



Placer County Community Development/Resource Agency
Attn: Steve Buelna
775 N. Lake Blvd.
Tahoe City, CA 96145

June 18, 2021

Dear Mr. Buelna,

The Friends of the West Shore (FOWS) appreciates the opportunity to provide comments on the Proposed revised architectural design for the Homewood Mountain Resort (HMR) Project. As the County is aware, FOWS is party to a Settlement Agreement (SA) with HMR. The SA, which allows FOWS to comment on future project-level reviews, amended aspects of the approved HMR Master Plan and otherwise relied on the project as analyzed in the Final EIS and approved by Placer County on 12/6/2011 ("Alternative 1A" in the FEIS). The HMR building design was not modified by the SA as the approved design was acceptable to FOWS and its members.

FOWS attended the hearing before Placer County's Design Review Committee (DRC) on 3/23 where new visual documentation was provided simulating the look of the revised design. FOWS, along with members of the Homewood community, expressed concern during public comment. Additionally, FOWS has attended two meetings with HMR regarding the revised design. While a modification to exterior materials was made to increase the use of stone in Building #2, FOWS believes the proposed design still represents a **substantial deviation** from the design approved in the 2011 Master Plan as well as what was advertised to community members throughout the approval process. FOWS is also concerned that as parties to the SA, we were given little notice and inadequate information prior to the 3/23 DRC hearing, thus limiting our ability to inform our members. We were also disappointed that there was no opportunity to provide meaningful input on the design before its approval by Placer County. Further, Placer County and HMR determined that the revised design is in conformance with the Master Plan/SA. As this letter notes, FOWS does not believe the proposed design conforms to the design analyzed in the FEIS and approved by the County. We request the following:

1. Have a public meeting to review and evaluate the new modern design and also update the community on the current status of the development in general. It has been ten years since the Master Plan approval and there has been little, if any, widespread advertisement to community members of this change.
2. Modify the proposed design (primarily to provide a roof pitch) to conform with the approved Master Plan.

Additional details are attached. FOWS looks forward to discussing the design with Placer County and HMR further to assess revisions that will bring the proposed building into conformance with the FEIS analysis and approved Master Plan. Please forward this letter to the DRC members before the 6/22 meeting. Please contact Judi Tornese at jmtornese@aol.com or (415) 668-7125 or (530) 525-6207 to discuss this matter further.

Sincerely,

Judith Tornese,
President

Jennifer Quashnick,
Conservation Consultant

Cc: Art Chapman, JMA Ventures LLC
David Tirman, JMA Ventures LLC
Julie Roll, Tahoe Regional Planning Agency

FEIS analysis:

The FEIS analyzed a specific architectural design for Alternative 1A, as follows (also see attachments):

- Building Heights and Setbacks included a roof pitch of 6:12 and proposed height of 37' (p. 3-48).
- The scenic analysis analyzed impacts from Scenic Viewpoint 4 showing building C (on the "Fawn Street parcel) based on a specific architectural design (p. 10-24).
- Scenic improvements to address existing deficiencies in the scenic quality of the project area include "Design and Construction of buildings with a cohesive architectural theme that complements the natural landscape and setting of HMR..." (p. 10-42). The FEIS also shows images of the entire HMR village reflecting a cohesive architectural theme (p. 10-21).
- The approved Master Plan states: "The new Homewood Resort design is conceived as an alpine village community in the architectural style of the classic old Tahoe lodges... Certain architectural features, in particular, gable and hipped roof shapes, dormer configurations, as well as the use of exposed timber and natural materials are designed to express the Tahoe lodge design theme in the manner of the Tahoe Tavern and Ehrman Mansion. These and similar National Park Service (NPS) structures, exemplified by such buildings as The Ahwahnee Hotel and Timberline Lodge stand powerfully on the land, expressing the theme of man and nature simultaneously. The Homewood design seeks to convey this kind of presence on a site." (p. 28).

Proposed architecture:

The proposed revision brought before the DRC includes relatively flat roofs (the plans provided by HMR are too blurry to discern the specific roof pitch, however it is clearly well below 6:12), a lack of architectural features such as gable and hipped shaped roofs, and does not exemplify the architecture of the Tahoe Tavern, Ehrman Mansion, and other buildings referenced in the project videos, photos, depictions and in the Master Plan. Plans and images are attached.

