RYAN
 CIVIL
 No. 18055
 Exp. 12-31-17

REV	DATE	BY	DESCRIPTION
1			ISSUE TO MARKET

GRAPHIC SCALE
 (IN FEET)
 1 inch = 10 ft.



- LEGEND**
- FOUND MONUMENT AS NOTED
 - NOTHING FOUND OR SET
 - SPOT ELEVATION
 - ⊕ SEWER MANHOLE
 - ⊕ TELEPHONE MANHOLE
 - ⊕ POWER POLE
 - ⊕ WATER VALVE
 - ⊕ GAS VALVE
 - ⊕ LIGHT
 - ⊕ SIGN
 - UTILITY AS NOTED
 - 2" P TREE, DIAMETER & TYPE
 - P-PINE, F-FIR, G-CEDAR

- NOTES:**
- BEFORE DRAWING PLANS, PROPERTY OWNERS OR THEIR REPRESENTATIVES MUST CHECK FOR RESTRICTIONS, ALLOWABLE LAND COVERAGE, RESTRICTIONS, OPEN SPACE REQUIREMENTS, HEIGHT RESTRICTIONS, AND OTHER REGULATIONS. THE SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSITY OF AN INVESTIGATIVE VISIT TO THE SITE TO VERIFY THE LOCATION OF ALL UTILITIES, AND CHECKED BY THE BUILDER.
 - TREES SMALLER THAN 3" IN DIAMETER HAVE NOT BEEN SHOWN.
 - THE ACCURACY OF THIS SURVEY IS ONE HALF CONTIGUOUS INTERVAL.
 - FIELD WORK FOR THIS SURVEY WAS ACCOMPLISHED ON 5/5/10 AND 10/14/16.
 - ALL LOCATABLE EASEMENTS OF RECORD FOR THE SUBDIVISION TRACT MAP AND PRELIMINARY TITLE REPORT, DATED OCTOBER 28, 2006, AND COUNTY OF DOUGLAS, DATED OCTOBER 28, 2006, AND FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 2006-00000000000000000000, DATED OCTOBER 25, 2006 HAVE BEEN SHOWN.
 - THIS MAP INDICATES THE LOCATION OF SURFACE UTILITIES. UTILITY COMPANIES SHOULD BE CONSULTED FOR LOCATION OF UNDERGROUND FACILITIES OR FOR VERIFICATION OF THE LOCATION OF SURFACE CORNERS SHOULD BE DONE PRIOR TO RELIANCE ON THIS PLAN FOR INSTALLATION OR CONSTRUCTION.
 - CALIFORNIA/NEVADA STATE LINE SHOWN IS PER B.M. DEPENDENT RESURVEY DATED MARCH 9TH, 1983.

- REFERENCES**
- RECORD DATA PER ADDITION TO NEVADA VISIA SUBDIVISION, TRACT MAP NO. 214, WASHOE COUNTY RECORDS.
 - RECORD DATA PER LAKE VISTA SUBDIVISION, BOOK D OF MAPS PAGE 23, PLACER COUNTY RECORDS.
 - RECORD DATA PER DOC. NO. 2016-00714391, PLACER COUNTY RECORDS.
 - RECORD DATA PER RECORD OF SURVEY NO. 23538, BOOK 17 OF SURVEYS, PAGE 24, PLACER COUNTY RECORDS.
 - RECORD DATA PER BLM DEPENDENT RESURVEY DATED MARCH 9, 1983.
- BENCHMARK (NAVD 88)**
 ELEVATIONS SHOWN HEREON ARE NAVD 88 AND ARE ESTABLISHED BY NDOT BENCHMARK 1252001A, A 2" BRASS DISK, ELEV.-6919.84', LOCATED AT THE S.W. INTERSECTION OF TAHOE BLVD. (SR. 28) & STATE LINE RD.
- FOUND CAST-IRON OBELISK STAMPED FOR MILLERPOST #191 PER (4/15)***

COVERAGE CALCULATIONS

APN: 090-306-001 (PLACER COUNTY, CA)
 LOT AREA = 4,102 S.F.

EXISTING LAND COVERAGE

BUILDING	489 S.F.
PAVED PARKING	1564 S.F.
CONCRETE PATIOS & WALKS	1007 S.F.
DECKING	22 S.F.
TOTAL	3582 S.F. (87%)

APN: 123-043-01 (WASHOE COUNTY, NV)
 LOT AREA = 2,515 S.F.

EXISTING LAND COVERAGE

BUILDING	247 S.F.
PAVED ROAD	444 S.F.
ASPHALT (UNDER LANDSCAPING)	239 S.F.
CONCRETE PATIOS & WALKS	456 S.F.
CONCRETE UNDER LANDSCAPING	39 S.F.
DECKING	88 S.F.
TOTAL	2063 S.F. (81%)

THIS DRAWING HAS BEEN PREPARED EXCLUSIVELY FOR THE REAL ESTATE TRANSACTION OF THE PROJECT SHOWN HEREON, AND ACCURATELY REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE MATTERS CONTAINED HEREIN AS OF THE DATE OF THE SURVEY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. HOWEVER, THIS MAP IS VALID FOR A PERIOD OF TWELVE MONTHS FROM THE DATE OF THE SURVEY. ANY CHANGES TO THE MAP WILL REQUIRE A FIELD SITE VISIT AND MAP REVISIONS.

