



TECHNICAL MEMORANDUM

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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:

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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.

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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

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

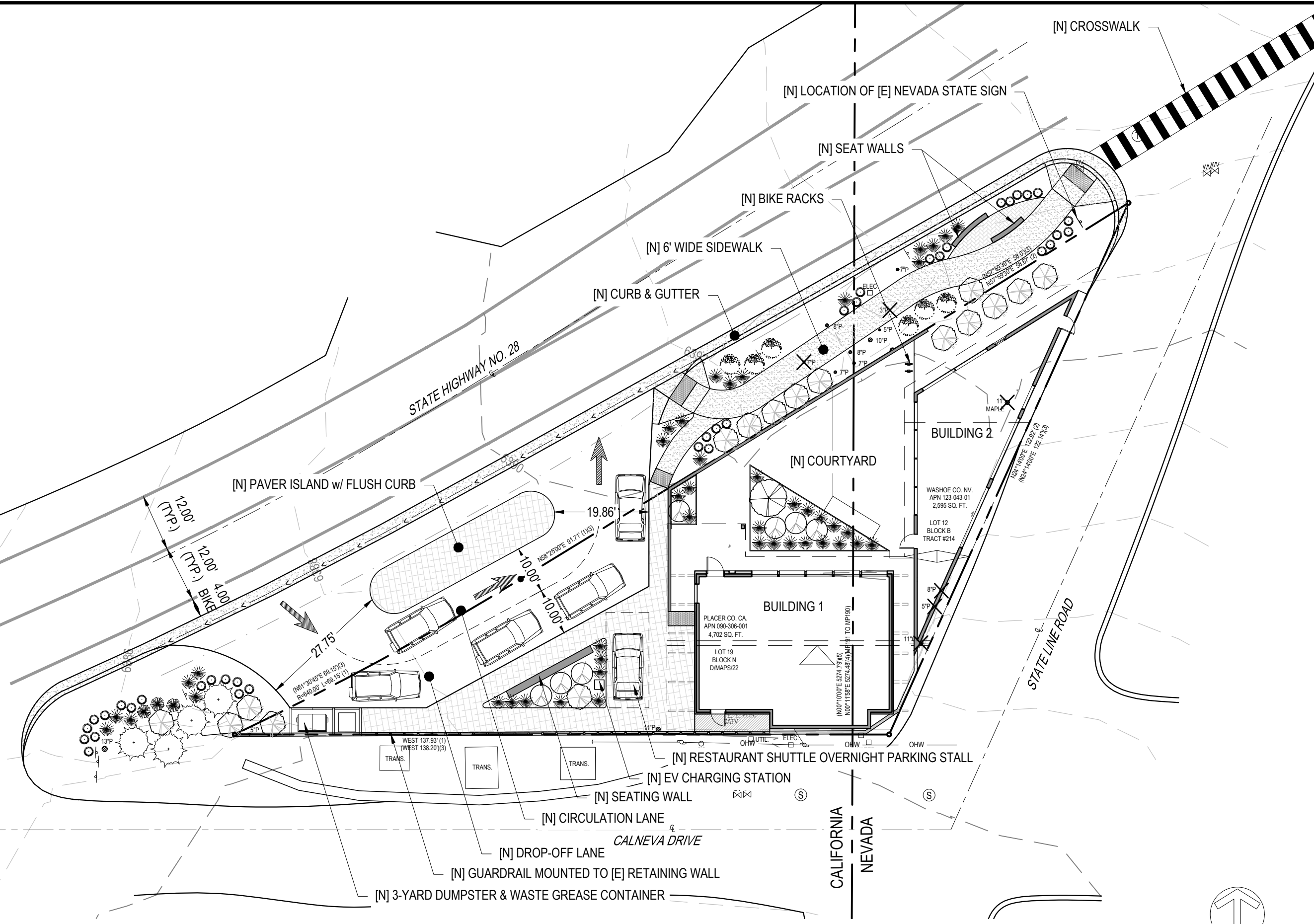
CONCEPT C – PARALLEL PARKING WITH LANDSCAPE ISLAND:

- 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'