Precedent for the rest of the HMR Project Area:

FOWS is also concerned that approval of the proposed revised architectural design will result in future revisions to the design of the rest of the HMR project. As noted in the FEIS, the project aims to have a "cohesive architectural theme" (p. 10-42); it is reasonably foreseeable that the developers will want the entire project to be designed with a consistent theme, thus changing the architectural design of the Fawn St. parcel is apt to set the stage for changes to the rest of the project. Also, there is no guarantee that a variety of architectural styles will be utilized for the rest of the mountain project.

Reliance on the Master Plan:

FOWS and the community relied on the architectural design analyzed in the FEIR/S and depicted in the Master Plan for the Homewood Mountain Resort development. The design was drastically changed without notice to and the participation of the community. The new modern design would change the entire look of Homewood and is incompatible with the character and existing architecture of Homewood.

Table 3-7A**Revised Proposed Project (Alternative 1A) Building Heights and Setbacks**

Building	Grade (%)	Roof Pitch	Setback from SR 89 ROW (ft)	Allowable Height (ft) *	Proposed Height (ft) **
North Base					
A (Skier Services/ Residential)	18%	6:12	283	50'	47'
B (Hotel/Residential)	11%	6:12	248	50'	47'
C (Retail/ Residential/Fractional)	0%	6:12	237	50'	37'
D (Residential/ Fractional)	2%	6:12	42	42'	31'
E (Residential/ Fractional)	1%	6:12	45	42'	33'
P (Parking/Employee Housing)	2%	5:12	40	42'	37'
South Base					
A (Residential/Skier Services)	7%	5:12	--	50'	42'
Chalet Units A1-1 to A1-9 (Residential)	6 - 20%	5:12	--	50'	up to 43'
Chalet Units B1 to B15 (Residential)	9 - 17%	5:12	--	50'	up to 50'
Mid-Mountain					
Gondola	23%	2:12	--	35'	24'
Gondola Entry/ Skier Services	23%	2:12	--	35'	33'
Restaurant	23%	6:12	--	35'	31'

Source: HMR 2011

Notes:

* Allowable Height as calculated using the proposed TRPA Code of Ordinances Chapter 22 height amendment. .

** Proposed Height based on the method for calculating height included in the proposed TRPA Code of Ordinances Chapter 22 height amendment (Appendix F).

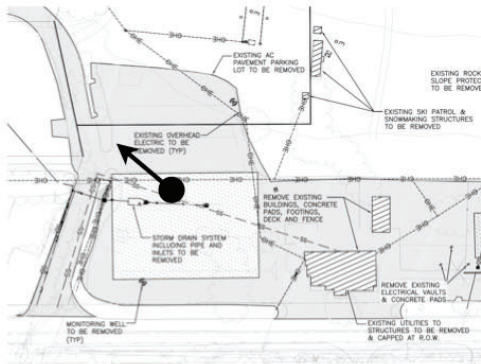
3.5.25 Code of Ordinance/Plan Area Statement/Goals and Policies Amendments

HMR Master Plan implementation under the Proposed Project (Alternative 1/1A) will require an amendment to TRPA Code of Ordinances Chapters 22 and 64 for additional building height and exceptions for groundwater interception and amendments to TRPA and Placer County Plan Area Statement (PAS) boundaries, allowable uses, density, and special policies. The Master Plan will also require amendments to Goals and Policies to allow for the use of Tourist Accommodation Bonus Units

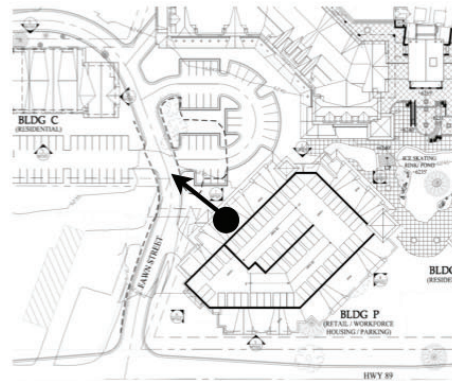
Figure 10-13A. Scenic Viewpoint 4 of North Base Building C (Residential) – Alt 1A.