KENNETH R. ARNETT
 LAND SURVEYOR

DATE _____

SURVEY (FOR REFERENCE ONLY)

A1.00

NOTES

- (2) ADA PARKING SPACES PROVIDED IN PROPOSED PARKING LOT AT BUILDING 1. (1) SPACE ALLOCATED TO BUILDING 1 AND (1) SPACE ALLOCATED TO BUILDING 2
- VARIANCES TO BE SUBMITTED FOR BUILDING 2 YARD SETBACKS

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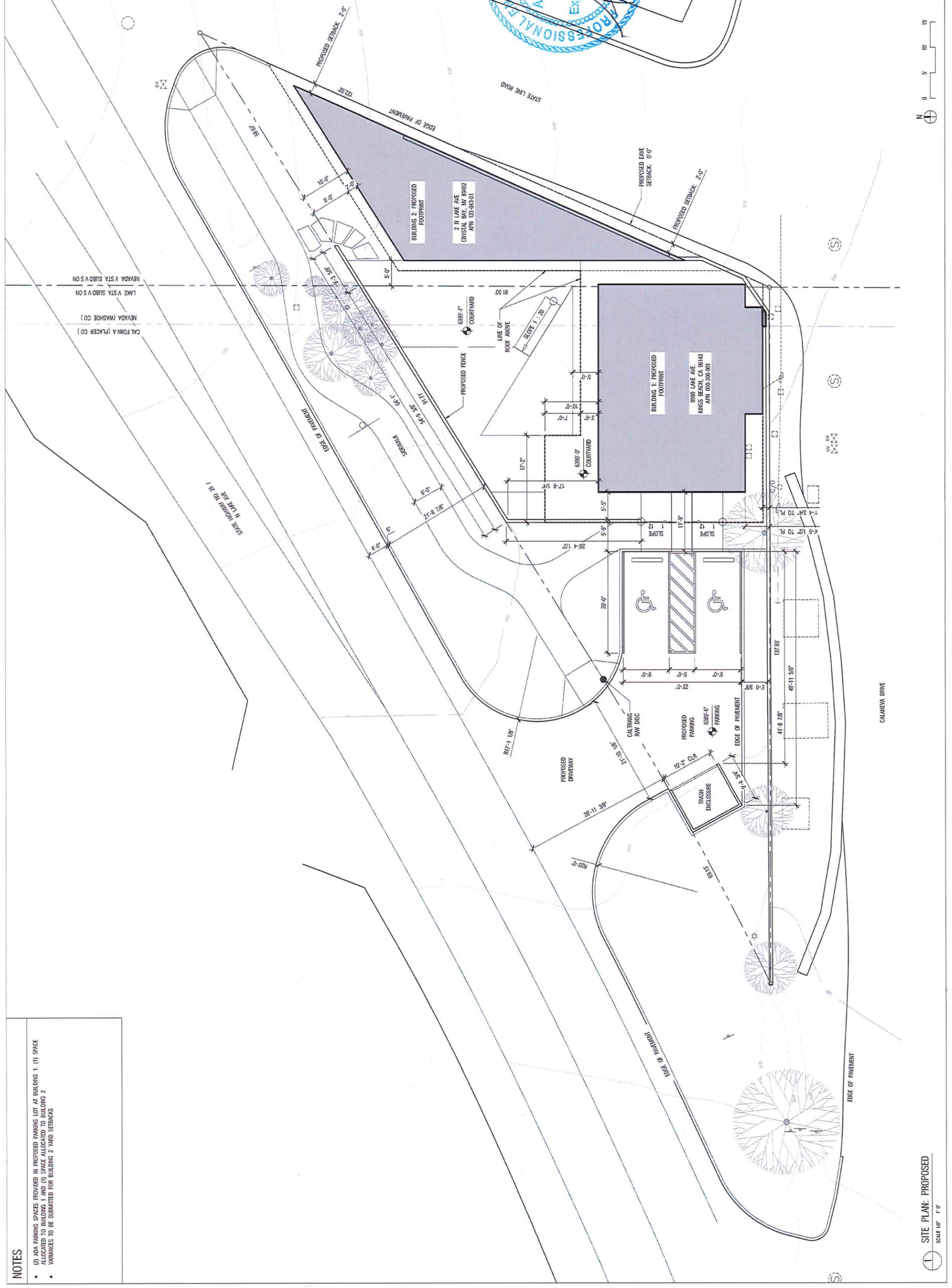
IZAKAYA TAHOE
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NO.	DATE	BY	DESCRIPTION
1			ISSUE FOR PERMITS