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

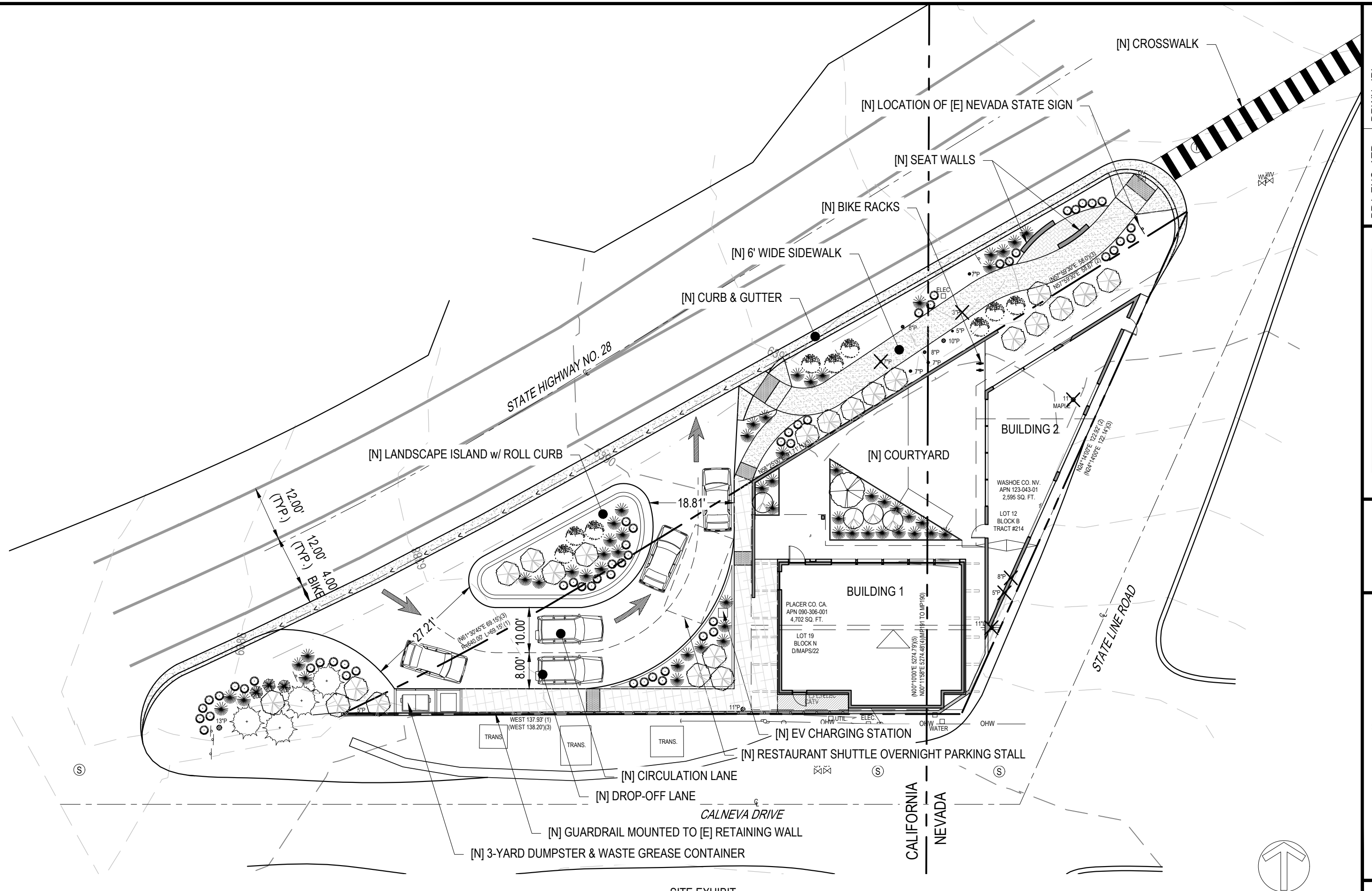
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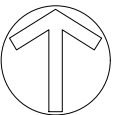
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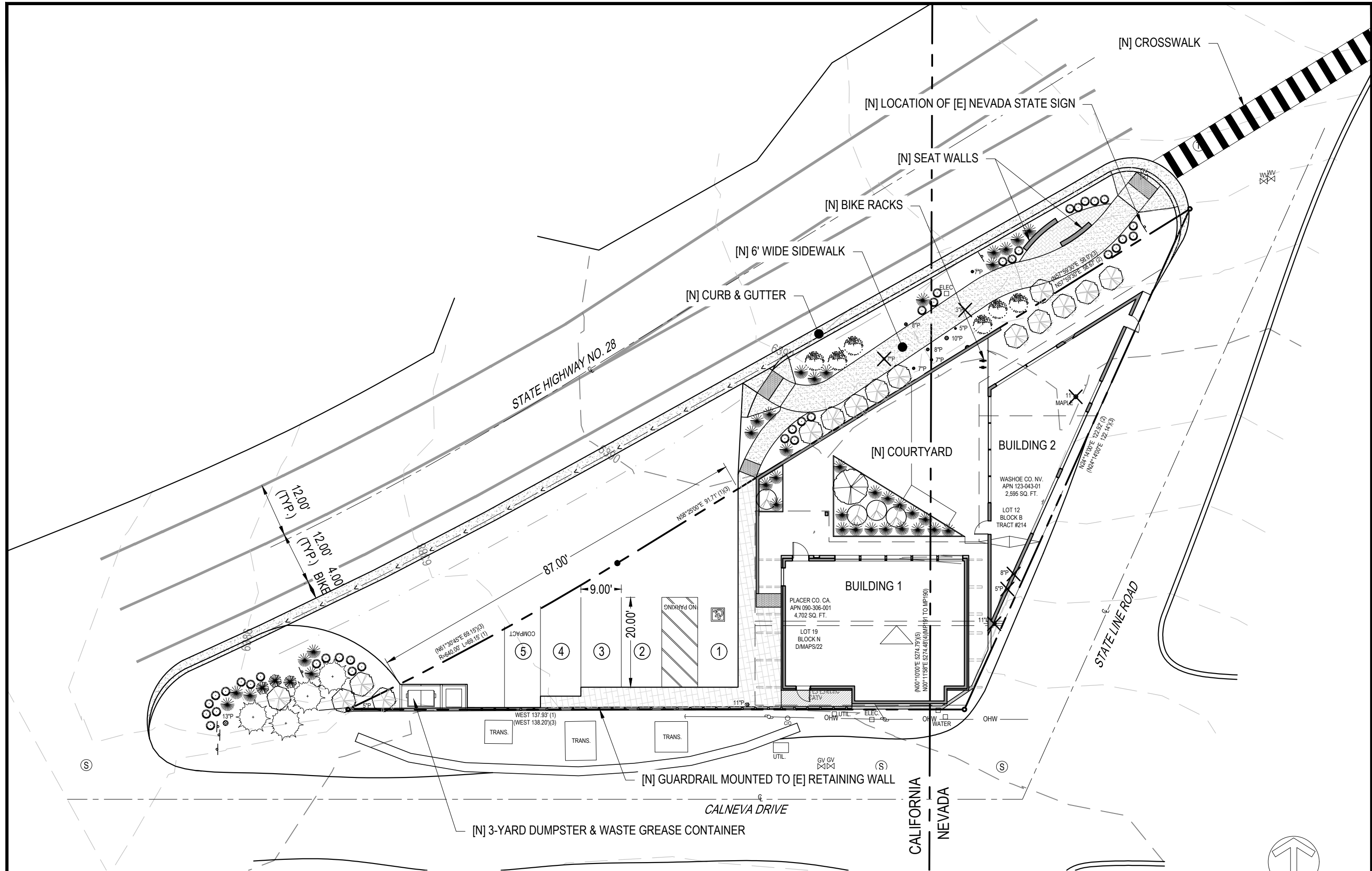
KAZ 42	KINGS BEACH, CA
SITE EXHIBIT	
9980 NORTH LAKE BLVD.	
PLACER COUNTY	