Existing Conditions



Existing Conditions



Proposed Conditions



Proposed Conditions

Note: Foreground development is not included in this simulation of Building C.



Proposed architecture, FEIS p. 10-21

8. *The maximum height at any corner of two exterior walls of the building is not greater than 90% of the maximum building height. The maximum height at the corner of two exterior walls is the difference between the point of lowest natural ground elevation along an exterior wall of the building, and the point at which the corner of the same exterior wall meets the roof. This standard shall not apply to an architectural feature described as a prow.*

Based on a review of Project Building elevations, no corner of two exterior walls of a building will be more than 90 percent of the proposed building height. Project buildings are consistent with finding 8.

9. *When viewed from a TRPA scenic threshold travel route, the additional height granted a building or a structure shall not result in the net loss of views to a scenic resource identified in the 1982 Lake Tahoe Basin Scenic Resource Inventory. TRPA shall specify the method used to evaluate potential view loss.*

Project buildings are consistent with finding 9 under the amended code. Travel Route Unit 11 is currently a nonattainment area. Identified features that detract from the scenic quality include the parking lot and existing structures at HMR as well as overhead utility lines (TRPA 1989, 1993, 2001a, 2007). The amended building height standard will not adversely affect scenic roadway or shoreline travel route ratings for the following reasons.

- The amendment is limited to the HMR Ski Area Master Plan project, and would not be available for other projects in the Basin;
- The amendment requires taller Project buildings to be setback a substantial distance from SR 89 (at least 200 feet for the North base area);
- Views from Lake Tahoe and SR 89 of buildings at the South Base area are obscured by dense conifer forest, as illustrate in Figures 10-5 to 10-8;
- North Base area Buildings C, D, and E are closest to and most visible from SR 89 and are limited to two- to three-story buildings, consistent with adjacent development to the north, east, and south;
- Buildings C, D, and E and landscaping would predominate views from SR 89 and obscure views of taller Buildings A and B under the amendment;
- Buildings A and B are stepped up the slopes at the base of the ski area, and so views of the buildings would be set against the more prominent backdrop of ski slopes and forested hillsides;
- The photosimulations prepared for the Project (Figures 10-5 to 10-8) show that North Base area buildings are largely obscured from Lake Tahoe viewpoints by conifer trees and existing shoreline structures; and
- The Proposed Project incorporates several elements that would address existing deficiencies in the scenic quality of the Project area as identified by the TRPA (1989, 2001a, 2007), including
 - Removal of existing sub-standard buildings,
 - Design and construction of buildings with a cohesive architectural theme that complements the natural landscape and setting of HMR,

HMR Master Plan

proposed physical plan

The north base proposal has been accepted into and will be designed under the Leadership in Energy and Environmental Design (LEED) for Neighborhood Development Pilot Program as an example of exemplary green and sustainable development. The south base, although not a part of the LEED for Neighborhood Pilot Program, will also be designed to stringent sustainable development standards using the LEED criteria as a template.

Utilities and Infrastructure

The existing utility services and infrastructure that serve the site will be upgraded to meet the needs of the proposed project. This includes electric, gas, telecommunications, water, and sewer. Preliminary meetings with service providers have occurred and methods for accommodating the demand have been discussed. However, as part of the Green Development Initiatives (described later) reducing the utility and infrastructure needs from typical methods for base villages will be a priority for Homewood. Opportunities for providing alternative energy sources will also be explored. Plans include exploration of renewable energy sources such as micro-hydro, solar, geothermal, biomass, and wind energy for serving the proposed Homewood master plan.

Density

Based on the Plan Area Statement for Homewood, residential density is determined based on a 15 unit per acre calculation. However, the current TRPA Code reduces the allowed density when other land uses such as commercial are proposed as part of a project. The Community Enhancement Program (CEP) process has been structured to revisit this issue, particularly where the project stacks these uses and promotes smart growth principles for mixed use development which is a key element in the Homewood master plan.

Employee Housing

The construction of on-site, affordable workforce housing for those employed in and around Homewood is a proactive way for the development to address the needs of its community. In addition to on-site workforce housing, HMR will also provide off-site affordable workforce housing close to the proximity to Homewood as possible.

