

Siding a contentious issue for SLT, developer



Plywood on a back wall of the Chateau project is likely to be temporary.
Photo/LTN

By Kathryn Reed

In a rare moment, the South Lake Tahoe City Council said “no” to a request by attorney Lew Feldman when it came to the Chateau project.

While the discussion May 20 was civil, in the end Feldman did not get everything he requested in the “major design review permit revision.” He wanted part of the siding to be changed from cedar to plywood.

Mayor Hal Cole was the lead advocate to keep the cedar. For the time being the T-1-11 siding can stay.

The compromise is that if the pillars come out or future development is such that the 30-foot high siding would be visible, the cedar siding will have to be put on.

Feldman’s contention was, “If nothing happens and the columns remain, it would seem punitive.” Cedar is much more expensive than plywood.

The retail-nightclub project is costing \$11 million.

Other changes allowed include increasing the window sizes along the highway, reducing the width of the Stateline Avenue sidewalk from 8½ feet to 6 feet, and modifying the door and window locations to appease retailers.

What retailers will occupy the more than 18,000-square-feet of space is still being withheld from the public. Stores should open this summer.

McP's has served its last meal in its current location before it moves to the other side of the Chateau project in the round building at the corner of the highway and Stateline Avenue. Soon the old structure will be demolished.

Also to be taken down this summer is the Holiday Lodge.

Feldman said the entire site would be cleaned up this building season.

All of the parcels being built on now have been consolidated into one map. That is not the case for the properties that Owens Realty Mortgage bought early this year for \$6 million from City National Bank. It does, however, make the 11-plus acreage site controlled by one owner for the first time.

Feldman said the owners have no intentions of selling off the parcels piecemeal.

"We now have site control, which is vital to advance future phases," Feldman told the council.

While he would not promise future phases would be built next year, he said it is likely things will progress sooner rather than later.

When the project was first approved it was to include two hotels, a convention center, retail and open space. The city was going to be the operator of the center and take care of

the common areas. Since the original developer filed for bankruptcy the city no longer has a financial stake other than collecting taxes.