A



SITE EXHIBIT
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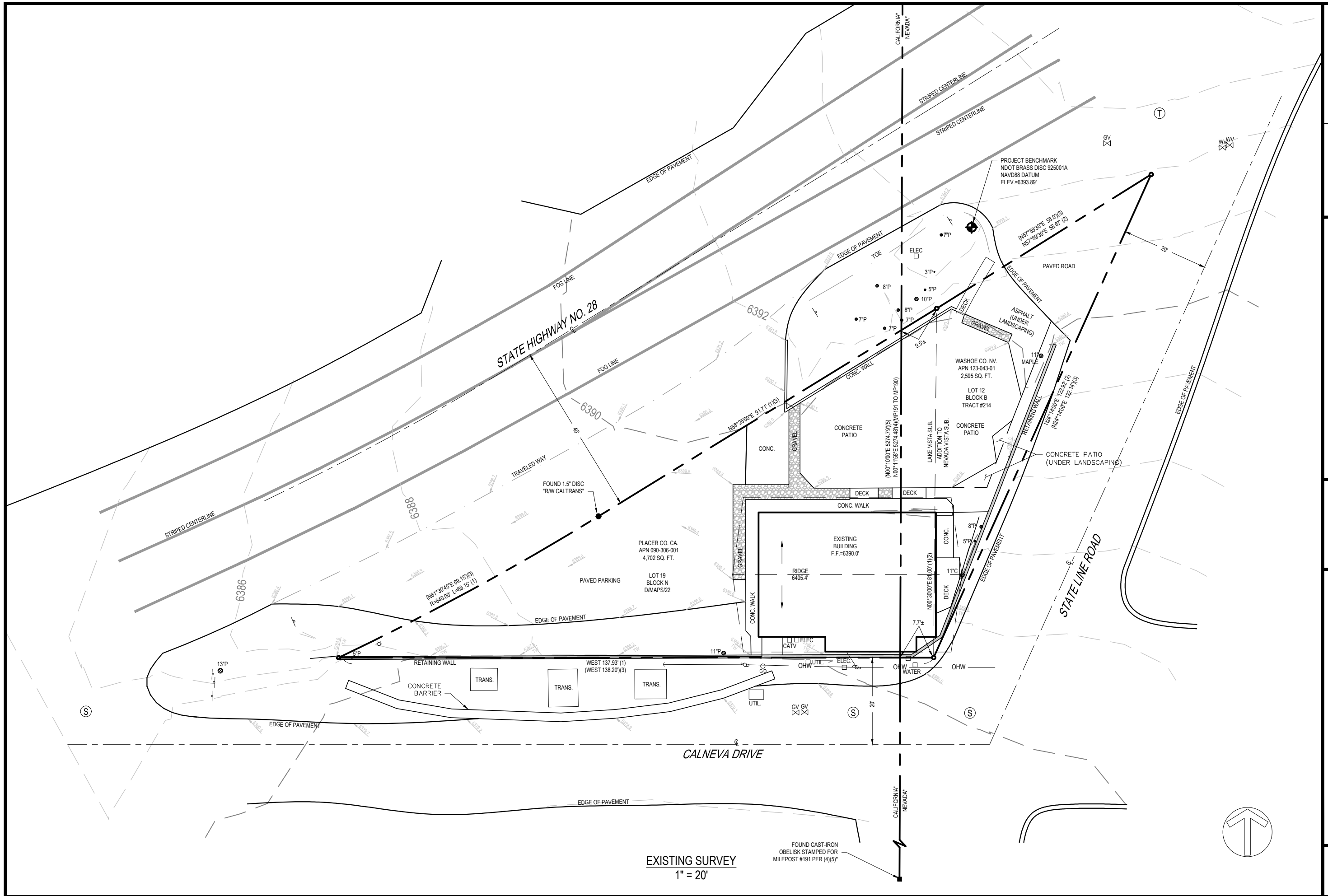
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PLACER COUNTY	