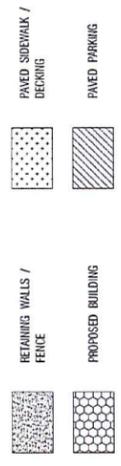
SITE PLAN:
 PROPOSED

A1.02



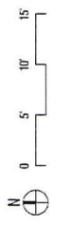
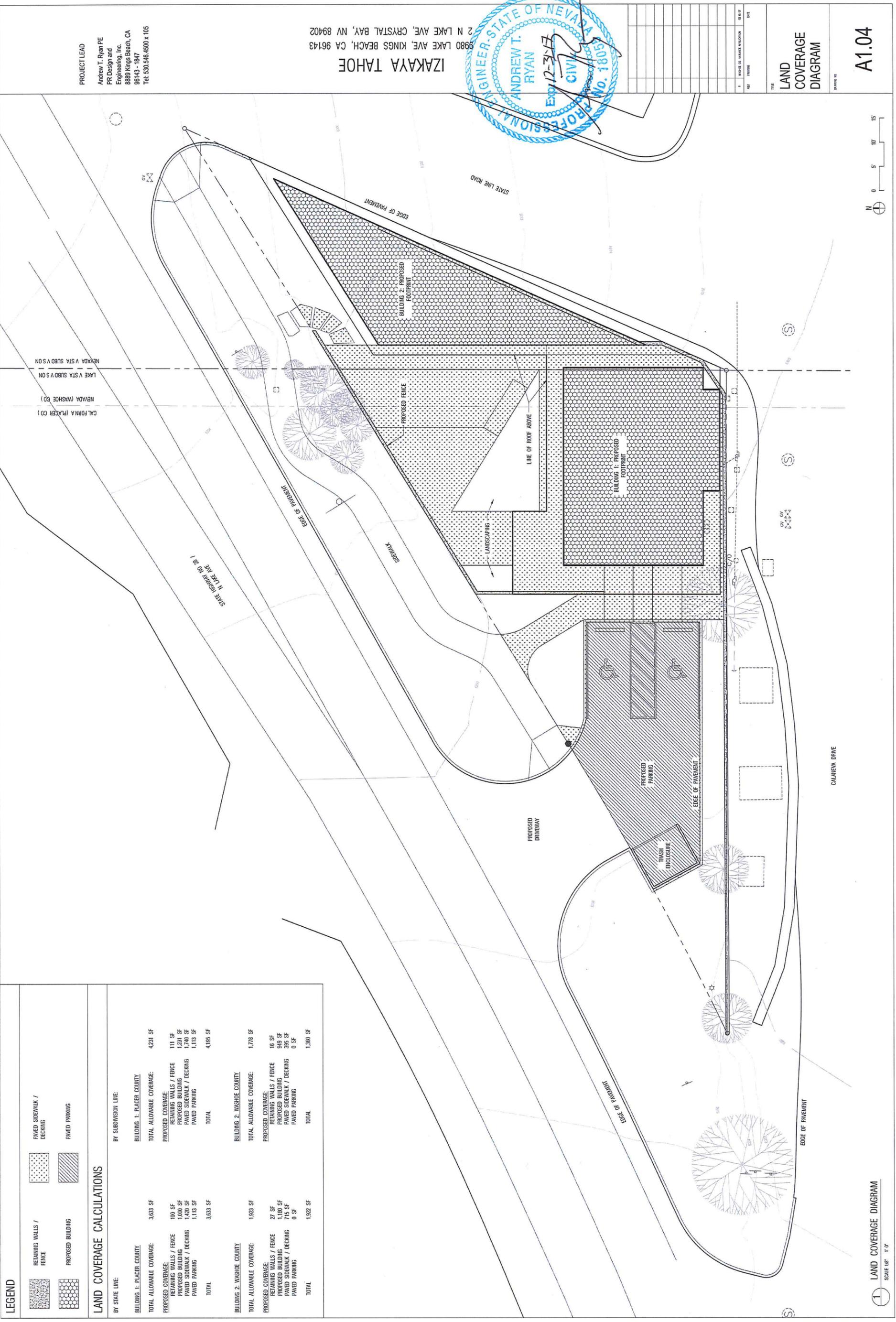
SITE PLAN: PROPOSED
 SCALE: 1/8" = 1'-0"

LEGEND



LAND COVERAGE CALCULATIONS

BY STATE LINE:	
BUILDING 1. PLACER COUNTY	3,633 SF
TOTAL ALLOWABLE COVERAGE	4,231 SF
PROPOSED COVERAGE:	
RETAINING WALLS / FENCE	111 SF
PROPOSED BUILDING	1,231 SF
PAVED SIDEWALK / DECKING	1,740 SF
PAVED PARKING	1,113 SF
TOTAL	4,195 SF
BUILDING 2. WASHOE COUNTY	1,923 SF
TOTAL ALLOWABLE COVERAGE	1,778 SF
PROPOSED COVERAGE:	
RETAINING WALLS / FENCE	16 SF
PROPOSED BUILDING	949 SF
PAVED SIDEWALK / DECKING	395 SF
PAVED PARKING	0 SF
TOTAL	1,360 SF