Architectural and General Design Character

The new Homewood Resort design is conceived as an alpine village community in the architectural style of the classic old Tahoe lodges. The site design strategy is to cluster development in two separate base villages maximizing the amount of natural land and open space. Buildings have been arranged on the site to create several distinct neighborhoods within the development focused around key recreational uses such as gondola staging, ice rink, hotels, shops and restaurant venues. Two story structures are located along highway 89 with taller structures placed further up the slope, the village pedestrian plazas occupy the space between.

Certain architectural features, in particular, gable and hipped roof shapes, dormer configurations, as well as the use of exposed timber and natural materials are designed to express the Tahoe lodge design theme in the manner of the Tahoe Tavern and Ehrman Mansion. These and similar National Park Service (NPS) structures, exemplified by such buildings as The Ahwahnee Hotel and Timberline Lodge stand powerfully on the land, expressing the theme of man and nature simultaneously. The Homewood design seeks to convey this kind of presence on a site. Taking advantage of the wooded site and the placement of shorter buildings along the highway, the larger scale and taller parts of the project will not be readily apparent from the highway and will only be experienced from within the site.

The concept of a clustered hillside village and architecture in the tradition of classic Tahoe lodges is not possible within TRPA's height measurement rules. This is because maximum height is measured from a point of lowest grade along a building's exterior wall to highest point on the roof. The height limit for a building becomes a level plane at the maximum allowable height set by the lowest point of grade and ignores the configuration of the site's topography. This method of measurement penalizes buildings on sloping land and discourages tight hillside village concepts. Additionally, architectural elements common to alpine and rustic vernaculars such as steeply sloping gable roofs are not accounted for.

A possible method of measurement responding to clustered alpine villages might be to establish a measurement plane that slopes with existing topography and allows for some architectural elements to extend above the plane by a certain percentage or be measured to the midpoint of roof slope. Similar methods establish a

level plane for a building but allow the down sloping height to exceed the standard height by a certain percentage depending on degree of slope. The design team is in the process of developing an interactive computer model that will allow quick viewpoints and animations to be taken from any location on the project. Height and massing issues can then be understood visually from the point of view of anyone on or in the vicinity of the site rather than relying on strict dimensional limits.

TRPA's Code of Ordinances subsection 22.4 allows for additional height for certain buildings (public service, tourist accommodations and recreation uses). Most applicable to HMR's needs are the policies that allow for additional height for recreation buildings within adopted ski area master plans, additional height for tourist accommodation buildings within community plan areas, and additional height in special height districts (limited to areas within adopted redevelopment plans and adopted community plan areas). These allowances for additional height are all based on a measurement standard that does not support a clustered development pattern as it stair-steps up a slope.

Despite the policies that allow for additional height, the project building heights do not comply with TRPA Code of Ordinances height standards (TRPA 1987). To remedy the inconsistency with the height standards, HMR's Ski Area Master Plan includes amending Chapter 22 of TRPA Code of Ordinances to include a new height calculation methodology for sloped areas that incorporate a clustered village development pattern.

To address compliance with height standards, the Ski Area Master Plan proposes to amend TRPA Code of Ordinances Chapter 22 – Height Standards by adding new §22.4.G and amending §22.7(6) to allow additional building heights for special projects located in a Ski Area Master Plan and designated through Resolution 2008-11. Table 12 below provides data on the heights for individual buildings Proposed within the Ski Area Master Plan in relation to the proposed amendments to Chapter 22.

The proposed amendment to chapter 22 would adopt the Placer County methodology of measuring height. The height amendment, if approved, will allow building heights up to 77 feet as currently measured using TRPA Code Chapter 22 Height measurement methods. However, the amendment proposes an alternative method for measuring height in circumstances where large footprint buildings are stair-stepped up a hillside. Under this method, the