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



4 VIEW FM LAKE AVE
SCALE N/A



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



10 VIEW FM CALANEVA DR
SCALE N/A



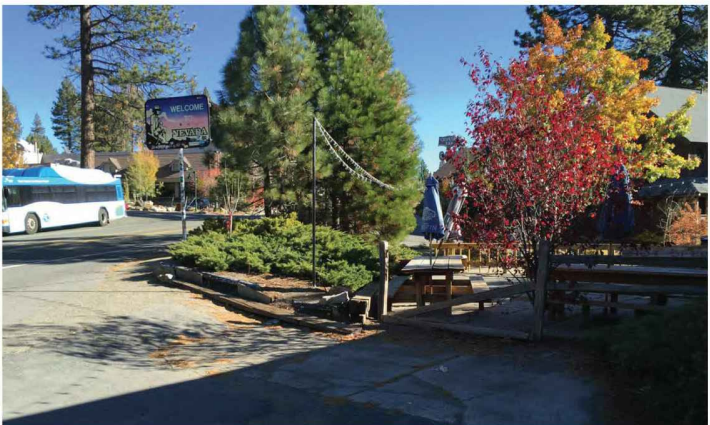
2 VIEW FM LAKE AVE SHOULDER
SCALE N/A



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



8 VIEW FM STATE LINE RD
SCALE N/A



11 VIEW FM PARKING LOT
SCALE N/A



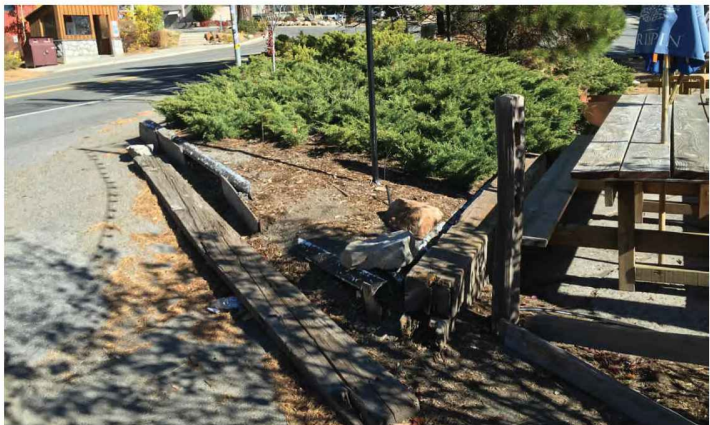
3 VIEW FM (E) DRIVEWAY
SCALE N/A



6 VIEW TOWARDS EAST SIDE OF SITE
SCALE N/A



9 VIEW FM STATE LINE RD
SCALE N/A



12 DRIVEWAY AT PARKING LOT
SCALE N/A

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

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

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

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

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

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

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.

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

VIEW FM STATE LINE RD TOWARDS SW CORNER OF SITE.

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.

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

EDGE OF PAVEMENT AT DRIVEWAY ADJACENT TO OUTDOOR DINING.