1 LAND COVERAGE DIAGRAM
SCALE 1/8" = 1'-0"

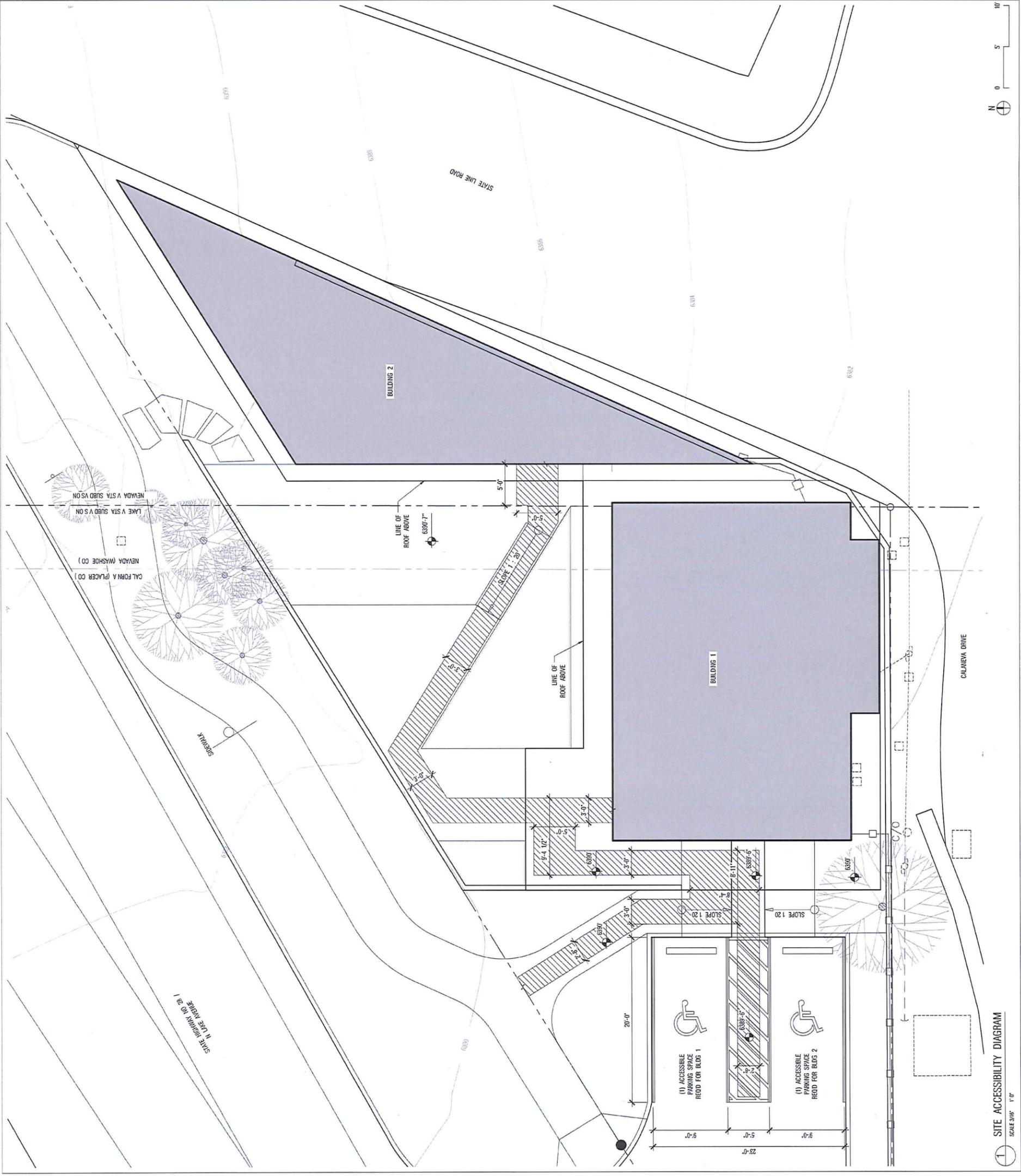
PROJECT LEAD
Andrew T. Ryan PE
PR Design and
Engineering, Inc.
8889 Kings Beach, CA
96143 - 1847
Tel: 530.546.4500 x 105

IZAKAYA TAHOE
9980 LAKE AVE, KINGS BEACH, CA 96143
2 N LAKE AVE, CRYSTAL BAY, NV 89402



NO.	REVISION	DATE
1	ISSUE FOR PERMITTING	08/15/17
2	REVISED	
3	REVISED	
4	REVISED	
5	REVISED	
6	REVISED	
7	REVISED	
8	REVISED	
9	REVISED	
10	REVISED	