HEIGHT CALCULATION

SEE SHEET A-02

EXTERIOR FINISH LEGEND

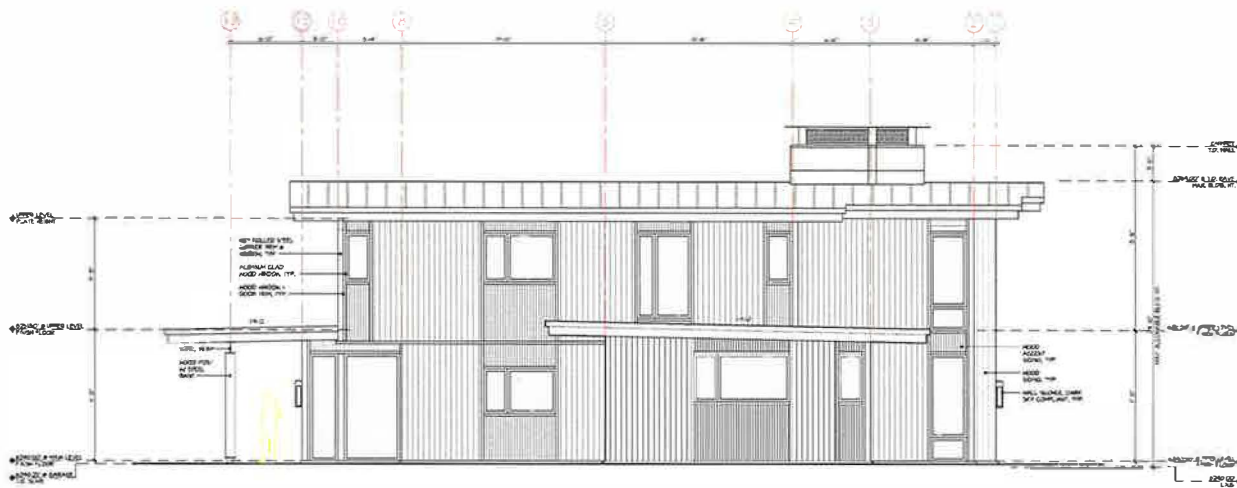
SEE SHEET A-01



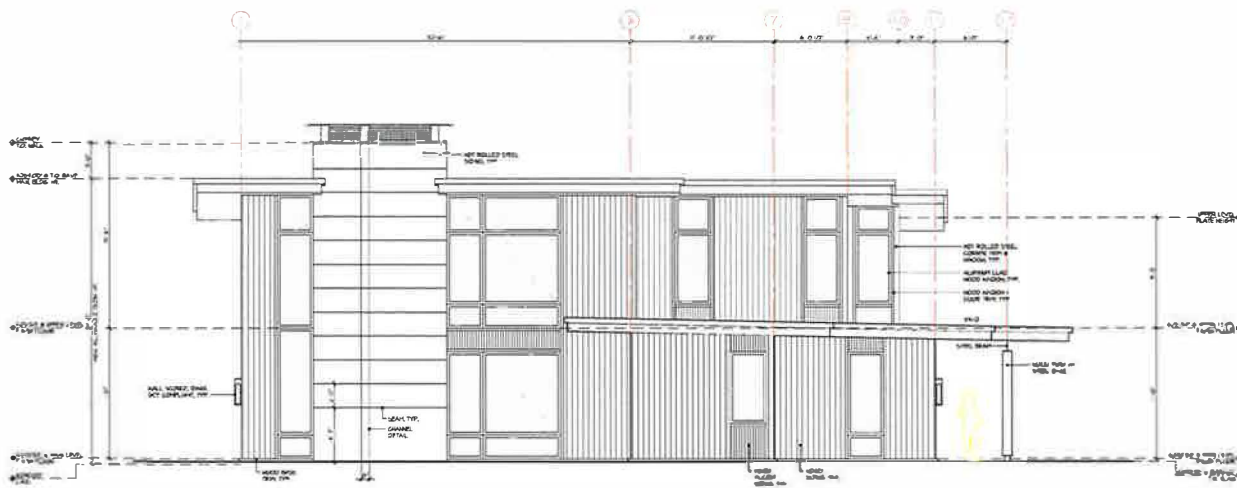
749 north 3000 st
lovely ca 94143
p 530.342.2400
f 530.342.0400

Homewood Mountain Resort - Residences Unit A

PRELIMINARY
Not for Construction



1 SIDE ELEVATION



2 SIDE ELEVATION

As shown on this drawing, the contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

Job Number: 170
Job Date: 10/10/2022
Project: Design Review Submittal

Drawing Title: Exterior Elevations

Drawing Number: 3.2

3.2



Visual simulation of proposed Building C provided at 3/23/2021 DRC hearing.