TITLE: LAND COVERAGE DIAGRAM
 DRAWING NO: A1.04



LEGEND

- ACCESSIBLE ROUTE
- BUILDING FOOTPRINT
- PROPERTY / STATE LINE

NOTES

- (2) TOTAL ADA SPACES REQD FOR BOTH BLDGS 1 & 2 (SEE PARKING CALCULATIONS ON A1.05). BOTH SPACES PROVIDED IN PARKING LOT AT BLDG 1

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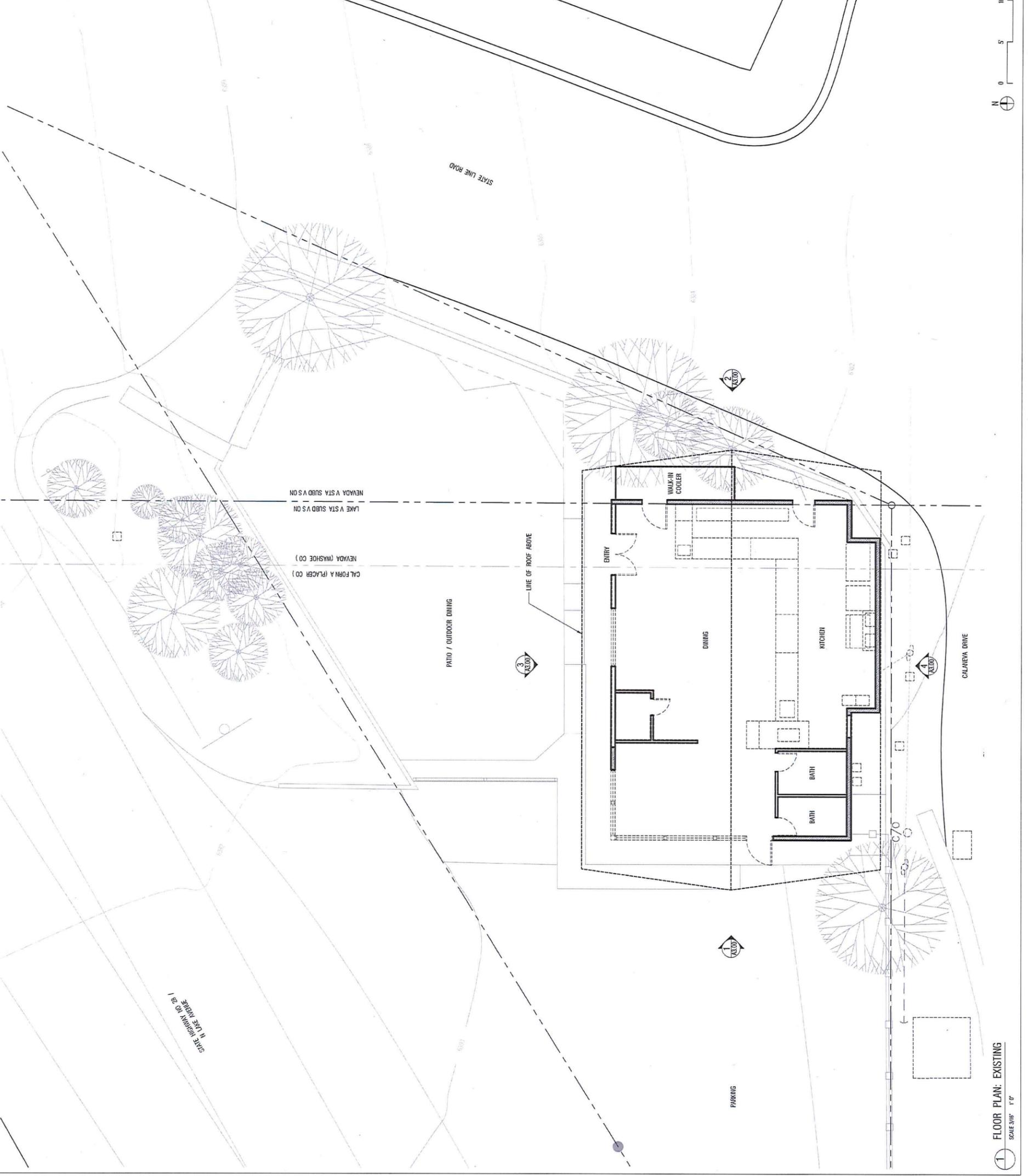
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TITLE
SITE ACCESSIBILITY DIAGRAM

SCALE NO
A1.05



SITE ACCESSIBILITY DIAGRAM
 SCALE 3/8" = 1'-0"



LEGEND

- (E) CONSTRUCTION TO REMAIN
- (D) CONSTRUCTION TO BE DEMOLISHED
- (N) CONSTRUCTION
- PROPERTY / STATE LINE
- 1HR FIRE RATED WALL

NOTES

PROJECT LEAD
 Andrew T. Ryan PE
 PR Design and
 Engineering, Inc.
 8889 Kings Beach, CA
 94143 - 1047
 Tel: 530.516.4500 x 105

IZAKAYA TAHOE
 9980 LAKE AVE, KINGS BEACH, CA 96143
 2 N LAKE AVE, CRYSTAL BAY, NV 89402



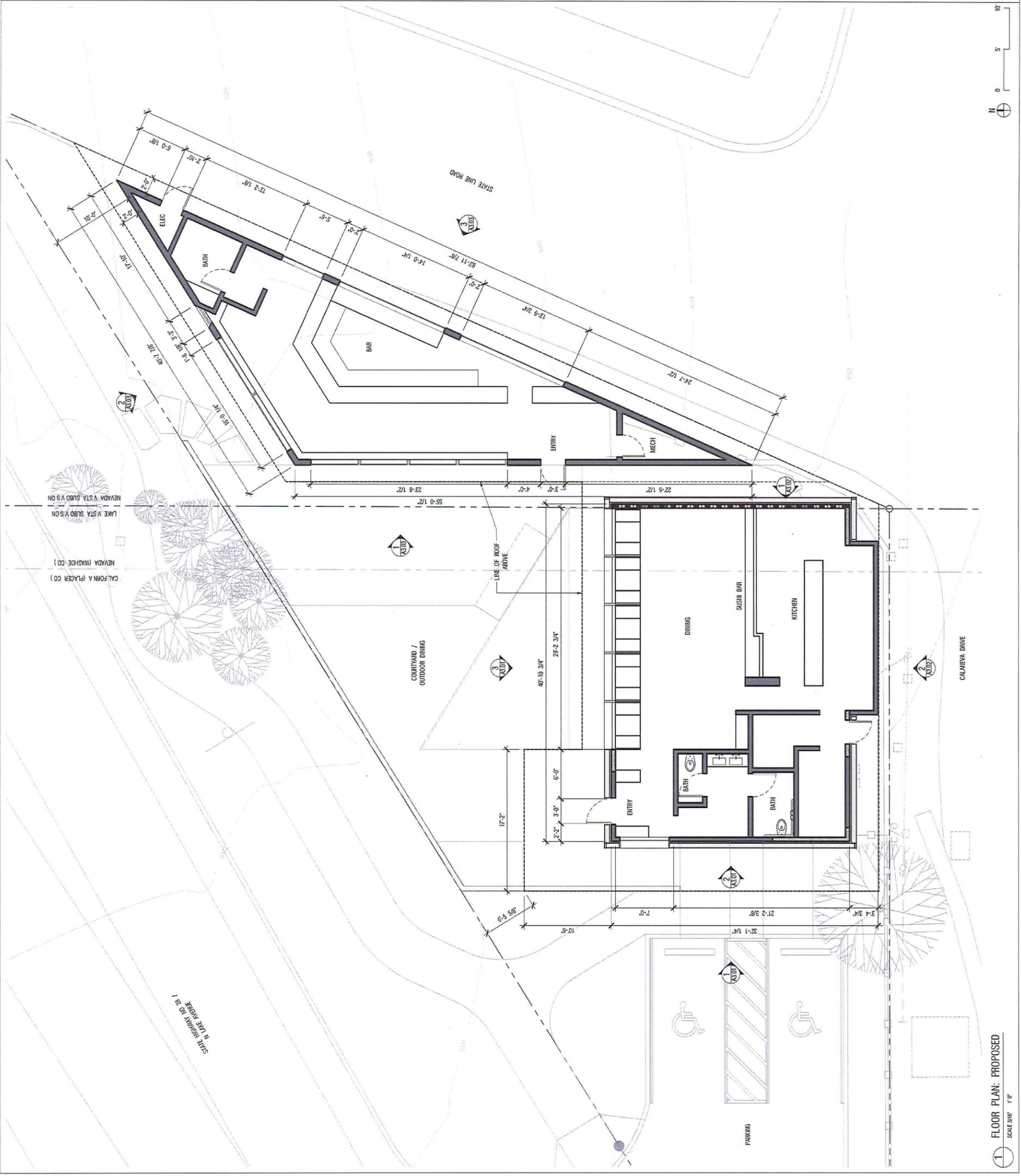
REV	DESCRIPTION	DATE
1	DATE OF NEXT PROVISION	DATE

**FLOOR PLAN:
 EXISTING**

A2.00



1 FLOOR PLAN: EXISTING
 SCALE 3/16" = 1'-0"



LEGEND

- (E) CONSTRUCTION TO REMAIN
- (D) CONSTRUCTION TO BE DEMOLISHED
- (N) CONSTRUCTION
- PROPERTY / STATE LINE
- HIR FIRE RATED WALL

NOTES

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 Andrew T. Ryan PE
 PR Design and
 Engineering, Inc.
 8889 Kings Beach, CA
 96143 - 1847
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IZAKAYA TAHOE
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 2 N LAKE AVE, CRYSTAL BAY, NV 89402



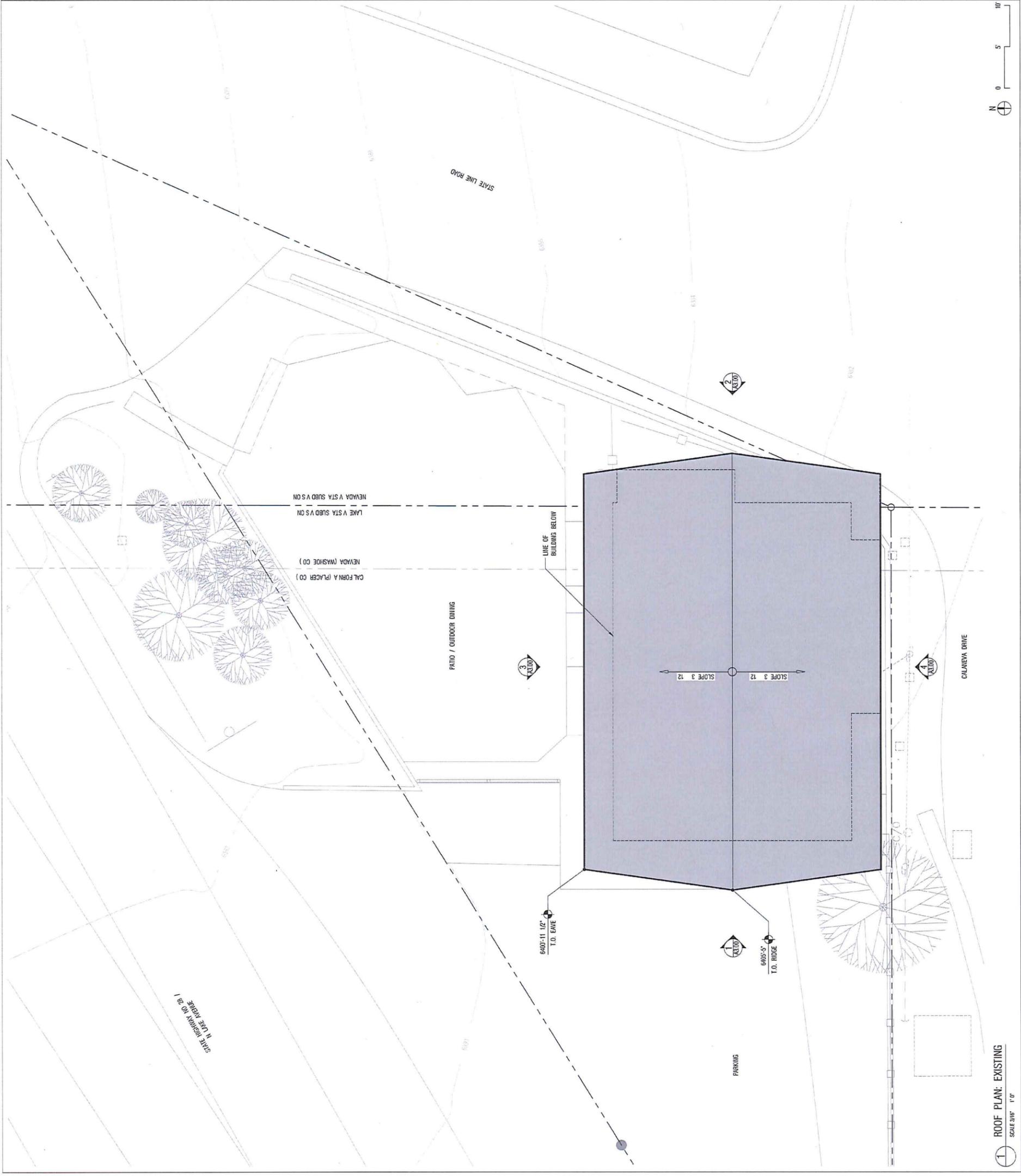
NO.	REVISION	DATE
1	ISSUE FOR PERMIT	

**FLOOR PLAN:
 PROPOSED**

A2.01



1 FLOOR PLAN: PROPOSED
 SCALE 3/16" = 1'-0"



LEGEND

- (E) CONSTRUCTION TO REMAIN
- (E) CONSTRUCTION TO BE DEMOLISHED
- (N) CONSTRUCTION
- PROPERTY / STATE LINE
- HHR FIRE RATED WALL

NOTES

PROJECT LEAD
 Andrew T. Ryan PE
 PR Design and
 Engineering, Inc.
 8889 Kings Beach, CA
 96143 - 1847
 Tel: 530.546.4500 x 105

IZAKAYA TAHOE
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 2 N LAKE AVE, CRYSTAL BAY, NV 89402

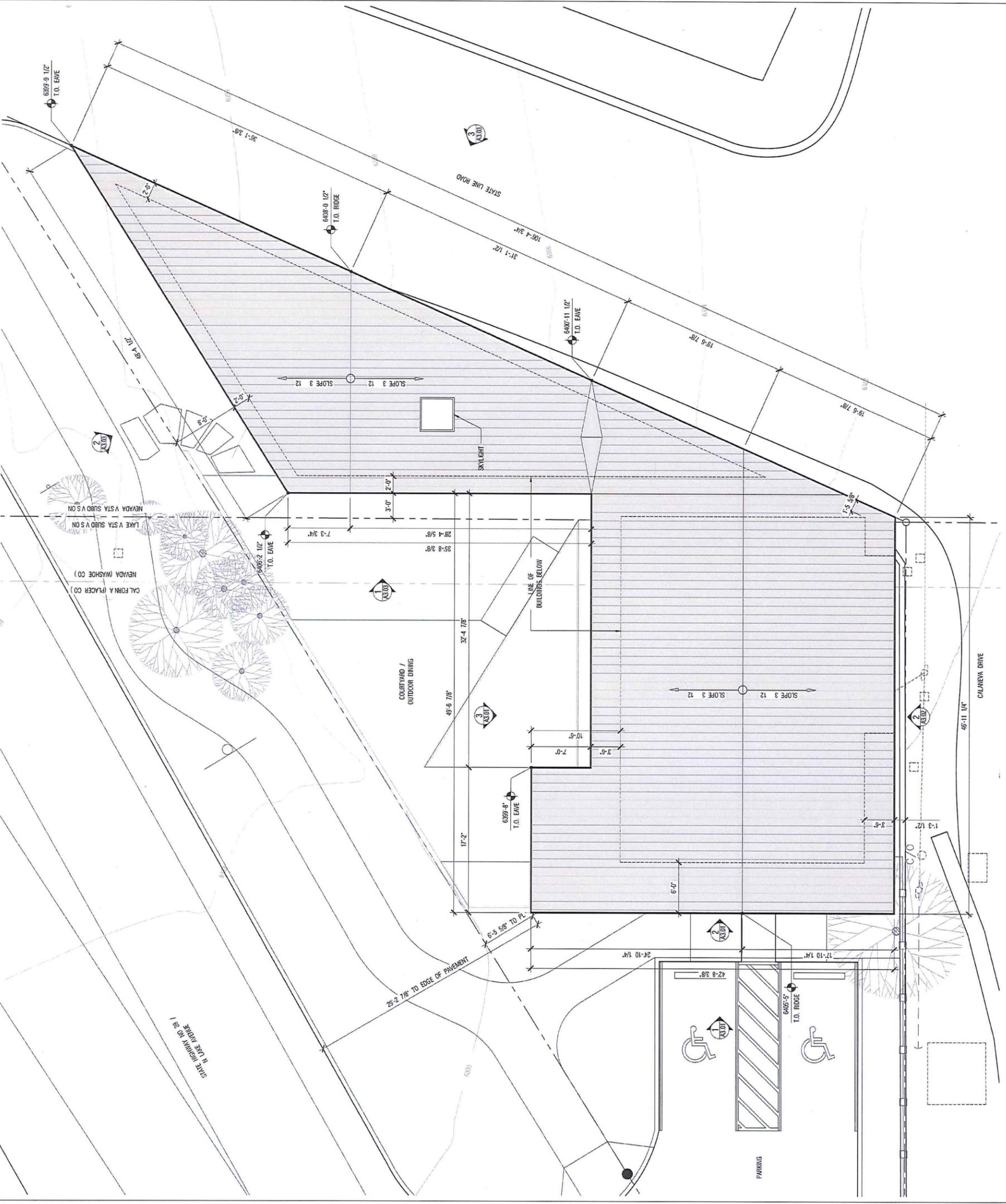


NO.	DATE	DESCRIPTION	BY	CHK
1		ISSUE FOR PERMIT		
2		REVISED		
3				
4				
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9				
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ROOF PLAN:
 EXISTING

A2.02

1 ROOF PLAN: EXISTING
 SCALE 3/8" = 1' 0"



LEGEND

	(E) CONSTRUCTION TO REMAIN
	(F) CONSTRUCTION TO BE DEMOLISHED
	(M) CONSTRUCTION
	PROPERTY / STATE LINE
	1HR FIRE RATED WALL

NOTES

PROJECT LEAD
 Andrew T. Ryan PE
 PR Design and
 Engineering, Inc.
 8889 Kings Beach, CA
 96143 - 1047
 Tel: 530.546.4500 x 105

IZAKAYA TAHOE
 9980 LAKE AVE, KINGS BEACH, CA 96143
 2 N LAKE AVE, CRYSTAL BAY, NV 89402



NO.	DATE	DESCRIPTION	BY
1		ISSUE FOR PERMITTING	

**ROOF PLAN:
 PROPOSED**

A2.03



1 ROOF PLAN: PROPOSED
 SCALE 3/16" = 1'-0"

